

NAME OF BUILDER	BHOOMI KALASH GROUP
NAME OF PROJECT	“KALASH GREENS”
RERA NUMBER	P52000052750
RERA DATE	22/09/2023 TO 31/03/2028
LOCATION	GIRAVALE PANVEL
SOURCE BY	VIJAY JADHAV MANAGER BUILDER RELATION RBO NAVI MUMBAI MOB :- 9987795850 Email :- mgrbom.rbo5141@sbi.co.in

APF CHECKLIST		
✓ 1	Builder forwarding letter (As per attached format)	
✓ 2	Builder Profile (As per attached format)	
3	Authorised Signatory letter Builder's letter head signed by all authorised signatories with Specimen signature of all authorized signatory with mode of operation.	
4	Information About Project on Builder's letter head signed by authorised signatory	
5	Builder stake in project Minimum 15% (Certificate issued by Chartered Accountant in original) as Per Format Attached or Form 3 (uploaded in RERA site)	
6	Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)	
7	Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (on letter head)	
✓ 8	Affidavit cum declaration should be notarized. As per format attached	
9	Copy of N A order with MTR Challan	
10	Certificate of Membership of Industry body e.g. CREADAI MCHI	
11	Rera Certificate	
12	Latest Copy of Commencement Certificate to construct	
✓ 13	Blue Print of approved Plan (Architect True/ Certified copy)	
14	Copy of Environmental Clearance Certificate wherever applicable	
15	Copy of Water NOC	
16	Copy of Pollution NOC	
17	Copy of Fire NOC	
18	AAI & Fire NOC: Fire & Airport Authority of India- NOC (if applicable), if aviation NOC is not applicable, declaration stating zone of aviation with height of the structure on builders letter head signed by authorized signatory.	
✓ 19	Builder's title search report from builders advocate for last 30 years	
20	If Association of Persons/Joint Venture, registered agreement	
21	If project loan availed, Copy of List of Original Documents duly signed by competent authority on Financers Letter Head	
22	If project loan availed, Copy of Indenture of Mortgage/Mortgage Deed	
23	If previous/Existing litigation Any court Orders, Decree, Judgements regarding disputes related to the project, Revenue Court Order regarding Tahsildar, Divisional Collector, etc	
24	KYC of Individual partner/Directors/ Proprietor (ID AND Address proof)	
25	KYC of POA holders/Authorised Signatory (ID and Address proof)	
26	PAN card of Firm/Company	
27	If proprietor/Partnership, Shop Act License	
28	Registered office address proof	

29	If Partnership/LLP Copy of Partnership deed with Certificate of registration. POA for appointment of designated person to sign allotment letter/NOC demand letter/ agreement to sale at registrar office	
30	if Ltd/PVT Ltd Company Copies of Memorandum and Article of Association & board resolution apponting designated person to sign allotment letter/NOC demand letter/ agreement to sale at registrar office	
31	Details of expected Business to SBI in this project: On letter head	
	Total No. of Flats:	
	Total No. of Flats Sold :	
	Total No. of Registrations :	
	Total No. of Home Loans by SBI :	
	Total No. of Home Loans by Other Banks :	
	Remaining Units where bookings are done & loan is required :	



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

The Assistant General Manager
State Bank of India
REHBU, Local Head Office,
Bandra Kurla Complex,
Mumbai

BUILDER TIE UP : KALASH GREENS
BUILDER :- BHOOMI KALASH GROUP

Dear Sir,

With respect to above please find enclosed tie up documents of
“Kalash Greens” project for builder tie up process.

Vijay D Jadhav
Manager
Builder Relation
RBO Fort, South Mumbai



bank.sbi
91 22 2752 4208
91 22 2752 4158
Branch Code : 05141
IP No. : 121102
✉ rmrbo3.sanpada@sbi.co.in

क्षेत्रीय व्यवसाय कार्यालय (I)
जी 101 ते जी 106, सी.सी.टी.व्ही.
कंट्रोल रूमच्या पुढे, बेलापूर रेल्वे स्टेशन
कॉम्प्लेक्स, टॉवर-3, पहिला मजला,
सी.बी.डी. बेलापूर, नवी मुंबई - 400 614.

क्षेत्रीय व्यवसाय कार्यालय (I)
जी 101 ते जी 106, सी.सी.टी.व्ही.
कंट्रोल रूम के आगे, बेलापूर रेल्वे स्टेशन
कॉम्प्लेक्स, टॉवर-3, पहिला मजला,
सी.बी.डी. बेलापूर, नवी मुंबई - 400 614.

Regional Business Office (I)
G101 to G106, Next to CCTV Control Room,
Belapur Railway Station Complex,
Tower-3, 1st Floor, CBD Belapur,
Navi Mumbai - 400 614.



Bhoomi Kalash GROUP

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: "KALASH GREENS"

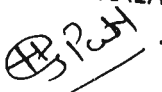
We M/s BHOOMI KALASH GROUP, a Company/Firm, having its registered office at 710, THE LANDMARK CHS, PLOT NO.26A, SECTOR.07, KHARGHAR. are willing to enter into a Tie-up arrangement with your Bank for our Project KALASH GREENS, situated at (address) SURVEY NO.99/2 & 99/3, GIRAVALE, PANVEL.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) Deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,
- (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
- (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

For BHOOMI KALASH GROUP


PARTNER
Authorised Signatory



Bhoomi Kalash GROUP

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	BHOOMI KALASH GROUP		
2	Registered Address	710, THE LANDMARK CHS, PLOT NO.26A, SECTOR.07,KHARGHAR		
3	Address for correspondence	SURVEY NO.99/2 & 99/3, GIRAVALE, PANVEL		
4	Contact Person Name, Mob.No. Email id	BHARAT PATEL 8169744396 bhoomikalashgroup@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes		
5	Website url, if any	NO		
6	Date of establishment (MM/DD/YYYY)	06/04/2022		
7	Constitution(Proprietor/Partnership, Company)	PARTNERSHIP		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	CREDAI BANM		
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.



Bhoomi Kalash GROUP

1	HIMANSHU SHIVLAL PATEL	43		
2	RASIK NARSINH CHAUHAN	49		
3	BHARAT NARSINGH PATEL	46		
11	Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters			
Project Name	MEGHNA KALASH	KALASH HILL	OM NAMA SHIVAY KALASH	
Location	KARANJADE	KARANJADE	KARANJADE	
Whether approved by SBI?	NO	NO	NO	
If approved by Housing Finance Company like HDFC/LI... HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC LTD ICICI BANK	HDFC LTD ICICI BANK	HDFC LTD ICICI BANK AXIS BANK	
Month & Year of Commencement of Construction	JULY 2019	MARCH 2018	JAN 2013	
Present Status (Completed Projects)	Completed on September 2022 (Month & Year)	Completed on APRIL 2021 (Month & Year)	Completed on September 2017 (Month & Year)	
	___ Phases completed.	___ Phases completed.	___ Phases completed.	
Total built up area of the project, in Sq.Mtr.	1650 SQ.MTR	1275 SQ.MTR	7125 SQMTR	
Number of floors	G+7	G+7	G+12	
No. of Dwelling Units in the project	54 UNITS	46 UNITS	191 UNITS	
No. of units sold in the project	54 UNITS	46 UNITS	191 UNITS	
Hsg. Loan taken Through SBI (No. of flats)	0	0	0	
Date of Occupancy Certificate	17/01/2022	08/04/2021	07/09/2017	



Bhoomi Kalash GROUP

Date of conveyance			
Total units Financed by SBI	0	0	0
12	Details of the Present Project		
Project Name	KALASH GREENS		
Location with Survey Nos.	SURVEY NO.99/2 & 99/3, GIRAVALE,PANVEL		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	NO LOAN AVAILED		
Status of encumbrance of the project land	NO ENCUMBRANCE OF THE PROJECT LAND		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC BANK LTD.		
Month & Year of Commencement of Construction	21/07/2023		
Present Stage of Construction	PLINTH WORK IN PROGRESS		



Bhoomi Kalash

GROUP

Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	2 BUILDING AND 3 WINGS IN PROJECT LAND WITH G+7 STOREY BUILDING FULLY RESIDENTIAL		
Total built up area of the project, in Sq. Mt.	8613.874 SQ.MTRS		
No. of Dwelling Units in the project	154 UNITS		
No. of units sold in the project	10 UNITS		
No. of units Funded by SBI in this project and	0		
Expected business from this project	55 CR.		
Details of Development Agreement and POA if any	YES		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	MSRDC LTD.		
13 Project Value			
Type of Flat/House	No. of Flats	Average price per flat	Total
1 BHK	91	3034000	276094000
2 BHK	63	4410000	277830000
Total Project Value		Rs.553924000	



Bhoomi Kalash GROUP

<p>14 Whether credit facility enjoyed With any bank Then please Fill details - as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</p>	<ul style="list-style-type: none">- Name Of Bank*- Loan Account No*- Loan Amount*- Last date of Loan disbursement*
<p>15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code</p>	<p>RERA ACCOUNT BHOOMI KALASH GROUP 5432177777 KOTAK MAHINDRA BANK KKBK0001356</p>

For BHOOMI KALASH GROUP

PARTNER

Signature with stamp of Authorized person



Verified With Originals
For State Bank of India

[Signature]
VIJAY JADHAV
MANAGER BRM
P.F. 4597044



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AAZFB3859M1ZG

1.	Legal Name	BHCOMI KALASH GROUP			
2.	Trade Name, if any				
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	Ground Floor, Shed No. 1, Survey No. 109/1, Giravale Village Road, Opp. Yogakshem Residency, Panvel, Giravale, Raigad, Maharashtra, 410206			
6.	Date of Liability				
7.	Period of Validity	From	24/08/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Maharashtra			
Signature		Validity unknown Digitally signed by PS-GOODS AND SERVICES TAX NETWORK 07 Date: 2023.08.25 09:28:54 IST			
Name	SADHANA VITTHAL BOBADE				
Designation	State Tax Officer				
Jurisdictional Office	PANVEL_704				
Date of Issue of Certificate	25/08/2023				
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 24/08/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 27AAZFB3859M1ZG

Details of Additional Place of Business(s)

Legal Name BHOOMI KALASH GROUP

Trade Name, if any

Total Number of Additional Places of Business in the State 0

Goods and Services Tax



Goods and Services Tax Identification Number: 27AAZFB3859M1ZG


Legal Name BHOOMI KALASH GROUP

Trade Name, if any

Details of Managing / Authorized Partners

1		Name	HIMANSHU SHIVLAL PATEL
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	BHARAT PATEL
		Designation/Status	PARTNER
		Resident of State	Maharashtra
3		Name	RASIK NARSINH CHAUHAN
		Designation/Status	PARTNER
		Resident of State	Maharashtra

Goods and Services Tax

Verified With Originals
For State Bank of India

VIJAY JADHAV
MANAGER BRM
P.F. 459/044





महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज पुरवठा देयक माहे: MAR-2024

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002350816691

HSN code 27160000

ग्राहक क्रमांक: 029300009806
BHOOMI KALASH GROUP
99/2 Giravale PANVEL RAIGAD Giravale 410206
मोबाइल/ ईमेल: 62*****16/

देयक दिनांक: 07-MAR-24
देयक रक्कम रु: 19,730.00
देय दिनांक: 27-MAR-24
या तारखे नंतर भरल्यास: 19,980.00

बिलिंग युनिट: 4141 :PANVEL-II
दर संकेत: 304 /LT II Comm 3Ph < 20KW
पोल नं: 00000001
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 3 / 06-0001-0001 /4141312
मिटर क्रमांक: 0650E031816
रिडिंग ग्रुप: B3

पुरवठा दिनांक: 04-Nov-2023
मंजूर भार: 10 KW
सुरक्षा ठेव जमा(रु): 15,000.00
चालु रिडिंग दिनांक: 03-MAR-24
मागील रिडिंग दिनांक: 03-FEB-24

Scan this QR
Code with
BHIM App for
UPI Payment

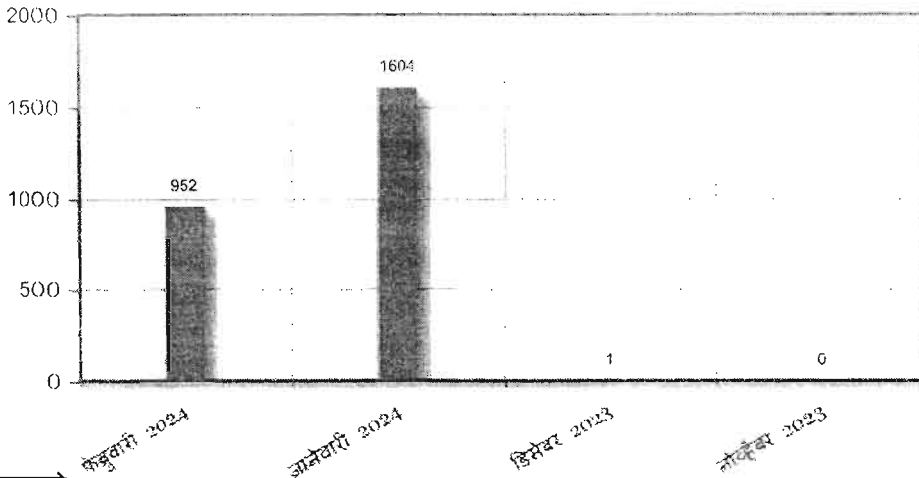


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
3846	2557	01	1289	0	1289

NORMAL
Bill Period: .97 Month(s) /

मागील वीज वापर



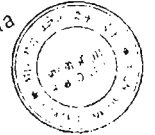
* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-

www.mahadiscom.in >
ConsumerPortal > GDRF

यावर उपलब्ध आहे

Verified With Original
For State Bank of India



महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी - <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व इयूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिया असल्यास दुरुस्त करा त्यासाठी - <https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 03-04-2024 हया तारखेला होईल.

विशेष संदेश :

* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा कराताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01029300009806
- IFS Code: SBIN0008965
- Name of Bank: STATE BANK OF INDIA

- Name of Branch: IFB BKC
- Amount: As per Bill

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number

स्थळप्रत बिलिंग युनिट:	4141	ग्राहक क्रमांक:	029300009806	पी.सी.:	B3	दर:	304	या तारखे पर्यंत भरल्यास	16-MAR-24	19,570.00
अंतिम तारीख	27-MAR-24				19,730.00			या तारखे नंतर भरल्यास	27-MAR-24	19,980.00

बँकेची स्थळप्रत	डिटीसी क्र.:	4141312		अंतिम तारीख	27-MAR-24	19,730.00				
स्थळप्रत बिलिंग युनिट:	4141	ग्राहक क्रमांक:	029300009806	पी.सी.:	B3	दर:	304	या तारखे पर्यंत भरल्यास	16-MAR-24	19,570.00
								या तारखे नंतर भरल्यास	27-MAR-24	19,980.00

सूचना व अटी

- वीज शुल्क शासन अधिसूचना क्रं इएलडी/ प्र.क.-273/उर्जा-1 दि.21/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल. *वेळेवर आधारित दरसाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे. **मीटर बसविण्यात येईपर्यंत ठराविक दराने आकारणी करण्यात येईल.
- 1) देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/ मोबाइल ॲप/वेब सेल्फ सर्विस मध्ये दाखल करावी लागेल. देयकात काही चूक असली तरी विलंब शुल्क भरावे लागू नये म्हणून देयक तात्पुरत्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची हरकत नोंदवून पूर्ण रक्कम भरावी. मात्र अयवादात्मक अगर वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होईपर्यंत ग्राहकास त्याने त्यापूर्वी वापरलेल्या युनिट इतके बिल दिले जाईल व त्यासंबंधी मेळ पूर्ण तपास करून नंतर घालण्यात येईल.
- 2) देय तारखेच्या नंतर मागील देयकाची रक्कम भरली असेल व ती बाकी म्हणून सध्याच्या चालू देयकात असेल तर सध्याचे देयक भरतांना मागील देयक व त्याची पावती रोखपालास दाखवावी.
- 3) विद्युत पुरवठ्याच्या अटी, संकीर्ण आकार व दरसूची, आणि महाराष्ट्र शासनाच्या अधिनियमाद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक पाठविण्यात येत आहे.

चेक लिहिण्यासाठी सूचना :

- 4) चेक अकाउंट पेयी असावा * चेक 'MSEDCL' च्या नावे असावा, चेक स्थानिक बँकेचा असावा चेक सोबत पावती स्थळप्रत जोडावी, स्टॅंपल करू नये * चेक पुढील तारखेचा नसावा. चेक/ डीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल.
- 5) देयक चेक कलेक्शन पेटीत टाकतांना चेकच्या मागे ग्राहक क्रमांक (पी.सी., बि. यु. साहित) लिहावा व स्थळप्रतीच्या मागे चेकचा तपशील लिहावा.
- 6) परक्राम्य संलेख अधिनियम (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे चेक न वठणे हा दंडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे.
- 7) एम.ई.आर.सी.ऑर्डर २०२२ च्या केस क्रमांक २२६ नुसार,चेक बाउन्स चार्जस रुपये 750 किंवा बँक चार्जस यापैकी जे अधिक असेल ते 01-04-2020 पासून लागू आहेत.

MTR Order २२६/२०२२ च्या आदेशानुसार विद्युत नियामक आयोगाने दिनांक 01-APR-23

पासून निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत

LT II Comm 3Ph < 20KW	युनिट	0-200	201-0	1-0	1-0	>200
स्थिर आकार रु. 705	वीज आकार(रु.)	10.34	0	0	0	10.34
	इं.स.आ.(रु.)	0.45	0	0	0	0.45

ग्राहक क्रमांक: 029300009806

	रु. पैसे.
स्थिर आकार	705.00
वीज आकार	13,328.26
वहन आकार @ ₹ 1.17/ युनिट	1,508.13
इंधन समायोजन आकार	580.05
वीज शुल्क (21 %)	3,385.50
वीज विक्री कर @ ₹ 0.18/ युनिट	232.02
व्याज	0.00
इतर आकार	0.00
चालू वीज देयक(रु.)	19,738.96

निव्वळ थकबाकी/जमा	-7.74
समायोजित रक्कम	0.00
व्याजाची थकबाकी	0.00
एकूण थकबाकी/जमा	-7.74
देयकाची निव्वळ रक्कम	19,731.22
पूर्णांक देयक(रु.)	19,730.00

DPC:246.74

After this date: 27-MAR-24

Pay Rs. 19,980.00

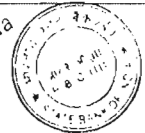
Prompt Payment Discount: Rs. 161.21 , if bill is paid on or before 16-MAR-24

देयक भरणा 03-MAR-24 पर्यंत विचारात घेतला आहे	
मागील पावतीचा दिनांक	28-FEB-24
मागील पावतीची रक्कम	39,640.00

Payment History:

Receipt Date	Paid Amount
28-Feb-2024	39,640.00
11-Jan-2024	940.00

Verified With Originals
For State Bank of India
VISHAY JADHAV
MANAGER BRM
P.F. 4597044



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGFPP7655M



नाम / NAME
BHARAT NARSINGH PATEL

पिता का नाम / FATHER'S NAME
NARSINGH KANJI PATEL

जन्म तिथि / DATE OF BIRTH
01-04-1976

हस्ताक्षर / SIGNATURE


आयकर आयुक्त, नासिक
 COMMISSIONER OF INCOME-TAX, NASIK

(Handwritten signature)

आयकर विभाग / INCOME TAX DEPARTMENT

भारत सरकार / GOVT. OF INDIA

HIMANSHU SHIVLAL PATEL
 SHIVLAL NAGJIBHAI PATEL

07/12/1979
 Permanent Account Number
ANPPP7158L



हस्ताक्षर / SIGNATURE

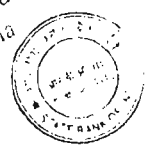

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(Handwritten signature)

Verified With Originals
 For State Bank of India

(Handwritten signature)
 VIJAY JADHAV
 MANAGER BRM
 P.F. 4597044



भारत सरकार
Government of India



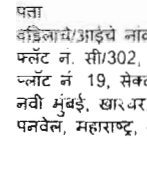
शरत पटेल
Eharal Patel
जन्म तारीख / DOB: 01/04/1976
पुरुष / Male



8994 0619 4507

माझे आधार, माझी ओळख

भारतीय विविध ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता
वडिलांचे/आईचे नांव: नरसिंह पटेल,
फ्लॉट नं. सी/302, शुभारंभ कॉम्प्लेक्स,
प्लॉट नं. 19, सेक्टर-20, खारघर,
नवी मुंबई, खारघर, रायगड,
पनवेल, महाराष्ट्र, 410210

Address:
S/O Narsingh Patel, Flat No
C/302, Shubharambh Complex,
Plot No. 19, Sector-20, Kharghar,
Navi Mumbai, Kharghar,
Raigarh, Panvel,
Maharashtra, 410210

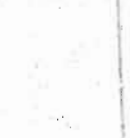
1947 help@uidai.gov.in www.uidai.gov.in

8994 0619 4507

भारत सरकार
Government of India



हिमंशु शिवलाल पटेल
Himanshu Shivalal Patel
जन्म तारीख / DOB: 07/12/1979
पुरुष / Male



4069 3257 3765

माझे आधार, माझी ओळख

भारतीय विविध ओळख प्राधिकरण
Unique Identification Authority of India




पत्ता: 1702, कास्तुन हीग्ट्स प्लॉट-39, सेक्टर 20, खारघर,
नवी मुंबई, खारघर, रायगड, महाराष्ट्र, 410210

Address: 1702, Kastun Heights Plot-39, Sec-20,
Kastun Hei Kharghar, Kharghar, Raigarh,
Maharashtra, 410210

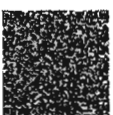
1947 help@uidai.gov.in www.uidai.gov.in

4069 3257 3765

भारत सरकार
Government of India



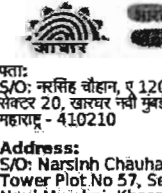
रसिक नरसिंह चौहान
Rasik Narsingh Chauhan
जन्म तिथि/DOB: 10/06/1973
पुरुष/ MALE



2920 1015 3080
UID: 9102 8464 9004 5308

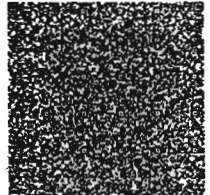
मेरा आधार, मेरी पहचान

भारतीय विविध ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O: नरसिंह चौहान, ए 1201 ट्विन्स टॉवर प्लॉट न 57,
सेक्टर 20, खारघर नवी मुंबई, खारघर, रायगड,
महाराष्ट्र - 410210

Address:
S/O: Narsingh Chauhan, A 1201 Twins
Tower Plot No 57, Sector 20, Kharghar
Navi Mumbai, Kharghar, Raigarh,
Maharashtra - 410210




2920 1015 3080
UID: 9102 8464 9004 5308

help@uidai.gov.in www.uidai.gov.in

Verified With Originals
State Bank of India

MANAY JADHAV
MANAGER BRM
P.F. 4597044



(Handwritten signature)



CREDAI

BANM

CR-Maha/07-08/12/BANM/RPM/0009



CERTIFICATE OF RERA PROGRAM/ PROJECT MEMBERSHIP

This is to certify that

Kalash Greens

of

Bhoomi Kalash Group

Is a RERA Program/ Project Member of this Association.

This Certificate is awarded under the Authority of the Association,

On this 1st day of April 2023

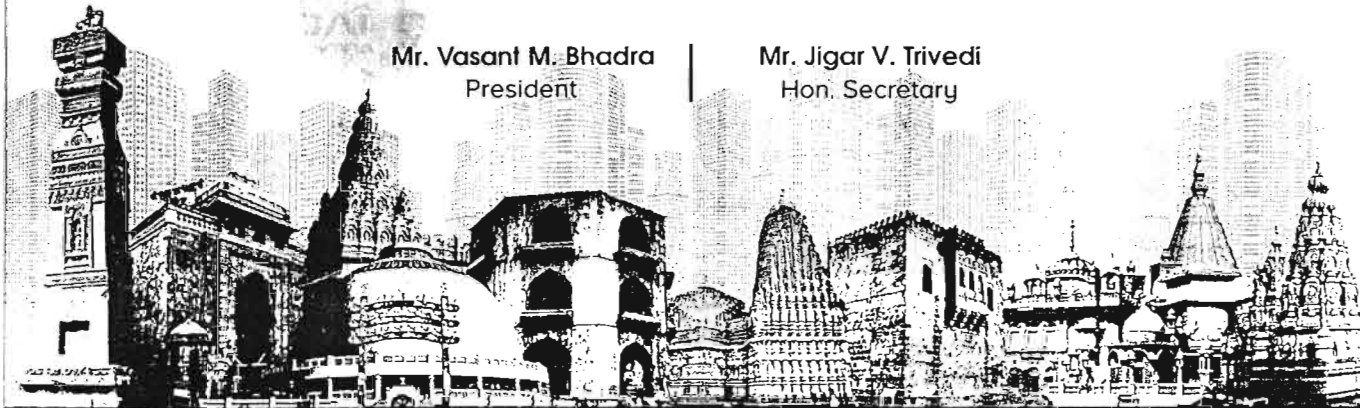
VALIDITY

1st April 2023 to 31st March 2024

“Enriching The skyline of Maharashtra !”

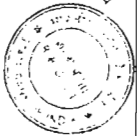
Mr. Vasant M. Bhadra
President

Mr. Jigar V. Trivedi
Hon. Secretary



Confederation of Real Estate Developers Associations of India

Verified With Originals
For State Bank of India
MANJY JADHAV
MANAGER BRM
P.F. 4597044



DUE DILIGENCE (SITE INSPECTION) REPORT FOR TIE UP OF PROJECT

Name of the builder		BHOMI KALASH GROUP					
Builder registered Address		710, The Landmark CHS, Plot no 26A, Sector 07, Kharghar NAVI MUMBAI					
Project OPAS ID		NEW					
Name of the Project		KALASH GREENS					
RERA Reg. No.		P52000052750					
Address of the Project		GIRAVALI PANVEL					
Whether Project is completed*		No					
Unit Details		No of already sold-out units			No. of cash Sale units		
154		00			00		
Inspection Data:							
Date of Inspection		21/03/2024					
Stage wise Progress on construction		Plinth completed					
Last inspection date							
Details (if any)							
Site Details							
Landmark							
S.No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1		07	-	-	-	31/03/2028	31/03/2028
2							
3							
4							
Site Contact Person Details							
Name*		Bharat Patel					
Telephone/Mob. No.*		8169744396					
Designation*		Partner					
Sales Details							
Name of the Sales Executive of the builder met by the inspecting official*		Bharat					
No. of HL business booked*		0					
Amount of HL business booked*		0					
Remarks on general progress of the project as per structured approved plan noted in RERA:		Plinth Completed					
*Please note that all field are mandatory and ensure to attach your selfie at site (name of Project to be captured)							

Inspecting Official Details :

Signature

Name

Designation

PF No. & SS. No.

Date





: VIJAY JADHAV
: MANAGER BRM
: 4597044
: 21/03/2024



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 P52000052750

Project: **KALASH GREENS**, Plot Bearing / CTS / Survey / Final Plot No.: **GUT NO. 99/2 & 99/3at Giravale, Panvel, Raigarh, 410206;**

1. **Bhoomi Kalash Group** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin: 410206.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **22/09/2023** and ending with **31/03/2028** 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:22-09-2023 14:11:06

Dated: 22/09/2023

Place: Mumbai

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



Bhoomi Kalash GROUP

Details of expected Business to SBI in this project:

Total No. of Flats: 154

Total No. of Flats Sold: 12

Total No. of Registration: 2

Total No. of Home Loans by SBI: 0

Total No. of Home Loans by Other Banks: 2

Remaining Unit: 142

Thanking you,

For BHOOMI KALASH GROUP


PARTNER

For BHOOMI KALASH GROUP


PARTNER

For BHOOMI KALASH GROUP


PARTNER

Date :12thMarch,2024

Authority to execute the documents on behalf of the Firm

With reference to captioned subject,we the partners of the Firm viz.

1. Mr. Himanshu Shivlal Patel
2. Mr. Bharat Narsinh Patel
3. Mr. RasikNarsinh Chauhan

hereby authorised Mr. BharatNarsinh Patel, one of the Partner to sing, execute and deliver on behalf of the firm being agreements, deeds and memorandum of understandings for creation of third party rights in respect of the premises in the buildings under construction by the firm on all those pieces and parcels of land bearing (i) Survey no. 99/2 admeasuring 2000 square meters, (ii) Survey no. 99/3 admeasuring 2700 square metersin aggregate 47,000 square meters or thereabouts of Village – Giravale, Taluka – Panvel in the District Raigad, project named “**Kalash Greens**”.

We further hereby authorize Mr. Bharat Narsinh Patel to admit execution of such documents executed by him any Government and NonGovernment Authority of assurances as per the applicable provisions of such Rules & Regulations.

We further hereby confirm that the acts of the said partner as mentioned above shall be binding on all the partners of the Firm.

This authority/power shall remain in force until we issue any intimation of rescinding the powers of the said Partner given under this authority letter.

For Bhoomi Kalash Group

1. Mr. Himanshu Shivlal Patel
2. Mr. Bharat Narsinh Patel
3. Mr. RasikNarsinh Chauhan

(Partners)

For BHOOMI KALASH GROUP



PARTNER

For BHOOMI KALASH GROUP



PARTNER

For BHOOMI KALASH GROUP



PARTNER



Bhoomi Kalash GROUP

To

State Bank Of India.

Sub: Cost sheet of Kalash greens.

Dear Sir,

On behalf of &BhoomiKalashgroup, we warmly welcome you to the project Kalash Greens, at survey no. 99/2 & 99/3, giravale, panvel.

Costing Details

Basic Cost of Flat	Rs.9,500 per sq. ft of carpet
Stamp Duty	6% of agreement value
Registration Charges	1% of agreement value
GST	1%& 5% as on govt. rules
Document Charges	All including in agreement
Parking Charges	Not applicable

Thanking you,

For BHOOMI KALASH GROUP


PARTNER

For BHOOMI KALASH GROUP


PARTNER

For BHOOMI KALASH GROUP


PARTNER

PRITESH GADA & CO.

CHARTERED ACCOUNTANTS.

Office No. 124, Grow More Tower, Plot No. 5, Sector 2, Kharghar - 410210. Email: capriteshgada@gmail.com

To,
Bhomi Kalash Group
Kharghar

We have examined and verified the accounts, records and all relevant documents of M/s Bhoomi Kalash Group, having its registered office at 710, The Landmark, Plot No. 26/A, Sector 07, Kharghar, 410210 and do hereby certify as under.

Currently the total expenditure incurred till 31.01.24 on the project Kalash Greens is Rs. 2,22,04,375/- out the project cost of Rs. 22,65,47,280/- by M/s. Bhoomi Kalash Group of which 2,17,85,375/- has been invested by the partners from their own sources and remaining amount of Rs. 4,19,000/- raised from advance from buyers. As such the contribution from partners from his own sources in the firm is Rs. 3,32,00,000/-, 2% of cost incurred till date on this project.



For Pritesh Gada & Co.
Chartered Accountants

PRITESH Digitally signed by
PRITESH
THAKARS THAKARSHI GADA
HI GADA Date: 2024.03.13
14:19:07 +05'30'

CA Pritesh Gada

Membership No. 136873

UDIN: 24136873BKDFSQ5574

 महसूल व बंन विभाग तहसिलदार व कार्यकारी दंडाधिकारी कार्यालय पनवेल तलाठी प्रशिक्षण केंद्र, साई नगर, जुना ठाणा नाका रोड, ता.पनवेल, जि. रायगड पिन: ४१०२०६ दुरध्वनी/ फॅक्स क्र. ०२२ २७४५२३९९ E mail : tabasilpanvel@gmail.com	 दि.२५/११/२०२४
महसूल शाखा.क्र.जमिनबाब/कात-१/४२-ब/गिरवले/सुनिल परांजपे/२०२४/६/१४९	

प्रति,

मे/ ऐक्युम बिल्डटेक एलएलपी तर्फे
 भागीदार श्री.लतेश भरत शहा,
 रा.खारघर, ता.पनवेल, जि.रायगड



विषय :- महाराष्ट्र जमीन महसूल संहिता कलम ४२ ब अंतर्गत सनद मिळणेबाबत..

मौजे गिरवले, ता.पनवेल येथील सर्व्हे क्रमांक ९९/२ क्षेत्र ०-२०-०० हे.आर. व सर्व्हे क्रमांक ९९/३ क्षेत्र ०-२७-०० हे.आर. एकुण क्षेत्र ०-४७-०० हे.आर. या मिळकतीस महाराष्ट्र जमीन महसूल संहिता कलम ४२ ब नुसार सनद मिळणेबाबत..

संदर्भ:- १) आपण या कार्यालयाकडे दिनांक १९/०१/२०२४ रोजीचा अर्ज.

२) मा.जिल्हाधिकारी रायगड अलिबाग यांचेकडील पत्र क्र.मशा/एल.एन.ए./अ-१/(ब) सनद/४२ब, क,ड/२०२२ दिनांक २६/०८/२०२२

उपरोक्त संदर्भिय विषयाच्या अनुषंगाने आपण मौजे गिरवले, ता.पनवेल येथील सर्व्हे क्रमांक ९९/२ क्षेत्र ०-२०-०० हे.आर. व सर्व्हे क्रमांक ९९/३ क्षेत्र ०-२७-०० हे.आर. एकुण क्षेत्र ०-४७-०० हे.आर. या जमीनीची महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब अंतर्गत सनद मिळणेकामी या कार्यालयाकडे दिनांक १९/०१/२०२४ रोजी अर्ज दाखल केला आहे. प्रस्तुत जमिनीच्या ७/१२ सदरी पुढीलप्रमाणे नावे दाखल असून सदर मिळकत भोगवटादार वर्ग ०१ या धारणाधिकाराची आहे.

जमिनीचे वर्णन

परिशिष्ट अ

स.नं./हि.नं.	क्षेत्र	कब्जेदाराचे नाव	इतर हक्कात असलेला शोरा
९९/२	०-२०-००	मे.ऐक्युम बिल्डटेक एल.एल.पी तर्फे भागीदार सुनिल कृष्णाजी परांजपे,	महाराष्ट्र शासन राजपत्र क्र.एमएचीआयएल/२००९३५५३० प्रसिध्दी दिनांक ०१/०१/२०१६ कुळवहिवाट व शेतजमिन अधिनियम १९४८ चा
९९/३	०-२७-००	मदनमोहन बलदेव इंगवले, प्रदीप रतन पाटील, मेधा सुनिल गाडगीळ, लतेश भरत शाह	६७ च्या कलम ६३(१क) ची सुधारणा नुसर हस्तांतरणांच्या दिनांकापासून ५ वर्षांआत बिनशेती करणे आवश्यक आहे.
एकुण क्षेत्र	०-४७-००		

मा.जिल्हाधिकारी रायगड अलिबाग यांचेकडील पत्र क्र.मशा/एल.एन.ए./अ-१/(ब)सनद/४२ब, क,ड/२०२२ दिनांक २६/०८/२०२२ अन्वये पुढीलप्रमाणे निर्देश दिले आहे.

“महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना (Final Development Plan) प्रसिध्द करण्यात आलेला आहे अशा ठिकाणी

देण्यात येवू नये, किंवा बांधकाम/विकास परवानगी आदेश अगोदरच दिलेली असेल त्यामध्ये जो वापर अनुज्ञेय आहे. त्याच कारणासाठी सनद देण्यात यावी.”

प्रस्तुत प्रकरणी अर्जदार यांनी महाराष्ट्र राज्य रस्ते विकास महामंडळ मर्यादित यांचेकडील पत्र क्र. MSRDC/SPA/Giravale/BP-३५५/CC/२०२३/१२६९ दि. २१/०७/२०२३ रोजी अन्वये निवासी कारणासाठी बांधकाम परवागी देण्यात आली आहे.

प्रस्तुत प्रकरणी वरील परिशिष्ट “अ” प्रमाणे ७/१२ सदरी नावे दाखल असून सदर मिळकत धारणाधिकार वर्ग ०१ ची आहे. सदर जमिनीवर कोणताही अधिभार नाही. अर्जदार यांनी नागरी जमीन धारणा कायद्यातील तरतुदीचा भंग केला नाही. सदर मिळकत भुसंपादनात येत नाही. तरी अर्जदार यांनी सदर जागेवर कोणतेही बांधकाम केलेले नाही. सदर मिळकत ग्रामपंचायत ग्रामपंचायत याचे कार्यक्षेत्रात येत आहे. सदर मिळकत भरती रेषेपासून ५०० मीटरच्या बाहेर आहे. सदर रेल्वे स्थानक किंवा रेल्वे मार्ग किंवा कारागृह किंवा स्थानिक सार्वजनिक कार्यालय किंवा स्मशानभूमी किंवा दफनभूमी जवळ नाही. सदर जमीन लघु पाटबंधारे प्रकल्पाच्या लाभक्षेत्रात येत नाही. सदर जमीन पर्यावरण संवेदनशील क्षेत्र म्हणून अधिसूचित झाले नाही. सदर मिळकतीच्या ५०० मीटरच्या अंतरात कोणतीही खाण अथवा स्टोन क्रशर नाही. सदर जमीनीस वन कायद्याच्या तरतुदी लागू नाहीत. सदर मिळकतीस सी.आर.झेड कायद्याच्या तरतुदी लागू नाहीत. सदर जमीनीपासून ५० मीटर अंतरावर कांदळवन नाही. प्रस्तावित जमीनीस देवस्थान कायद्याच्या तरतुदी लागू नाहीत. सदर जमीनीस कुळ कायदा कलम ४३ जमीन महसूल अधिनियम १९६६ चे कलम ३६ व ३६ अ च्या तरतुदी लागू नाहीत. सदर जमीनीबाबत / बांधकामाबाबत / हद्दीबाबत / क्षेत्राबाबत / अधिकार अभिलेखाबाबत / मालकीबाबत / पोचरस्त्याबाबत तक्रार / हरकत / न्यायालयीन वाद निर्माण झालेले नाही. तसेच तसेच महाराष्ट्र जमीन महसूल संहिता १९६६ च्या तरतुदीअन्वये देय असलेला रुपांतरण कर, अकृषिक आकारणी तसेच यथास्थिती, नजराणा किंवा अधिमुल्य आणि इतर शासकीय देणी भरून घेण्यास तयार आहे.

अर्जदार मे. ऐक्युम बिल्डटेक एलएलपी तर्फे भागीदार श्री. लतेश भरत शहा यांनी अॅड राजीव कुमार गुप्ता यांचेकडील रजि. नं. १३२७५/२०२४ दिनांक ०९/०१/२०२४ रोजी केलेल्या नोटारिज केलेल्या प्रतिज्ञापत्राद्वारे लिहून दिले आहे की, मौजे गिरवले, ता. पनवेल येथील सर्व्हे क्रमांक ९९/२ क्षेत्र ०-२०-०० हे. आर. व सर्व्हे क्रमांक ९९/३ क्षेत्र ०-२७-०० हे. आर. एकुण क्षेत्र ०-४७-०० हे. आर. या जमीन मिळकतीस महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व अन्वये सनद मिळणेकामी अर्ज दाखल केला आहे. प्रकरणी सर्व विभागाच्या प्राप्त होणाऱ्या अटी व शर्ती मला / आम्हाला मान्य राहतील व बंधनकारक राहतील. विषयांकित प्रकरणांत सादर केलेली सर्व कागदापत्रे मिळकती संदर्भातील अभिलेख अथवा दस्त/अखत्यारपत्र/संमतीपत्र हे खरे आहेत. सदर अर्जात नमूद सर्व माहिती खरी आहे. वरील मिळकत ही निविघ्नपणे आमच्या ताबे कब्जात / वृद्धिवाटीत असून, सदर मिळकतीबाबत कोणत्याही न्यायालयात प्राधिकरणासमोर कोणत्याही प्रकारचा दावा/वाद/तक्रार/हरकत / चालू अथवा प्रलंबित नाही. सदर जागेत जाणे-येण्याकरिता रेखांकन दर्शविल्याप्रमाणे रस्ता उपलब्ध आहे. त्याबाबत कोणताही वाद / हरकत नाही. रस्त्याबाबत भविष्यात कोणताही वाद उद्भवल्यास त्याची जबाबदारी आमची राहिल. परवानगीकामी केलेल्या अर्जावर / जबाब / प्लॅनवर इतर काही कागदपत्रावर आम्ही सही केलेली आहे. त्यामध्ये तफावत / फरक दिसून येत नाही. परंतु सदर सहया आम्ही आमच्याच असून आम्हीच केलेल्या आहेत. सदरची कागदपत्रे / माहिती ही बनावट / खोटी आढळल्यास त्याची सर्वस्वी जबाबदारी आमची राहिल व होणाऱ्या कारवाईस आम्ही पात्र राहू. महाराष्ट्र शेतजमिन (जमीन धारणेची कमाल मर्यादा) अधिनियम १९६१, मुंबई कुळवृद्धिवाट व शेतजमिन अधिनियम १९४८, मुंबई धारण जमिनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत व त्यांचे एकत्रिकरण अधिनियम १९४८, भारतीय वन अधिनियम १९७१, वन (संरक्षक) अधिनियम १९८०, महाराष्ट्र खाजगी वन संपादन अधिनियम १९७५, पर्यावरण संरक्षण अधिनियम १९८६ (सीआरझेड), भुसंपादन अधिनियम १९८४, महाराष्ट्र अनुसूचित जमातींना जमीन प्रत्यापित (Restoration) करणे अधिनियम १९४७ व महाराष्ट्र अनुसूचित जमातींना जमीन प्रत्यापित (Restoration) करणे नियम १९७५ मधील तरतुदींचा तसेच महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ३६ व ३६अ या अधिनियमातील तरतुदींचा भंग केलेला नाही किंवा या तरतुदी लागू होत नाहीत. भविष्यात सदर तरतुदी लागू झाल्याचे निष्पन्न झाल्यास शासनाकडून लादण्यात येणाऱ्या सर्व अटी व शर्ती आम्हांला मान्य राहतील. वरीलप्रमाणे नमूद बाबी हया खऱ्या आहेत. सदर जमिनीबाबत वाद उद्भवल्यास त्याची जबाबदारी आमची राहिल प्रकरणी समाविष्ट कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळल्यास, आम्हांला देण्यात आलेली परवानगी रद्द ठरविण्यात येईल याची आम्हांला माहिती आहे. वरील नमूद बाबी या सत्य व बरोबर आहेत. त्यातील कुठलाही भाग चुकीचा अथवा खोटा निघाल्यास माझ्यावर / आमच्यावर भारतीय दंडसंहिता कलम, १९९, २०० व १९३ (३) नुसार योग्य ती कायदेशिर कारवाई होईल याची आम्हांला पूर्ण जाणीव आहे.

महसूल व वन विभाग शासन परिपत्रक क्र. एनएपी/२०२१/प्र.क्र. ११८/ज-१/अ दिनांक १३ एप्रिल २०२२ अन्वये महाराष्ट्र जमीन महसूल संहिता-१९६६ च्या कलम ४२ (ब), (क) व (ड) मधील तरतुदीच्या अनुषंगाने कार्यवाहीबाबत क्षेत्रीय महसूली प्राधिकारी अधिकारी यांना पुढीलप्रमाणे दिशानिर्देश दिले आहे.

महाराष्ट्र जमीन महसूल १९६६ मधील कलम ४२ (ब), ४२ (क) व ४२ (ड) या नियमान्वये केलेल्या सुधारणा Ease of Doing Business व शासनाच्या उत्पन्नाच्या अनुषंगाने महत्वाचे असल्याने सदर नियमाची तात्काळ प्रभावीपणे

अंमलबजावणी होण्यासाठी संपूर्ण राज्यात एकसारखी कार्यपध्दती होण्याच्या दृष्टीकोनातून महाराष्ट्र जमीन महसूल 1966 मधील कलम 42 (ब), 42 (क) व 42 (ड) या नियमान्वये केलेल्या सुधारित तरतुदींच्या अंमलबजावणीच्या दृष्टीने सर्व महसूली प्राधिकारी व अधिकारी यांनी अंतिम विकास योजना / प्रारूप तसेच अंतिम प्रादेशिक योजना किंवा प्रारूप विकास योजना तसेच गावठाणाच्या कलम 122 खालील घोषित हद्दीपासून 200 मीटरच्या परिधीय क्षेत्रात रहिवासी, वाणिज्य व औद्योगिक इ. अकृषिक स्वरूपाच्या वापर विभागात (झोन निहाय) ज्या जमिनी आहेत त्या जमिनीचे गट नंबर / स. न. दर्शविणा-या याद्या तयार करण्यात याव्यात. तसेच, सदर यादीतील पूर्वीचे जे ग. नं. / स. न. अलहिदा अकृषिक झालेले आहेत ते वगळून उर्वरीत जमिनीच्या स. न. / ग. नं. ची यादी व्यक्तीनिहाय व क्षेत्रनिहाय तात्काळ तयार करावी. त्यानुसार संबंधित जमीन धारकांना मानीव अकृषिक वापराच्या अनुषंगाने अकृषिक आकारणी व रुपांतरण कर भरण्याबाबतचे चलन पाठवावे.

अशा जमिनींना शासनाचे प्रचलित तरतुदीनुसार अकृषिक सारा व रुपांतरीत कर शासन जमा करून घेतल्यानंतर सर्व प्रकरणात संबंधितांना परिशिष्ट "अ" मधील नमुन्यात सनद देण्याचे अधिकार संबंधित तालुक्याचे तहसिलदार यांना प्रदान करण्यात आले आहे. सनद देण्यात आल्यावर, उपरोक्त प्रमाणे भरणा केल्याच्या दिनांकापासून, अकृषिक वापरात रुपांतरण करण्यात आले असल्याचे दर्शविणारी आवश्यक ती नोंद अधिकार अभिलेखात करण्यात येईल असे निर्देश आहेत.

महाराष्ट्र जमीन महसूल संहिता, १९६६ मधील कलम ४२ ब नुसार अकृषिक आकारणी व रुपांतरीत कर खालीलप्रमाणे होत आहे.

रुपांतरण कर (निवासी कारणासाठी) आकारणीच्या पाच पट	अकृषिक आकारणी (निवासी कारणासाठी) (०.१० पैसे)	नजराणा किंवा अधिमूल्य	इतर शासकीय देणी (मागील भरणा शिल्लक)	एकूण रक्कम रुपये
२१,१५०	अकृषिक आकारणी रु. ४,२३०	--	--	२५,३८०

अर्जदार यांनी मौजे गिरवले, ता.पनवेल येथील सर्व्हे क्रमांक ९९/२ क्षेत्र ०-२०-०० हे.आर. व सर्व्हे क्रमांक ९९/३ क्षेत्र ०-२७-०० हे.आर. एकूण क्षेत्र ०-४७-०० हे.आर. या जमिन मिळकतीची अकृषिक आकारणी/रुपांतरीत कर रक्कम रुपये २५,३८०/- (अक्षरी पंचवीस हजार तीनशे ऐंशी रुपये मात्र) एवढी रक्कम अर्जदार यांनी चलन क्रमांक MH०१४५४७६६१२०२३२४P दिनांक २५/०१/२०२४ अन्वये शासनजमा केले आहे.

वरील वस्तुस्थिती विचारात घेता व प्रकरणी सामील असलेली कागदपत्रे पाहता, महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२-ब नुसार व महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल आणि अकृषिक आकारणी) नियम १९६९ मधील तरतुदीनुसार मौजे गिरवले, ता.पनवेल येथील सर्व्हे क्रमांक ९९/२ क्षेत्र ०-२०-०० हे.आर. व सर्व्हे क्रमांक ९९/३ क्षेत्र ०-२७-०० हे.आर. एकूण क्षेत्र ०-४७-०० हे.आर. या जमिन मिळकतीस मे.एक्यम बिल्डटेक एल.एल.पी. तर्फे भागीदार सुनिल कृष्णाजी परांजपे, मदनमोहन बलदेव इंगवले, प्रदीप रतन पाटील, मेधा सुनिल गाडगीळ, लतेश भरत शाह यांना "निवासी" या कारणासाठी खालील अटी व शर्ती नमूद करून सनदेच्या "परिशिष्ट अ" मध्ये सनद प्रदान करण्यात येत आहे.

अटी व शर्ती:-

- अर्जदार यांनी मौजे गिरवले, ता.पनवेल येथील सर्व्हे क्रमांक ९९/२ क्षेत्र ०-२०-०० हे.आर. व सर्व्हे क्रमांक ९९/३ क्षेत्र ०-२७-०० हे.आर. एकूण क्षेत्र ०-४७-०० हे.आर. या महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम व त्याखालील पोटनियमांच्या अधिन राहून "निवासी" प्रयोजनासाठी / वापरासाठी सौबतच्या नमुन्यातील सनद देण्यात येत आहे.
- वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये या कार्यालयाच्या / नियोजन प्राधिकरणाच्या पुर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.
- या कार्यालयाच्या /नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी तयार करता येणार नाही अथवा छोटे मुखंड करून विक्री करता येणार नाही.
- महाराष्ट्र जमिन महसूल अधिनियम 1966 चे कलम 42 ब नुसार, देय असलेला नजराणा किंवा अधिमूल्य आणि इतर शासकीय देणी तसेच, आणखी उपरोक्त रुपांतरण कर आणि अकृषिक आकारणीची रक्कम भोगवटादाराने भरणा केला असेल तर, तहसिलदार नियमान्वये विहित केलेल्या नमुन्यात त्याला सनद देईल. सनद देण्यात आल्यावर, उपरोक्तप्रमाणे भरणा केल्याच्या दिनांकापासून, अकृषिक वापरात रुपांतरण करण्यात आले असल्याचे

- दर्शविणारी आवश्यक ती नोंद अधिकार अभिलेखात करण्यात येईल असे निर्देश आहेत. तरी अर्जदार यांनी उपरोक्त रक्कम भरणा केल्याच्या दिनाकांपासून प्रस्तावित जमिन ही 'निवासी अकृषिक वापरात रुपांतरण करण्यात आली' अशी नोंद गांव अभिलेख सदरी घेणेबाबत तलाठी यांनी तात्काळ कार्यवाही करावी.
- ५) ज्या प्रयोजनासाठी सनद देण्यात आलेली आहे (व ज्या प्रयोजनासाठी वापर सुरु करण्यात आलेला आहे), त्याच कारणासाठी प्रस्तुत जमीन व त्यावरील बांधकामाचा उपयोग केला पाहिजे. बिनशेती जमिनीचा भाग अगर त्यातील बांधकामाचा कोणताही भाग नियोजित उपयोगाखेरीज अन्य उपयोगाकडे करताना, संबंधित विभागास वर नमुद अधिनियम व त्याखालील तरतूदीनुसार कळविणे क्रमप्राप्त राहिल. या शर्तीसाठी बांधकामाच्या वापरावरून प्रयोजन कोणते हे ठरविणेत येईल.
- ६) शासन महसूल व वन विभागाने महाराष्ट्र अध्यादेश क्रमांक 2/2017, दिनांक 05/01/2017 प्रख्यापित केला असून, सदरहू अध्यादेशान्वये महाराष्ट्र जमिन महसूल अधिनियम 1966 चे कलम 42अ नंतर 42ब व 42क ही कलमे समाविष्ट केलेली आहेत. सदर अध्यादेशातील कलम 42 ब" तरतूदीनुसार अकृषिक/बिनशेती परवानगीची आवश्यकता नसली, तरी सर्व प्रचलित कायद्यातील तरतूदी अर्जदार यांच्यावर बंधनकारक राहतील.
- ७) सदर मिळकतीस महाराष्ट्र राज्य रस्ते विकास महामंडळ मर्यादित यांचेकडील पत्र क्र. MSRDC /SPA/ Giravale/BP-३५५/CC/२०२३/१२६९ दि.२१/०७/२०२३ रोजी अन्वये निवासी कारणासाठी बांधकाम परवानगी देण्यात आली आहे. त्यामधील अटी व शर्ती अर्जदार/जमीनमालक/विकासक यांचेवर बंधनकारक राहतील.
- ८) नियोजन प्राधिकारी यांच्याकडून प्राप्त होणाऱ्या बांधकाम/विकास परवानगीनुसार प्रस्तुत जागेत जो वापर अनुज्ञेय होईल त्याप्रमाणे कार्यवाही करणे बंधनकारक राहिल. भविष्यात अथवा प्रचलित विकास नियंत्रण नियमानुसार प्रस्तुत जागेचा वापर करणे बंधनकारक राहिल. भविष्यात प्रचलित शासन निर्देश अथवा अन्य तरतूदीमुळे प्रस्तुत जागेत अकृषिक वापर अनुज्ञेय होत नसल्यास, सदरची दिलेली परवानगी अपोआप रद्द झाली अशी समजण्यात यावी.
- ९) जमिनीचा बिनशेती वापराबाबत सनदमध्ये नमुद केल्याप्रमाणे अर्जदार यांना दर चौरस मिटरला बिनशेती आकार देण्याचा आहे. सुधारीत दर अंमलात आल्यानंतर त्या सुधारीत दराने बिनशेती आकार भरावा लागेल. जरूर तर फरकाची रक्कम भरावी लागेल. जर जमिनीचे नियोजित उपयोगात बदल करण्याचा झाला तर नियोजित बिनशेती उपयोगाची मुदत जरी संपली नसली तरी असा बदलता उपयोग सुरु झालेपासून अर्जदार यांना बदलत्या दराने आकार द्यावा लागेल. या मुदतीनंतर जो सुधारित दर लागू केला जाईल. त्याप्रमाणे बिनशेती आकार देण्याचा आहे.
- १०) कोणत्याही कारणामुळे जर क्षेत्र व बिनशेती आकार यांत बदल होत असेल तर त्याप्रमाणे जरूर ते बदल सनदत करून घेणे अर्जदार यांच्यावर बंधनकारक राहिल.
- ११) जमिनीचे कब्जेदार यांनी या जमिनीतील मोकळ्या जागी जास्तीत जास्त झाडे (वृक्ष) लावली पाहिजेत व त्यांचे चांगल्या तऱ्हेने संगोपन करणेची दक्षता घेतली पाहिजे.
- १२) सदर जागेत सांडपाणी अथवा भूपृष्ठात पाणी नेण्यासाठी जे नैसर्गिक मार्ग असतील ते अबाधित ठेवावे अथवा त्याची पर्यायी व्यवस्था करणे अर्जदारावर बंधनकारक राहिल.
- १३) नियोजित वापरामुळे भूखंडावर असलेल्या कोणाच्याही वहीवाटीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/जमीन मालकाने परस्पर घेतली पाहिजे.
- १४) मालकी हक्काबाबत तसेच पोच रस्त्याबाबत काही वाद निर्माण झाल्यास त्याची जबाबदारी अर्जदार/जमीनमालक यांची राहिल.
- १५) जर अर्जदार वरीलपैकी कोणत्याही शर्तीचे उल्लंघन करील तर सदर कायदांतील तरतूदी व सरकारी ठरावान्वये अर्जदार ज्या कोणत्याही इतर शिक्षेस पात्र असेल त्या शिक्षेस बाधा न येता तहसिलदार फर्मावतील त्याप्रमाणे दंड किंवा आकारणी केली असता सदरहू जमीन अर्जदार यांच्या भोगवट्यात चालू ठेवण्याचा अधिकार तहसिलदार यांचा आहे.
- १६) रेल्वेलाईन, नदी, उच्च दाबाची विद्युत लाईन, दहन व दफन भूमी, स्मशानभूमी, धरण, तलाव, कॅनल इत्यादी जवळ असल्यास ठराविक अंतर सोडून नियोजित प्रयोजनासाठी वापर करणे बंधनकारक राहिल.
- १७) अकृषिक परवानगी घेतल्यानंतर १ वर्षांच्या आत यांचेकडील बांधकाम परवानगी प्राप्त करून घेऊन सदर जागेचा अकृषिक वापर चालू करण्यात यावा. अन्यथा अकृषिक परवानगी २५५ नुसार रद्द समजण्यात येईल.
- १८) रस्त्यालगत विना परवाना कोणत्याही प्रकारचे अतिक्रमण अथवा अनाधिकृत बांधकाम करू नये.
- १९) कोणत्याही बाबीमुळे भविष्यात जमिनीबाबत/बांधकामाबाबत/हद्दीबाबत/क्षेत्राबाबत/अधिकार अभिलेखाबाबत/मालकीबाबत/पोच रस्त्याबाबत वाद/तक्रार/न्यायालयीन वाद निर्माण झाल्यास, त्याची सर्वस्वी जबाबदारी अर्जदार/जमीनमालक यांची राहिल. तसेच प्रकरणी होणारे न्यायनिर्णयांचे पालन करणे त्यांच्यावर बंधनकारक राहिल.

- २०) महाराष्ट्र शेतजमीन (जमीन धारणा कमाल मर्यादा) अधिनियम 1961, मुंबई कुळवहिवाट व शेतजमीन अधिनियम 1948, मुंबई धारणा जमिनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत अधिनियम 1948, भारतीय वन अधिनियम 1927, महाराष्ट्र खाजगी वन (संपादन) अधिनियम 1975, वन (संरक्षण) अधिनियम 1980, पर्यावरण (संरक्षण) अधिनियम 1986, भूमी संपादन अधिनियम 1894 मधील तरतुदीचा भंग झाल्यास अथवा सदर मिळकत भुसंपादनात समाविष्ट असल्याचे निर्देशनास आल्यास तसेच कमाल जमीन धारणा कायद्यातील तरतुदीचा भंग झाल्यास सदरची सनद व परवानगी रद्द समजण्यात यावी.
- २१) वरील शर्तीचा अगर सनदेतील शर्तीचा अर्जदार याने भंग केल्यास प्रश्नाधिन वापर रद्द करण्यात येईल व या खेरीज अर्जदार हे जमीन महसूल कायदा व त्या खालील नियम, सरकारी ठराव आदेशाप्रमाणे कारवाई व दंडास पात्र होईल.
- २२) वरील अटी तसेच महाराष्ट्र जमीन महसूल अधिनियम, 1966 चे कलम 42, 44 व त्याखालील पोटकलम, मुंबई कुळवहिवाट अधिनियम 1948 मधील तरतुदीचा भंग झाल्यास, अधिकार अभिलेखाच्या अनुषंगाने कोणताही वाद निर्माण झाल्यास, त्याची जबाबदारी अर्जदार यांची राहिल व देण्यात आलेली सनद रद्दबातल समजण्यात येईल व प्रकरणी सक्षम प्राधिकरणा मार्फत/ न्यायालयामार्फत देण्यात येणारे निर्णयाचे पालन करणे अर्जदार यांचेवर बंधनकारक राहतील.
- २३) शासनाकडून वेळोवेळी होणारे अथवा झालेले शासन निर्णय/परिपत्रक/ अध्यादेश/निर्देश/विकास नियंत्रण नियमावली हे भविष्यातही प्रस्तुत जमिनीस व अर्जदार/ जमिन मालक यांना लागू होतील. शासनाकडील निर्देशानुसार जमिनीबाबत काही शासकीय रक्कम/ शुल्क/उपकर इत्यादी यामध्ये तफावत/वाढीव रक्कम आढळून आल्यास ती रक्कम भरणा करणे अथवा अन्य बाबींची पूर्तता करणे हे अर्जदार/जमिनमालक यांच्यावर बंधनकारक राहिल.
- २४) सदरच्या जमिनी हया सि.आर.झेड क्षेत्रामध्ये समाविष्ट असल्याचे भविष्यात निष्पन्न झाल्यास अथवा सि.आर.झेड तरतुदी लागू असल्याचे निष्पन्न झाल्यास आणि त्याबाबत सक्षम प्राधिकारी यांनी विकास/बांधकाम परवानगी नाकारल्यास, सदरहू दिलेली परवानगी आपोआप रद्द झाली असे समजण्यात यावे.
- २५) प्रस्तुत मिळकतीबाबत कोणत्याही न्यायालयात दावा दाखल असल्यास सदर दाव्याबाबत मा. न्यायालयाकडून होणारा न्यायनिर्णय अर्जदार/जमीनमालक यांचेवर बंधनकारक राहिल.
- २६) अर्जदार यांनी सादर केलेली माहिती/कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळल्यास दिलेली परवानगी रद्द समजण्यात येईल. सदर जमीन भविष्यात वर्ग २ ची किंवा भुसंपादनात किंवा वनामध्ये समाविष्ट असलेबाबत निर्देशनास आल्यास सदरची सनद आपोआप रद्द झाली असे समजण्यात यावे.



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प्रत:- १) तलाठी सजा सोमटणे यांना माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

२/- याकामी यांचेकडून अकृषिक/बिनशेती वापर सुरू झाल्याची समज येताच जरूर ती पुढील कार्यवाही करणेत यावी. प्रस्तुत मिळकतीच्या ७/१२ सदरी अधिकार अभिलेखात अकृषिक नोंद घेणेबाबत नियमोचित कार्यवाही करण्यात यावी. गाव नमुना नं.०२ मध्ये आवश्यक ती नोंद घेण्यात यावी. तसेच सदर आदेशातील अटी व शर्तीचा अर्जदार यांनी भंग केल्यास नियमोचित कार्यवाही करावी.

२) महाराष्ट्र राज्य विकास महामंडळ मर्यादित सि.बी.डी.बेलापुर नवी मुंबई-४००६१४ यांना माहितीसाठी व पुढील कार्यवाहीसाठी.

३) उप अधिक्षक भूमि अभिलेख पनवेल यांना माहितीसाठी व पुढील कार्यवाहीसाठी.

४) कार्यालयीन मुळ संचिकेस समाविष्ट.

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परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२ ब / ४२क / ४२ड मधील तरतूदीन्वये
भोगवटादारास द्यावयाची सनद
(अकृषिक वापराची परवानगी)


ज्याअर्थी, म.सैक्यम बिल्डटेक एल.एल.पी. तर्फे भागीदार सुनिल कृष्णाजी परांजपे, मदनमोहन बलदेव इंगवले, प्रदीप रतन पाटील, मेधा सुनिल गाडगीळ, लतेश भरत शाह या जमीन धारकाने महाराष्ट्र जमिन महसूल संहिता १९६६ च्या कलम ४२ ब च्या तरतूदीन्वये, मौजे गिरवले, ता.पनवेल येथील सर्व्हे क्रमांक ९९/२ क्षेत्र ०-२०-०० हे.आर. व सर्व्हे क्रमांक ९९/३ क्षेत्र ०-२७-०० हे.आर. एकुण क्षेत्र ०-४७-०० हे.आर. या जमिनीवर निवासी प्रयोजनासाठी, उक्त संहितेच्या कलम ४७ अ नुसार देय रूपांतरण कराची वर नमुद अकृषिक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम रुपये २५,३८०/- (अक्षरी पंचवीस हजार तीनशे ऐंशी रुपये मात्र/-) एवढी रक्कम अर्जदार यांनी चलन क्र. MH०१४५४७६६१२०२३२४P दिनांक २५/०१/२०२४ रोजी भरणा केली आहे.

त्याअर्थी आता, उक्त संहितेमधील तरतूदीच्या नियमांच्या आणि खालील शर्तीना अधिन राहून उपरोक्त जमिनीच्या धारकास सदर जमिनीवर, उक्त नमुद करण्यात आलेला अकृषिक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम ४२ ब अन्वये ही सनद "निवासी कारणासाठी" देण्यात येत आहे.

- १) वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.
- २) जमिनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरु करण्यापूर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी घेणे आवश्यक राहिल.
- ३) जिल्हाधिकारी / नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भूखंड करून विक्री करता येणार नाही.
- ४) नियोजन प्राधिकरणाच्या मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती अशा मंजूरीपासून ३० दिवसांच्या आत तहसिलदार यांना देणे बंधनकारक राहिल.
- ५) अकृषिक वापर अनुज्ञेय करण्याच्या या सनदे व्यतिरिक्त वित्तीय संस्था/ नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील बिनशेती आदेशाची मागणी करू नये.

दिनांक:- १५/१/२०२४




(विजय पाटील)
तहसिलदार पनवेल



Bhoomi Kalash
GROUP

Date: 24/08/2023

**DEVIATION REPORT WITH RESPECT TO MODEL COPY OF
AGREEMENT FOR SALE**

We, **M/S. BHOOMI KALASH GROUP** represented by its partner **MR. HIMANSHU SHIVLAL PATEL**, the promoters of the building project known as "**KALASH GREENS**" situated at **Survey/Hissa Nos.- 99/2 & 99/3, both situate, lying and being at Village-Giravale, Tal.-Panvel, Dist.-Raigad**, hereby declare and confirm that, we have adopted the model form of Agreement prescribed under RERA. The payment schedule mentioned in the Agreement for Sale is as per RERA.

The deviation clauses bearing nos. 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45 & 46 incorporated in the Agreement for Sale are as under :-

Clause No.-33 The Promoter shall in respect of any amount unpaid by the Allottee(s) under this Agreement, have a first lien and/or charge on the said Premises agreed to be acquired by the Allottee(s).

Clause No.-34 Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or forbearance on his part or giving extensions of time by the Promoter to the Allottee(s) for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Promoter of any breach of this Agreement by the Allottee(s) nor shall the same in any manner prejudice the rights of the Promoter.

Clause No.-35 The Promoter shall not be liable for any loss, damage or delay due to Maharashtra State Electricity Distribution Co. Ltd. causing delay in sanctioning and supplying electricity or due to the Corporation/Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said premises.

For **BHOOMI KALASH GROUP**


PARTNER

BHOOMI KALASH GROUP

Office: Kalash Greens, Ghat No 99/2, 99/3, Giravale Village, Panvel

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- Clause No.-36** The Allottee(s) shall have no claim save and except in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces etc. which will remain the property of the Promoter until the whole property is transferred to the proposed co-operative society or a limited company or any other legal body as the case may be subject however to such conditions and covenants as the Promoter may impose.
- Clause No.-37** It is agreed that if one or more of such Flat are not taken/ purchased or occupied by any person other than the Promoter at the time the Building is ready for part occupation(s), the Promoter will be deemed to be the Owners thereof until such Flat are agreed to be sold by the Promoter. The Allottee(s) shall from date of possession maintain the said Flat at his/her/their own cost in a good and tenable condition and shall not do or suffer to be done anything to the said building or the said Flat, staircase and common passages which may be against the rules or bye-laws of the Corporation or of the Promoter or the co-operative society or limited company or such other legal body as the case may be. No structural/ architectural alteration/modification or changes shall be carried out by the Allottee(s) to the Flat. The Allottee(s) shall be responsible for breach of any rules and regulations as aforesaid
- Clause No.-38** So long as each Allottee(s) in the said building shall not be separately assessed, the Allottee(s) shall pay proportionate part of the taxes, Cess, assessments etc. in respect of the co-operative society or limited company or a legal body as the case may be whose decision shall be final and binding upon the Allottee(s).
- Clause No.-39** It is expressly agreed and confirmed by the Allottee(s) that the terraces which are attached to the respective Flat will be in exclusive possession of the said Allottee(s) of the said Flat and other Allottee(s) will not in any manner object to the Promoter selling the Flat with an attached terrace with exclusive rights of the said Allottee(s) to use the said terraces.

For BHOOMI KALASH GROUP


PARTNER

BHOOMI KALASH GROUP

Office : Kalash Greens, Ghat No 99/2, 99/3, Baramulla Village, Panvel

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GROUP

Clause No.-40

The Allottee(s) shall maintain at his/her/their own cost the said Flat agreed to be purchased by him/her/them in the same condition, state and Order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Government of Maharashtra, M.S.E.D. Co. Ltd., Corporation and any other Authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions, rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

Clause No.-41

This Agreement shall always be subject to the terms and conditions and the rules and regulations of MSRDC Ltd. and/or the Government of Maharashtra and/or any other authority.

Clause No.-43

The Allottee(s) shall at no time demand partition of his/her/their interest of their premises in the building. It is being hereby agreed and declared by the parties that the interest in the said building is impartible and it is agreed by the Allottee(s) that the Promoter shall not be liable to execute any document for that purpose in respect of the said premises in favour of the Allottee(s).

Clause No.-44

It is hereby expressly agreed and provided that so long as it does not in any way affect or prejudice the rights hereunder granted in favor of the Allottee(s) in respect of the said Flat, the Promoter shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title or interest in the premises in the building and the said property which comes to the share of the Promoter. The Allottee(s) shall not interfere with the rights of Promoter by any dispute raised or court injunction and/or under provision of any other applicable law. The Promoter shall always be entitled to sign undertaking and indemnity on behalf of the Allottee(s) as required by any authority of the stamp or central government or competent authorities under any law concerning construction of building for implementation of their scheme for development of the said property.

For BHOOMI KALASH GROUP


PARTNER

BHOOMI KALASH GROUP

Office: Kalash Greens, Ghat No.99/2, 99/3, Chaudhri Village, Panvel.

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Clause No.-45 The Allottee(s) and the persons to whom the said Flat is permitted to be transferred with the written consent of the Promoter, shall observe and perform byelaws and/or the rules and regulations of the co-operative society or other organization, as and when registered and the additions, alterations or amendments thereof and shall also observe and carry out the building rules and regulations and the byelaws for the time being of the municipal council and/or public bodies. The Allottee(s) and persons to whom the said Flat is allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such co-operative society or other organization, regarding the occupation and use of the said Flat and the said property and shall pay and contribute regularly and punctually towards rates, cess taxes and/or expenses and all other outgoings.

Clause No.-46 Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between parties hereto that, the Promoter herein have decided to have the name of the project "KALASH GREENS" and building will be denoted by letters or name "KALASH GREENS" building numbers in numerical as per sanction plan or as decided by the Promoter herein on a building and at the entrances of the scheme. The allottees(s) in the said project/buildings or proposed organization are not entitled to change the aforesaid project name and remove or alter promoter's name board in any circumstances. The name of the co-operative society or limited company or other legal body to be formed, may bear the same name. The name of the building however shall not be changed under any circumstances. This condition is essential condition of this agreement.

FOR M/S. BHOOMI KALASH GROUP
For BHOOMI KALASH GROUP

(PARTNER)


PARTNER

BHOOMI KALASH GROUP

Office : Kalash Greens, Ghat No.89/2, 99/3, Saravali village, Parvat,
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Bhoomi Kalash
GROUP

Date: 24/08/2023

DEVIATION REPORT WITH RESPECT TO ALLOTMENT LETTER

M/S. BHOOMI KALASH GROUP represented by its partner **MR. BHARAT NARSINGH PATEL**, the promoters of the building project known as "KALASH GREENS" situated at Survey/Hissa Nos.- 99/2 & 99/3, both situate, lying and being at Village-Giravale, Tal.-Panvel, Dist. Raigad, hereby declare and confirm that, we have adopted the model form of Allotment letter prescribed under RERA and have not deviated anyway from the text.

FOR M/S. BHOOMI KALASH GROUP
For **BHOOMI KALASH GROUP**

(PARTNER)


PARTNER

BHOOMI KALASH GROUP

Office: Kalash Greens, Chat No 99/2, 99/3, Giravale Village, Raigad.

FORMAT - A
(Circular No.:- 28/2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of all those pieces and parcels of land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village-Giravale, Taluka-Panvel, District-Raigad (hereinafter referred as the said plots of Land).

1) I have investigated the title of the said land on the request of M/S. BHOCMI KALASH GROUP, through its Partners (1) SHRI HIMANSHU SHIVALAL PATEL (2) SHRI BHARAT NARSINGH PATEL & (3) SHRI RASIK NARSINH CHAUHAN and perused the following documents i.e. :-

- a. 7/12 Extracts
- b. Village Form No.-6
- c. Village Form No.-8
- d. Development Agreement dated 27/07/2023, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-PVL-3/13828/2023, dated 27/07/2023.
- e. Commencement Certificate dated 21/07/2023 issued by the MSRDC in the name of M/S. AIKYAM BUILDTECH LLP.
- f. Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4, under Registration No. PVL-4-5582-2021, dated 20/05/2021.
- g. Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10290-2021, dated 26/08/2021.



- n. Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Registration No. PVL-4-5581-2021, dated 20/05/2021.
- i. Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10291-2021, dated 26/08/2021.
- j. Copy of Deed of Conveyance dated 25/06/1998 duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-1719-1998, dated 25/06/1998.
- k. Copy of Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-2522-2001, dated 12/04/2001.
- l. Copy of Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-2521/2001, dated 12/04/2001.
- m. Search and Title report for the aforesaid plots both dated 18/09/2021 and a further Search and Title report both dated 21/07/2022 from Advocate Avinash Y. Narvekar.

2) **DESCRIPTION OF THE PROPERTY :-**

All those pieces and parcels of land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village-Giravale, Taluka-Panvel, District-Raigad, and Sub-division and Taluka-Panvel, and in the jurisdiction of Panvel, District-Raigad.

- 3) Search Report for 30 years from year 1992 to 2022 carried out by SHRI SATYAWAN CHAVAN, Search Clerk in the offices of Sub-Registrar Panvel in respect of the said plots of land for and on behalf of Advocate Avinash Y. Narvekar.



On the perusal of the above mentioned documents and other related documents including two separate Search and Title report for the aforesaid plots both dated 18/09/2021 and a further Search and Title report for the plots, both dated 21/07/2022 from Advocate Avinash Y. Narankar along with the search report through his Search Clerk produced before me and all other relevant documents relating to the title of the said lands and relying upon the same, I am of the opinion that the title of the said lands is clear, marketable and without any encumbrances.

OWNERS OF THE LAND :-

- (I) M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL are the Owner's of the land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village- Giravale, Taluka-Panvel, District-Raigad.
- (II) OBSERVATIONS - I have perused the xerox copy of the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. BHOOMI KALASH GROUP, through its Partners (1) SHRI HIMANSHU SHIVALAL PATEL (2) SHRI BHARAT NARSINGH PATEL & (3) SHRI RASIK NARSINH CHAUHAN** are entitle to develop the said land as per Section 44 of Maharashtra Regional and Town Planning Act, 1966 subject to the compliance of all the terms and conditions of the Development Permission granted by Associate Planner, SPA, MSRDC Ltd., and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoters in respect of the said lands. Further the Promoters are in physical possession of the said lands.

The information of title transaction of said lands along with the entry of revenue record is as under;



VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

Office : 406, Shelton Cubix, Plot No:- 87,
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

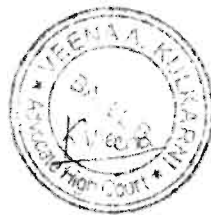
and bearing (1) Survey/Hissa No.-99/2 & (2) Survey/Hissa No.-99/3, have been purchased by M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL vide 2 separate Sale Deed both dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panel-4, under Registration No. PVL-4-5582-2021 and Registration No. PVL-4-5581-2021, respectively and pursuant to the said Sale Deeds, the aforesaid lands are mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL, vide Mutation Entry No.-913 & 912 respectively;

The report reflecting the flow of the title of M/S AIKYAM BUILDTECH LLP on the said lands are enclosed herewith as Annexure.

Encd : Annexure
Date : 28/08/2023.

Kiveena

VEENA ANIL KULKARNI
Advocate, High Court
VEENA A. KULKARNI
BA, LL.B.
Advocate High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.



FORMAT – A

FLOW OF TITLE OF THE SAID LAND

Survey/Hissa No.-99/2

Vide Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.- 2521/2001, Smt. Shakuntala Narayan Samant made the gift of the remaining portion of the land admeasuring 0-20-00 H.R.P. out of total area of 0-47-0 H.R.P. bearing GAT NO. 99/B/2 to her nephew Vikas Shivram Samant. Pursuant to the said Gift Deed, the name of Vikas Shivram Samant was recorded in the Kabjedar column of the 7/12 Extract of the revenue records vide mutation entry bearing No.-913 dated 25/04/2001, as per the order of the Tahsildar, Panvel, bearing No.- Hakkanond/Kath/4/A-Patruk-160/2001 dated 20/04/2001. The said mutation entry was certified by the Circle Officer, Poyanje, on 22/05/2001 upon verifying of (Index II) and after verifying that the DONEE belonged to the agriculturist's family, as also after service of vardi notice. Now, the said undivided portion admeasuring 0-20-00 H.R.P. is given GAT NO.- 99/B/2/A and a separate 7/12 Extract has been prepared .

By virtue of Deed Of Conveyance dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-5582-2021, the said SHRI VIKAS SHIVRAM SAMANT sold, transferred and conveyed the said piece of land bearing Gat No.- 99/B/2/A, admeasuring 0-20-00 H.R.P. to M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle, (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil and (5) Shri Latesh Bharat Shah, for the consideration of Rs. 1,52,43,900/- (Rupees One Crore Fifty Two Lakh Forty Three Thousand Nine Hundred Only) and on the terms and conditions set out therein. Pursuant to the said sale deed, the name of the purchaser M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil and (5) Shri Latesh Bharat Shah, are recorded in the kabjedar column of the 7/12 extracts of the revenue records vide mutation entry bearing No.- 1309 dated 25/05/2021, which was certified by the Circle Officer, Karnala, on

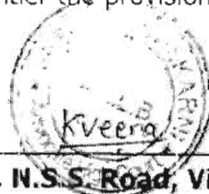


21/06/2021, after perusing the Deed of Conveyance and the extract of the Index II Register in respect thereof and after service of VARDI notice .

The office of the Assistant Superintendent, Land Record, Panvel, issued "Akar Phod Patrak" bearing No.- Bhu-napan/Aakarphod/Du. Ra. No.-173,20.1. dated 31/02/2011, whereby the original 7/12 extract pertaining to the piece of land bearing Gut No.-99/0, totally admeasuring 0-62-7 H.R.P. was sub divided and therefore it was necessary to open new sub divided 7/12 extracts and as such the Tahsildar Panvel being the Competent Officer by his order dated 14.07.2021 directed to close the old 7/12 extracts, namely, (1) Gat No.- 99/A/1, admeasuring 0-15-70 H.R.P. (2) Gat No.- 99/B/2, admeasuring 0-27-00 H.R.P. and (3) Gat No. 99/B/2/A, admeasuring 0-20-00 H.R.P. and open new sub-divided 7/12 extracts, and for implementation whereof, the mutation entry bearing No.-1316 was recorded on 15/07/2021, which was certified by the Circle Officer, Panvel, on 30/07/2021 after perusing the "Akar Phod Patrak" issued by the office of the Assistant Superintendent, Land Record, Panvel, as also the aforesaid order of the Tahsildar, Panvel. Pursuant to the said "Akar Phod Patrak and the order of the Tahsildar, Panvel, (1) old Gat No.- 99/A/1 was given new Gat No.- 99/A/1 (Khata No.- 180), (2) old Gat No. 99/B/2 was given new Gat No.- 99/2 (Khata No. 238) and (3) old Gat No. 99/B/2/A was given new Gat No. 99/3 (Khata No - 238).

Survey/Hissa No.-99/3

- 1) Smt. Chandrabhaga Padu Hatmode was the tenant of the piece of land bearing Gat No.- 99 (Part) along with Gat No.- 6/0, situate at Village- Giravale, Talathi-Saja Somatane, Taluka- Panvel, District- Raigad, The price of the said pieces of land was fixed at Rs. 779.31/-. Pursuant to the provisions of Section 32G of the Bombay Tenancy & Agricultural Lands Act, 1948, which was payable with interest by the tenant every year by 31st March, whereby the name of the said Smt. Chandrabhaga Padu Hatmode was recorded in the Kabjedar column of the 7/12 extracts pertaining to the said pieces of land and the charge of the landlord SHRI Vasant Bhalchandra Tilak in respect of the aforesaid amount of purchase price was recorded in the other rights column. The tenure of the said pieces of land was restricted as contemplated under the provisions of Section 43 of the said Act.



Pursuant to the order of the Additional Mamledar, Panvel, bearing NO. GIRVALE/32G/604 dated 01/11/1961, the mutation entry bearing No.- 484 was recorded on 01/02/1962, which was certified by the Tenancy Aval-Farkun, Panvel, on 24/10/1962 after perusing the order of the Additional Mamledar, Panvel.

- 2) In pursuance of the provisions of the Maharashtra Weights & Measurements Act, 1958 And The Indian Currency Act, 1955, the new decimal system (i.e. the system of numbers, weights, measures, etc.) was implemented to the orders made by the Special District Inspector, Land Record (Decimal), Kulaba, in respect of the lands bearing GAT NOS. 1 to 144 of Village-Girvale, the mutation entry bearing no.- 592 in respect whereof was made on 20/04/1970.
- 3) Since the purchase price of Rs. 779.31/- (Rupees Seven Hundred and Seventy Nine and Paisa Thirty One Only) fixed in respect of the said piece of land bearing GAT NO. 99 (PART) along with GAT NO.- 5/3 as contemplated under section 32G of the Bombay Tenancy & Agricultural Lands Act, 1948 was paid by the tenant SMT. CHANDRABHAGA PADU HATMODE and 32M certificate was issued, the charge of the landlord SHRI VASANT BHALCHANDRA TILAK in respect of the purchase price was deleted from the other rights columns of the 7/12 extracts pertaining to the said pieces of land, vide mutation entry bearing No.- 858 dated 20/10/1997, the same was recorded in the 7/12 extracts pursuant to the order Of the Agricultural Tribunal No. 1 & Additional Tahsildar, Panvel, bearing No. 32M/LR/129 dated 11/1993, which was certified by the Circle Officer, Poyanje, On 19/12/1997, after perusing the 32M certificate issued by the Additional Tahsildar, Panvel. The said piece of land bearing Gat No. 99 (PART) was later on given Gat No. 99/3. However, no mutation entry appears to have been recorded in respect thereof.
- 4) Since the said Smt. Chandrabhaga Padu Hatmode paid the entire loan amount of Rs. 5,000/- (Rupees Five Thousand Only) granted by the Shirdhon Vividh Vikas Karyakari Seva Society, and as the certificate to that effect was issued by the Secretary Of the said society, the charge of the said society was removed from the other rights column of the 7/12 extract pertaining to the said piece of land bearing Gat No. 99/B|2 whereby pursuant to the order of the Tahsildar, Panvel,



bearing No.- Hakkanond/Kat-4/A/371 dated 09/03/1998, the mutation entry bearing No.- 860 dated 08/04/1998, was recorded, which was certified by the Circle Officer, Poyanje, on 29/04/1998, after perusing the certificate issued by the Secretary of the Society.

The said Smt. Chandrabhaga Padu Hatmode desired to sell the said piece of land bearing GAT NO. 99/B/2 to Smt. Shakuntala Narayan Samant. However, since the said land was of restrictive tenure, the sale permission in respect thereof was required to be obtained from the competent authority. The said Smt. Chandrabhaga Padu Hatmode made an application to the Sub-Divisional Officer, Panvel Division, Panvel, for grant of sale permission. After considering the enquiry report and the recommendations made by the concerned officers, and upon examining the relevant papers and after due enquiry, the Sub Divisional Officer, Panvel Division, Panvel, by his order bearing No.-Tenancy/MR/196/98 (Sheti) dated 17/06/1998 granted permission to sell the said piece of land to the aforementioned purchaser on the terms and conditions more specifically set out in the said permission. Pursuant to the aforesaid ORDER dated 17/06/1998 granting permission to sell the said land bearing GAT NO. 99/B/2 to Smt. Shakuntala Narayan Samant, the said Smt. Chandrabhaga Padu Hatmode executed the Deed Of Conveyance dated 25/06/1998, duly registered before the Joint Sub Registrar of Assurances at PANVEL-1, under its Doc. NO.- 1719 - 1998, whereby the aforesaid owner Smt. Chandrabhaga Padu Hatmode sold, transferred and conveyed to the purchaser i.e. Smt. Shakuntala Narayan Samant, the said land bearing Gat/Hissa No. 99/B/2, for the consideration of Rs. 1,25,000/- (Rupees One Lakh Twenty-Five Thousand Only) (Government market value of Rs. 1,97,400/-) and on the terms and conditions set out in the said deed of conveyance. As per the said transaction, the name of the aforesaid purchaser Was mutated in the kabjedar column Of the 7/12 EXTRACT pertaining to the said piece of land, vide mutation entry bearing no.- 861 dated 29/07/1998, recorded pursuant to the order of the Tahsildar, Panvel, bearing NO. Hakkanond/Kat-4/A-Patrak-699, dated 14/07/1998, which was certified by the Circle Officer, Poyanje, on 20/08/1998 upon perusing of the (INDEX II) and the order of the Sub-Divisional Officer, Panvel Division, Panvel, dated 17/06/1998. In pursuance of the



said order Of The Sub-Divisional Officer, Panvel Division, Panvel, the remark/endorsement of "restricted tenure" was removed from the 7/ 12 EXTRACT pertaining to the said piece of land

By virtue of Gift Deed dated 12/04/2001, which was lodged with the Sub-Registrar, Panvel, for registration on the even day at SERIAL NO.- 2522-2001, the said Smt Shakuntala Narayan Samant made the gift of the undivided portion admeasuring 0-27-00 H.R.P. out of the total area admeasuring 0-47-00 H.R.P. of the said piece of land bearing GAT NO. 99/B/2 to her son Suhas Narayan Samant, without any consideration. Pursuant to the said GIFT DEED, the name of Suhas Narayan Samant was recorded in the kabedar column of the 7/ 12 extract pertaining to the said piece of land. so far as the undivided portion admeasuring 0-27-00 H.R.P. was concerned, vide mutation entry bearing No. 912 dated 25/04/2001, as per the Order Of The Tahsildar, Panvel, bearing No. Hakkanoir/Kat/4A-Patruk-160/2001, dated 20/04/2001. The said mutation entry was certified by the Circle Officer, Poyanje, on 22/05/2001 upon verifying of the (INDEX I) and that the donee belonged to the agriculturist's family, as also after service of vardi Notice. The said undivided portion admeasuring 0-27-00 H.R.P. was given Gat No. 99/B/2 and a separate 7/ 12 extract was prepared.

7) By virtue of Deed of Conveyance dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at PANVEL-4, under its Doc.No.-PVL-4-5581-2021, the said Shri Suhas Narayan Samant sold, transferred and conveyed the said piece of land bearing GAT NO.- 99/B/2, admeasuring 0-27-00 H.R.P., to M/S. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil And (5) Shri Latesh Bharat Shah, for the consideration of Rs. 2,05,79,270/- (Rupees Two Crore Five Lakh Seventy Nine Thousand Two Hundred Seventy Only) and on the terms and conditions contained therein. Pursuant to the said transaction, the name of the purchaser, namely M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil And (5) Shri Latesh Bharat Shah, were recorded



in the kabjedar column of the 7/12 extract pertaining to the said piece of land bearing Gat No.- 99/B/2. vide the mutation entry bearing No.- 1308 dated 25/05/2021, which was certified by the Circle Officer, Palaspe, on 21/06/2021, after perusing the Deed Of Conveyance and the extract of the index II register in respect thereof and after service of vardi notice.

- 8) The office of the Assistant Superintendent, Land Record, Panvel, issued "Akar Phod Patrak" bearing No - Bhunapan/Aakarphod/Du. Ra. No.-173/2011, dated 31/02/2011, whereby the original 7/12 EXTRACT pertaining to the piece of land bearing Gut No.-99/0, totally admeasuring 0-62-7 H.R.P. was sub divided and therefore it was necessary to open new sub divided 7/12 extracts and as such the Tehsildar Panvel being the Competent Officer by his order dated 14.07.2021 directed to close the old 7/12 extracts, namely, (1) Gat No. 99/A/1, admeasuring 0-15-70 H.R.P. (2) Gat No.- 99/B/2, admeasuring 0-27-00 H.R.P. and (3) Gat No.- 99/B/2/A, admeasuring 0-20-00 H.R.P. and open new sub-divided 7/12 extracts, and for implementation whereof, the mutation entry bearing No. 1316 was recorded on 15/07/2021, which was certified by the Circle Officer, Panvel, on 30/07/2021 after perusing the "Akar Phod Patrak" issued by the office of the Assistant Superintendent, Land Record, Panvel, as also the aforesaid order of the Tahsildar, Panvel. Pursuant to the said "Akar Phod Patrak and the order of the Tahsildar, Panvel, (1) old Gat No.- 99/A/1 was given new Gat No.- 99/A/1 (Khata No.- 180), (2) old Gat No.- 99/B/2 was given new Gat No.- 99/3 (Khata No.- 238) and (3) old Gat No.- 99/B/2/A was given new Gat No.- 99/2 (Khata No.- 238).
- 9) The aforesaid flow of title has been made as per the latest 7/12 extracts upon Akar Phod Patrak issued as aforesaid.

Date : 28/08/2023.

Kveena
Veena Anil Kulkarni
Advocate, High Court
VEENA A. KULKARNI
BA, LL.B.
Advocate High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.

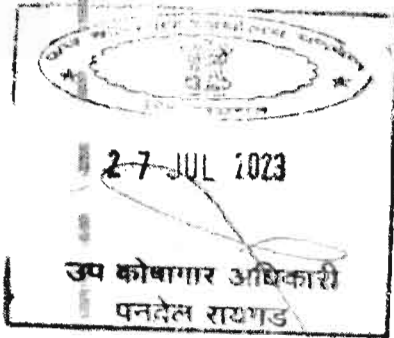




महाराष्ट्र MAHARASHTRA

2023

64AA 614366



FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration



Affidavit cum Declaration of M/s. BHOOMI KALASH GROUP promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/08/2023:

I, Bharat Narsingh Patel Partner of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we, M/s BHOOMI KALASH GROUP (promoter) have a legal title Report to the land on which the development of the proposed project is being carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the we will complete the entire project or or before 31st March, 2028.

For BHOOMI KALASH GROUP


PARTNER

4. That severally (jointly and severally) the promoters of the real estate project from the allotment of the flats to the allottees 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of MAHABERA Act and Rules.
6. That the we shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant and shall produce a statement of accounts duly certified and signed by such chartered accountant, and it shall be verified during the audit that the amount collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we will take all the pending approvals, if any, on time, from the competent authorities.
8. That the we promoter will inform the Authority regarding all the changes that have occurred in the information furnished under sub section (2) of section 4 of the Act and under Rule 3 of these rules, within seven days of the said changes occurring.
9. That we the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we the promoter will not discriminate against any allottee at the time of allotment of any apartment as the case may be.

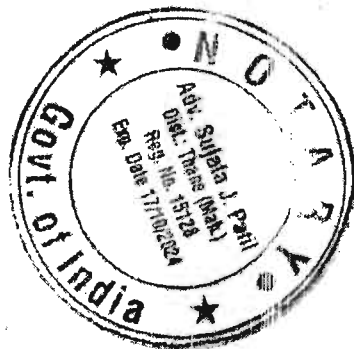
M/s BHOOMI KALASH GROUP
For BHOOMI KALASH GROUP


Deponent PARTNER


Verification

The contents of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Giravale on this _____ day of August, 2023



ATTESTED BY ME


ADVOCATE & NOTARY
Sujata J. Patil B.A.L.L.B.
VIsava CHS, Plot No. E-124, Room No.13,
Sec-12, Kharghar, Navi Mumbai-410210,
Mob.: 8879416483

24 AUG 2023



Bhoomi Kalash

GROUP

Date 24/08/2023

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format – D)

(Read circular no.32 /2021 Dated -----)

A. Name of the Promoter/ organization- M/s. **BHOOMI KALASH GROUP**

B. Name of project – “**KALASH GREENS**” with Survey/Hissa/Gut No.- 99/2 & 99/3, both Situated at lying and being at Village - Giravale, of Division Konkan, Taluka Panvel District Raigad. 410206

1. We are aware that as per section 4[2] (c & d) of RERA act, 2016 read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.

2. We have obtained layout approval from Maharashtra State Road Development Corporation Limited (Planning authority) on 21/07/2023

3. Also, the commencement certificate/Building plans are approved by Maharashtra State Road Development Corporation Limited (Planning authority/ Competent Authority) on 21/07/2023. Further, commencement certificate is granted up to G+7 Floors (Out of approved total G+7 Floors)

4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

For **BHOOMI KALASH GROUP**
For **BHOOMI KALASH GROUP**

Partner


PARTNER

BHOOMI KALASH GROUP

Office: Kalash Greens, Ghat No 99/2, 99/3, Giravale Village, Panvel.



Maharashtra State
Road Development
Corporation Limited



NO. MSRDC/SPA/ Giravale BP-355/CC-2023
Date: 21/07/2023

'Commencement Certificate'

To,
M/s. Aikyam Buildtech LLP through Partner Mr. Latesh Bharat Shah,
Shop no 19, Ground Floor, Neelkanth Darshan CHS,
Plot no - 125A/4, Near Nadkarni Hospital, Panvel, 410206.

With reference to your Application dated 05/07/2022 received on 18/07/2022 for granting of '**Commencement Certificate**' for **Residential purpose** under section 44 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work/construction of **Two buildings** on land bearing **Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad.**

The Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act subject to the following conditions:-

- 1) This Commencement Certificate is issued subject to obtain the Consent to Establish from MPCB before starting the project. The applicant shall submit Consent to Establish to SPA, MSRDC and thereafter inform immediately after starting the development work in the land under reference.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 3) This commencement certificate /building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 4) This permission is limited to only for **Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad** and does not entitle you to develop any other land.
- 5) Inform to the Authority immediately after starting the development work in the land under reference.
- 6) This commencement certificate is issued for total built up area of **8,613.874 Sq.M.** as mentioned in the approved plans attached to this Commencement Certificate. However, applicant shall restrict the built up area to **8514.547 Sq.M. (Excluding flat no. 703 and 704 in Wing C)** till the handover of amenity space is completed by applicant to MSRDC. The applicant shall intimate this Authority on successfully completion of milestones before starting up the work of phases mentioned above. Appropriate action shall not be limited to revocation of this revised commencement certificate.
- 7) The Applicant / Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-

Page 1 of 4

Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 **Tel: (022) 2757 5777**

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036
Tel: (022) 2368 5909 / 2362 3199 / 2369 1030

CIN: U45200MH199656C101586

GST: 27AAAC1583002P

www.msrdc.in

1818/CR-236/18 Sec.37 (IAA/UD-1) dtd. 02.12.2020 as amended from time to time which are applicable to land under ref. 2) etc.

- 8) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA/UD-1) dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
- 9) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 10) The amount of **Rs. 2,11,600/- (Rupees Two lakh, Eleven thousand Only)** deposited at MSRDC vide receipt No: 4833 dtd. 28/06/2023 as Security Deposit for whole project shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Revised Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
- 12) The Applicant/Developer is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorised recyclers, to store/dump solid waste etc. in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time. The Applicant/Developer shall also provide Organic Waste Composter (OWC) as per norms of MPCB.
- 13) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 14) The Applicant/Developer is required to provide a Grey Water Treatment Plant of sufficient capacity in accordance with the Regulation No. 13.4 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020



- as amended from time to time. Occupancy Certificate will be granted only if Grey Water Treatment Plant is in working condition and made up to the satisfaction of the Authority.
- 15) The Applicant/Developer is required to install Installation of Solar Assisted Water Heating (SAWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dttd. 02.12.2020 as amended from time to time.
 - 16) As per Regulation no. 9.27 in UDCPR, the Applicant shall provide minimum 8 passengers Fire Lift.
 - 17) The Applicant/Developer shall not change the use/alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
 - 18) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted before applying for Occupancy Certificate.
 - 19) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
 - 20) As per Regulation no. 2.8.4 in UDCPR, the Applicant has to give intimation in the prescribed format certified by the Architect to the Authority after the completion of work upto plinth level.
 - 21) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
 - 22) The size and location of meter room may be fixed in consultation of MSEDCL before applying for Occupancy Certificate. The NOC from MSEDCL shall be submitted for the same.
 - 23) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access; channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
 - 24) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area, where the number of existing trees in the plot is less than the above prescribed standards; additional number of new trees shall be planted
 - 25) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.



- 26) No 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 by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 27) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1. Lighting and Ventilation, National Building Code of India.
- 28) The amount of **Rs. 25,27,600/- (Rupees Twenty Five Lakh, Twenty Seven Thousand, Six Hundred only)** deposited at MSRDC vide receipt No: **4832 dtd. 18/06/2023** as Labour Cess for gross BUA **10,550sq.m**
- 29) The conditions Stipulated in other NCCs by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in revocation of this commencement certificate.

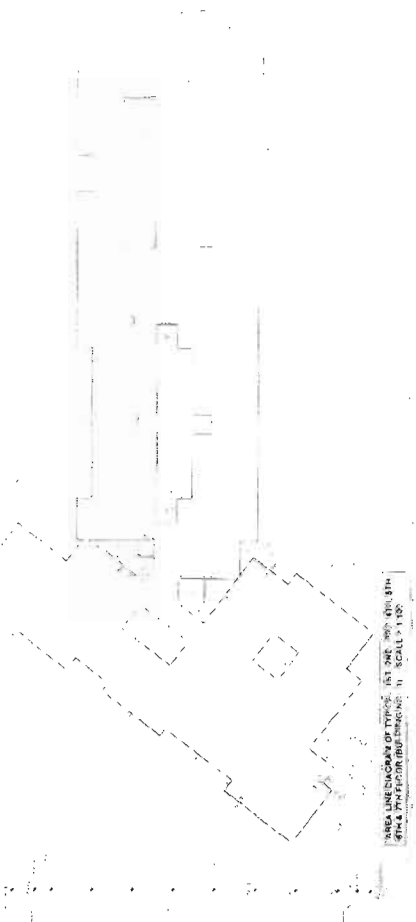
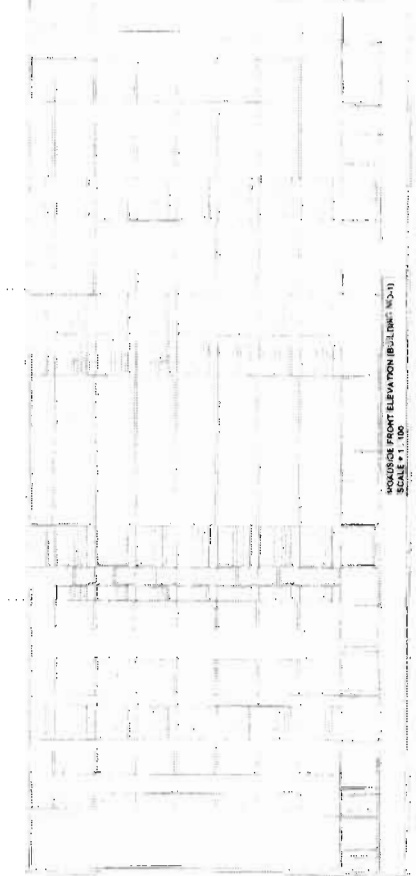
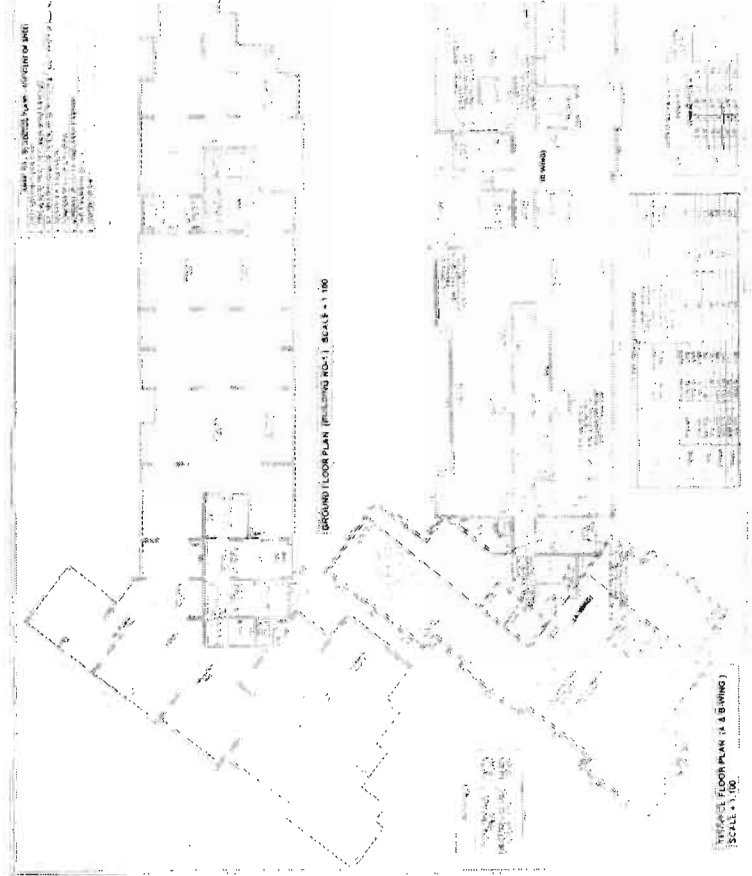
A Set of certified Plans (1 Set - 4 Nos. Drawings) are enclosed herewith.



[Handwritten Signature]
Associate Planner
SPA, MSRDC Ltd.

CC to:

1. Ar. Atul Manubhai Patel,
1209, The landmark, Plot no - 26A, Sector - 7,
Kharghar, Navi Mumbai 410 210.
1. The District Collector, Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag, Dist - Raigad 402201.
2. Dy. Superintendent of Land Records, Tal - Panvel, Dist. - Raigad.
3. The Dy. Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II),
Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel, Dist.- Raigad.410206.
4. Maharashtra Pollution Control Board (MPCB). Regional Office- Raigad
Raigad Bhavan, 6th Floor, Sec-11, CBD Belapur, Navi Mumbai 400 614.
5. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers'
Welfare Board, 5th Floor, MMTA House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai
- 400 051.



PROJECT: BUILDING NO. 1
 ARCHITECT: [Name]
 DATE: [Date]

HOUSE NO. 1
 ARCHITECT: [Name]
 DATE: [Date]



Bhoomi Kalash


Date: 24-08/2023

NON ENCUMBRANCE CERTIFICATE CONCERNED TO FINANCE

We M/s. BHOOMI KALASH GROUP land bearing at Survey/Hissa Nos.- 99/2 & 99/3, At- Village-Giravale, Tal. Panvel, Dist- Raigad, 410206 within Town Planning of MSRDC admeasuring land area of 4700sq.mtr. And as per Physical Site Survey area admeasuring about 4233.445 Sq. Mts. declare that with reference to our declare project our residential real estate project "Kalash Greens" that this project is free from all the financial burden and charges. Also we confirmed that we have not mortgage the property to any organization and individual. Also it is free from all illegal activities.

For M/s. BHOOMI KALASH GROUP

For BHOOMI KALASH GROUP


PARTNER
PARTNER

BHOOMI KALASH GROUP

Office: Kalash Greens, Ghat No 99/2, 99/3, Giravale Village, Panvel.



Bhoomi Kalash

Date: 24/08/2023

NON ENCUMBRANCE CERTIFICATE CONCERNED TO LEGAL

The pieces and parcels of land bearing Survey/Hissa Nos.- 99/2 & 99/3. At-Village- Giravale, Tal. Panvel, Dist- Raigad, 410206 within Town Planning of MSRDC admeasuring land area of 4700sq.mtr. And as per Physical Site Survey area admeasuring about 4233 445 Sq. Mts. On the basis of title report given by Adv. Veena Anil Kulkarni on 28/08/2023, we hereby confirm that the said land is clear and free from encumbrance and there is no any Litigation on the said land.

For M/s. BHOOMI KALASH GROUP
For BHOOMI KALASH GROUP


PARTNER

PARTNER

BHOOMI KALASH GROUP

Office : Kalash Greens, Ghat No.99/2, 99/3, Giravale Village, Panvel.



Bhoomi Kalash


Date: 24/08/2023

NON ENCUMBRANCE CERTIFICATE CONCERNED TO FINANCE

We M/s. BHOOMI KALASH GROUP land bearing at Survey/Hissa Nos.- 99/2 & 99/3, At- Village-Giravale, Tal. Panvel, Dist- Raigad, 410206 within Town Planning of MSRDC admeasuring land area of 4700sq.mtr. And as per Physical Site Survey area admeasuring about 4233.445 Sq. Mts. declare that with reference to our declare project our residential real estate project "Kalash Greens" that this project is free from all the financial burden and charges. Also we confirmed that we have not mortgage the property to any organization and individual. Also it is free from all illegal activities.

For M/s. BHOOMI KALASH GROUP

For BHOOMI KALASH GROUP


PARTNER

PARTNER

BHOOMI KALASH GROUP

Office - Kalash Greens, Ghat No.99/2, 99/3, Giravale Village, Panvel.



Bhoomi Kalash

Date: 24/08/2023

Annexure

Disclosur of Interest in Other Real Estate Organizations

(Every Director/ Designated Partner/ Partner/ Proprietor of the Promoter Organisation shall submit the following declaration, which shall be in public view)

1. Name: RASIK NARSINH CHAUHAN

2. DIN/ DPIN (If Applicable): 01716935

3. Are you a Director/ Designated Partner/ Partner/ Proprietor of any organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country?

- Yes

If yes, please provide the following information:

S No.	Name of the Organization:	Address:	RERA Registration Number of each of The registered projects:
1.	The Silwant	Ukrul	Maple Greens P52000013794

4. Status of the Real Estate Projects mentioned at point 3 above:

S. No	RERA Registration Number	Proposed Date of Completion	Any Complaints Pending against the project in RERA. If Yes, the Complaint No	Any Warrants issued against the Project by RERA (Yes/ NO)	Has the Project been Revoked by RERA? (Yes/ No)
1.	P52000013794	31/10/2023	No	No	No

RASIK NARSINH CHAUHAN

BHOOMI KALASH GROUP

Office : Kalash Greens, Chat No 99/2, 99/3, Giravale Village, Panvel.



Bhoomi Kalash

Date: 24/08/2023

Annexure

Disclosure of Interest in Other Real Estate Organizations

(Every Director/ Designated Partner/ Partner/ Proprietor of the Promoter Organisation shall submit the following declaration, which shall be in public view)

1. Name: HIMANSHU SHIVLAL PATEL

2. DIN/ DPIN (If Applicable): 06470542

3. Are you a Director/ Designated Partner/ Partner/ Proprietor of any organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country?

- Yes

If yes, please provide the following information:

S No.	Name of the Organization;	Address:	RERA Registration Number of each of The registered projects:
1.	Naresh Ganpatlal Jain And Himanshu Shuvlal Patel	Karanjade	Meghna Kalash P52000024200

4. Status of the Real Estate Projects mentioned at point 3 above:

S. No	RERA Registration Number	Proposed Date of Completion	Any Complaints Pending against the project in RERA. If Yes, the Complaint No	Any Warrants issued against the Project by RERA (Yes/ NO)	Has the Project been Revoked by RERA? (Yes/ No)
1.	P52000024200	30/12/2023	No	No	No

HIMANSHU SHIVLAL PATEL

BHOOMI KALASH GROUP

Office: Kalash Greens, Ghat No.99/2, 99/3, Okavale Village, Panvel



Bhoomi Kalash

Date: 24/08/2023

Annexure

Disclosure of Interest in Other Real Estate Organizations

(Every Director/ Designated Partner/ Partner/ Proprietor of the Promoter Organisation shall submit the following declaration, which shall be in public view)

1. Name: BHARAT NARSINGH PATEL

2. DIN/ DPIN (If Applicable): "NA"

3. Are you a Director/ Designated Partner/ Partner/ Proprietor of any organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country?

- Yes

If yes, please provide the following information:

S.No.	Name of the Organization:	Address:	RERA Registration Number of each of The registered projects:
1.	The Silvant	Ukrul	Maple Greens P52000013794

4. Status of the Real Estate Projects mentioned at point 3 above:

S. No	RERA Registration Number	Proposed Date of Completion	Any Complaints Pending against the project in RERA. If Yes, the Complaint No	Any Warrants issued against the Project by RERA (Yes/ NO)	Has the Project been Revoked by RERA? (Yes/ No)
1.	P52000013794	31/10/2023	No	No	No

BHARAT NARSINGH PATEL

BHOOMI KALASH GROUP

Office : Kalash Greens, Ghat No 99/2, 99/3, Giravale Village, Panvel



Maharashtra State
Road Development
Corporation Limited



NO. MSRDC/SPA/ Giravale/BP-355/CC/2022/1263
Date: 21/07/2023

'Commencement Certificate'

To,

M/s. Aikyam Buildtech LLP through Partner Mr. Latesh Bharat Shah,
Shop no 19, Ground Floor, Neelkanth Darshan CHS.,
Plot no - 125A/4, Near Nadkarni Hospital, Panvel, 410206.

With reference to your Application dated 06/07/2022 received on 18/07/2022 for granting of 'Commencement Certificate' for Residential purpose under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction of **Two buildings** on land bearing Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad.

The Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) This Commencement Certificate is issued subject to obtain the Consent to Establish from MPCB before starting the project. The applicant shall submit Consent to Establish to SPA, MSRDC and thereafter inform immediately after starting the development work in the land under reference.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 3) This commencement certificate /building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 4) This permission is limited to only for Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad and does not entitle you to develop any other land.
- 5) Inform to the Authority immediately after starting the development work in the land under reference.
- 6) This commencement certificate is issued for total built up area of 8.613.874 Sq.M. as mentioned in the approved plans attached to this Commencement Certificate. However, applicant shall restrict the built up area to 8514.547 Sq.M. (Excluding flat no. 703 and 704 in Wing C) till the handover of amenity space is completed by applicant to MSRDC. The applicant shall intimate this Authority on successfully completion of milestones before starting up the work of phases mentioned above. Appropriate action shall not be limited to revocation of this revised commencement certificate.
- 7) The Applicant / Developer shall strictly adhere the Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-

Page 1 of 4

Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 16 A/19
Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC01566

GST: 27AAACM682200P

www.msrdc.in

1818/CR-236/18/Sec.37 (IAA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.

- 8) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (IAA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
- 9) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 10) The amount of Rs. 2,11,000/- (Rupees Two lakh, Eleven thousand Only) deposited at MSRDC vide receipt No: 4833 dtd. 28/06/2023 as Security Deposit for whole project shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Revised Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
- 12) The Applicant/Developer is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorised recyclers, to store/dump solid waste etc. in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time. The Applicant/Developer shall also provide Organic Waste Composter (OWC) as per norms of MPCB.
- 13) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 14) The Applicant/Developer is required to provide a Grey Water Treatment Plant of sufficient capacity in accordance with the Regulation No. 13.4 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020



- as amended from time to time. Occupancy Certificate will be granted only if Grey Water Treatment Plant is in working condition and made up to the satisfaction of the Authority.
- 15) The Applicant/Developer is required to install Installation of Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
 - 16) As per Regulation no. 9.27 in UDCPR, the Applicant shall provide minimum 8 passengers Fire Lift.
 - 17) The Applicant/Developer shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
 - 18) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted before applying for Occupancy Certificate.
 - 19) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
 - 20) As per Regulation no. 2.8.4 in UDCPR, the Applicant has to give intimation in the prescribed format certified by the Architect to the Authority after the completion of work upto plinth level.
 - 21) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
 - 22) The size and location of meter room may be fixed in consultation of MSEDCL before applying for Occupancy Certificate. The NOC from MSEDCL shall be submitted for the same.
 - 23) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
 - 24) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area, where the number of existing trees in the plot is less than the above prescribed standards; additional number of new trees shall be planted
 - 25) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.

- 26) No 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 by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose levy penalty, as may be determined, to regulate such occupancies.
- 27) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 28) The amount of Rs. 25,27,600/- (Rupees Twenty Five Lakh, Twenty Seven Thousand, Six Hundred only) deposited at MSRDC vide receipt No: 4832 dtd. 28/06/2025 as Labour Cess for gross BUA 10,550sq.m
- 29) The conditions Stipulated in other NOCs by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in revocation of this commencement certificate.

A Set of certified Plans (1 Set - 4 Nos. Drawings) are enclosed herewith.



Atul Manubhai Patel
14/12/23
Associate Planner
SPA, MSRDC Ltd.

CC to:

1. Ar. Atul Manubhai Patel,
1209, The landmark, Plot no - 26A, Sector - 7,
Kharghar, Navi Mumbai 410 210.
1. The District Collector, Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag, Dist - Raigad 402201.
2. Dy. Superintendent of Land Records, Tal - Panvel, Dist. - Raigad.
3. The Dy. Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II),
Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel, Dist.- Raigad.410206.
4. Maharashtra Pollution Control Board (MPCB), Regional Office- Raigad
Raigad Bhavan, 6th Floor, Sec-11, CBD Belapur, Navi Mumbai 400 614.
5. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers'
Welfare Board, 5th Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai
- 400 051.



15

पाणी अडवा, पाणी जिरवा

Government of Maharashtra
OFFICE OF THE SENIOR GEOLOGIST

GROUNDWATER SURVEYOR AND DEVELOPMENT AGENCY
NAGARPARISHAD BUILDING, 2ND FLOOR, ALIBAG, DISTRICT RAIGAD

PHONE NO:- 02141-222178

E-Mail :- gsdarg@hotmail.com

NO-GSDA/RG/TECH/LGW/552/2021

DATE - 02 / 08/2021

To,

M/S Aikyam Buildtech LLP from Partners
Mr Sunil Krushnaji Paranjape & other 4.
Vill- Giravale , Taluka- Panvel ,
Dist.-Raigad.

Subject: - Certificate Regarding for potability and availability of
ground water on land survey no /Gat No.- 99/2, 99/3, & 109/1 at
Vill- Giravale , Taluka- Panvel , District-Raigad.

Reference - Your Application no --- dated 29 /07/2021

With reference to above subject hydro-geological survey was carried out in the
presence of concern person Shri Azhar Chowgule site in charge, at the proposed site
survey no / Gat no 99/2,99/3,& 109/1 ,Vill- Giravale ,Taluka-Panvel ,District-Raigad
on dated 30 /07/2021.

Brief information of the village is given below

Location	: Vill- Giravale , Taluka- Panvel , Dist.-Raigad.
Survey of India Topo-sheet no	: 47- F/1
Quadrant	: B-1
Co-Ordinates	: 18° 56' 08''N and 73° 8' 25''E
Watershed No	: WF-40
Stage of Development/Category	: Safe
Morpho -Zone	: Bb
Rock Type	: fractured Basalt
Aquifer	: Shallow Aquifer [Fractured basalt]
Average Rainfall [mm]	: 3521 mm.
Average S W L range [mtr]	: Post monsoon - 0.50 to 1.50mt. : Pre monsoon - 1.50 to 3.00 mt.

Hydro-geological Survey: The proposed site is more or less flat, with moderate to gentle slope towards south direction with moderate drainage network., the streams are in seasonal condition. Which is flowing to adjacent of the site in NE to SW, The area is covered with BC soil .The ground water mainly occurs in upper weathered part, as well as in fractured basalt mostly from 18 mts. to 25 mts.bgl under the confined conditions. The water bearing strata is at shallow depth in semi confined to confined conditions. Based on the hydro-geological conditions &

localised weathering conditions , stream flow and fracturing condition of sub surface rock in the area, The proposed area is feasible for the groundwater availability under normal rainfall conditions.

Recommendations: on the basis of field observation, hydro-geological conditions, geological setup, existing structures, Groundwater Prospects Map, i.e. prepared on the basis of groundwater truth , dug well observations & considering average annual rainfall, the site seems to be feasible for groundwater availability. Considering observations and available data one bore well of 60.0 mtrs depth bgl with 150 mm Diameter is recommended . Roof top rainwater harvesting measure should be done to the bore well, for recharge of rain water . Reuse and recycle of water should be taken to create more sustainable yields to fulfill the future potable drinking water requirement.

Remarks: From the field observations, hydro-geological survey, geological setup, average annual rainfall, Ground Assessment data and Groundwater Potential Maps it shows that groundwater will be potable and it will fulfill the requirements. It is necessary to carry out the yield test of bore well in winter and summer and depending upon the yield the power pump is to be installed



Senior Geologist
Groundwater Survey and Development Agency,
Alibag-Raigad

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 022-27572620
Fax: 022-27562132
Website: <http://mpcb.gov.in>
Email: roraigad@mpcb.gov.in



Raigad Bhavan, 6th floor,
Sector - 11, C.B.D Belapur,
Navi Mumbai.

Infrastructure/ORANGE/S.S.I

No:- Format1.0/RO/UAN No.0000181447/CE/2310001396

Date: 18/10/2023

To,
M/s Bhoomi Kalash Group
Gut No. 99/2 and 99/3, Village Giravale,
Tal. Panvel, Dist. Raigad.



Sub: Consent to Establish for Residential Building Constructions Project under Orange category.

Your application NO. MPCB-CONSENT-0000181447

For: Grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs.18.05 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish valid for named as " M/s Bhoomi Kalash Group" Proposed Development of Residential project located at Gut No. 99/2 and 99/3, Village Giravale, Tal-Panvel, Dist. Raigad. on Total Plot Area of 4700.0 Sq. Mtrs. for construction BUA of 8613.874 Sq Mtrs.

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Residential Building Constructions Project	4700.00	8613.87

4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	As per Schedule -I	NA
2.	Domestic effluent	75	As per Schedule -I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be use for gardening inside the premises.

5. Conditions under Air (P& CP) Act, 1981 for air emissions:

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
0	0	0	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet waste / garbage	100 Kg/Day	organic waste converter (OWC)	used as manure
2	Dry waste / inert material	100 Kg/Day	Segregated	Sale to authorized recycler

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
13. PP shall install organic waste converter with composting facility for the treatment of wet garbage.
14. This consent is issued as per the Office Order for Consent Management of the Board No. 12/2020 dtd. 23.12.2020.
15. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before actual commencement of the Unit/Activity. (Establish)



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Signed by: Shri Jayavant Hajare
Regional Officer
For and on behalf of
Maharashtra Pollution Control Board
roraiad@mpcb.gov.in
2023-10-18 10:27 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	50000.00	TXN2309002213	13/09/2023	Online Payment
2	50000.00	TXN2309002213	13/09/2023	Online Payment
3	50000.00	TXN2309002213	14/09/2023	Online Payment

Copy to:

1. Sub-Regional Officer, MPCB, Raigad I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, Sewage Treatment Plants (STPs) capacity 75 CMD for treatment of domestic effluent comprising primary, secondary & tertiary system with ozonization system
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	100.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant Standard
0	0		0.00	0 0 -- NA--	-	0

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 63 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	-	-	-	-	-	-

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

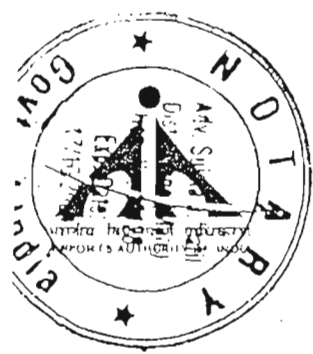
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



18



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/081421/569776

मालिक का नाम एवं पता
 OWNERS Name & Address
 M/s. Aikyam Buildtech LLP From Partners Mr. Sunil Krushanaji Paranjape And Other J Saigan International, Shop No.19, Neeikanth Darshan, Plot No 125, opposite Panvel Bus Depot Near Nadkarni Hospital Panvel -410206

दिनांक/DATE: 01-11-2021

वैधता/Valid Up to: 31-10-2029

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (F) dated 30th Sep.2015 amended by GSR 770(F) dated 17th Dec 2020 for safe and Regular Aircraft Operations

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/081421/569776 ✓
अवेदक का नाम / Applicant Name*	Ajay Desai
स्थल का पता / Site Address*	Survey No / Gut No. 99/2, 99/3, 109/1, At Village-Giravale, Taluka- Panvel, Dist- Raigad..At Village Giravale Taluka Panvel Dist Raigad, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	18 56 34.31N 73 08 20.55E, 18 56 33.85N 73 08 20.64E, 18 56 35.02N 73 08 21.24E, 18 56 34.93N 73 08 21.56E, 18 56 35.11N 73 08 22.59E, 18 56 33.46N 73 08 23.10E, 18 56 31.90N 73 08 23.29E, 18 56 32.99N 73 08 23.46E, 18 56 31.90N 73 08 25.31E, 18 56 33.62N 73 08 25.46E.
स्थल की ऊँचाई एमएसएल मीटर में (ओसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	14.31 M ✓
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (ओसतन समुद्र तल से ऊपर)	54.31 M ✓

**TRUE COPY
ATTESTED**

**ADVOCATE & NOTARY
Sujata J. Pali B.A.L.L.B.**

Visava CHS, Plot No. E-124, Room No.13, Sector 12, Kharjha, Mumbai-410210

संघीय मुख्यालय पश्चिमी क्षेत्र, पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड, विले पार्त ईस्ट मुंबई-400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter West Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East Mumbai-400099 Tel no. 91-22-28300606

25 JUL 2022



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/081421/569776

समुद्र तल से ऊपर) / Permissible Top Elevation in
mtrs Above Mean Sea Level (AMSL)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant *

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है:

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलप्रक में दिखाया गया है। आवेदक मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात् संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

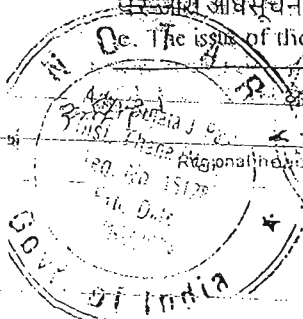
च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

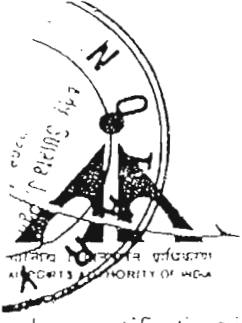
The issue of the NOC is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

मुंबई - 400099 दूरभाष संख्या : 91-22-28300606

Regional Headquarters Western Region Ports Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no 91-22-28300606





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WF-51/B/081421/569776

and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्न उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/FV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुं, का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत) की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशा निर्देशों के अनुसार उपलब्ध कराई जाएंगी।

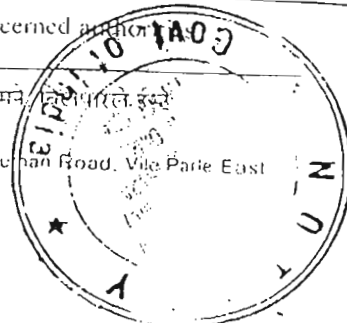
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता है।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities.

देशीय मुख्यालय विमान क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विमानपत्तन इलाका
मुंबई- 400099 दूरभाष संख्या 91-22-26306606

Regional headquarters Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no 91-22-26306606





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ग) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- V!! में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

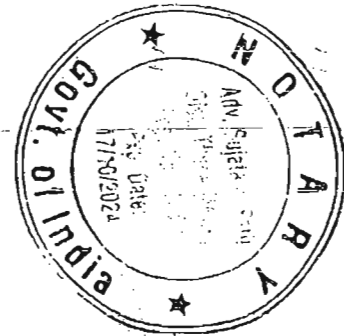
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमत्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



क्षेत्रीय मुख्यालय-पश्चिमी क्षेत्र-पोर्ता कबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

मुंबई-400099 दूरभाष संख्या- 91-22-28306606

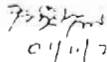

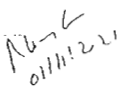
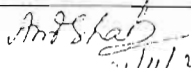
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle, East
Mumbai-400099 Tel no 91-22-28306606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/081421/569776

क्षेत्र का नाम / Region Name पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम: पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 09/11/2021
द्वारा तैयार Prepared by	  09/11/2021 NIRANJAN GUPTA MANAGER (AM-DESS)
द्वारा जांचा गया Verified by	 09/11/2021 Muhammed Shah. A A GM (AM-DESS)

ईमेल आईडी / EMAIL ID : nocwr@aaai.acn
फोन / Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	36405.01	118.71
Navi Mumbai	9219.54	128.83
Santa Cruz	33132.02	120.44
NOCID	NAVI/WEST/B/081421/569776	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड ज. गामने, विलेपार्ले इस्ट
मुंबई-400099 दूरभाष संख्या 91-22-28300606

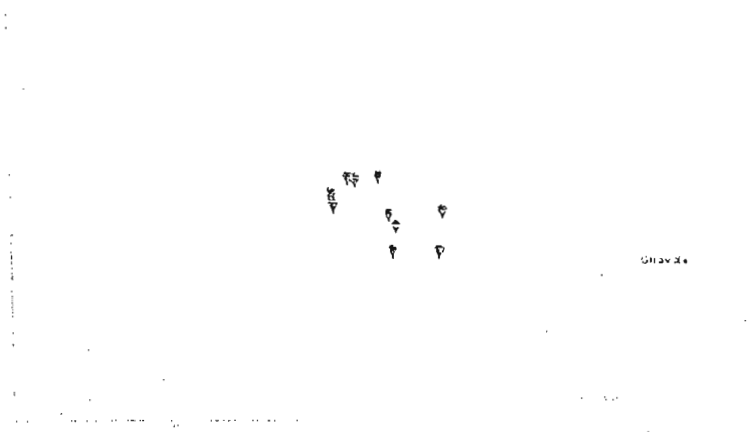
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road Vile Parle East
Mumbai-400099 Tel no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/081421/569776

Satellite View



Satellite View



**TRUE COPY
ATTESTED**

25 JUL 2022

ADVOCATE & NOTARY
Sujata J. Palil B.A.L.L.B.
Visava CHS, Plot No. E-124, Room No.13,
Sec-12, Kharghar, Navi Mumbai-410210
Reg. No.



दक्षिण-पश्चिम मध्य प्रदेशी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई - 400099 टेलीफोन नंबर 91-22-28306606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no 91-22-28306606

VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

Office : 406,, Shelton Cubix, Plot No:- 87,
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

FORMAT – A
(Circular No.:- 28/2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of all those pieces and parcels of land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situated lying and being at Village-Giravale, Taluka-Panvel, District-Raigad (hereinafter referred as the said plots of Land).

1) I have investigated the title of the said land on the request of M/S. BHOOMI KALASH GROUP, through its Partners (1) SHRI HIMANSHU SHIVALAL PATEL (2) SHRI BHARAT NARSINGH PATEL & (3) SHRI RASIK NARSINH CHAUHAN and perused the following documents i.e. :-

- a. 7/12 Extracts
- b. Village Form No.-6
- c. Village Form No.-8
- d. Development Agreement dated 27/07/2023, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.- PVL-3/13828/2023, dated 27/07/2023.
- e. Commencement Certificate dated 21/07/2023 issued by the MSRDC in the name of M/S. AIKYAM BUILDTECH LLP.
- f. Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4, under Registration No. PVL-4-5582-2021, dated 20/05/2021.
- g. Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10290-2021, dated 26/08/2021.



Page 1 of 10

Residence :- 9, Sugandha, Avdhoot Society, N.S.S. Road, Vishnu Nagar, Dombivali (W)- 421 202.

VEENA ANIL KULKARNI
BA. LL. B.
ADVOCATE HIGH COURT

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- h. Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Registration No. PVL-4-5581-2021, dated 20/05/2021.
- i. Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10291-2021, dated 26/08/2021.
- j. Copy of Deed of Conveyance dated 25/06/1998 duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-1719 -1998, dated 25/06/1998.
- k. Copy of Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-2522-2001, dated 12/04/2001.
- l. Copy of Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-2521/2001, dated 12/04/2001.
- m. Search and Title report for the aforesaid plots both dated 18/09/2021 and a further Search and Title report both dated 21/07/2022 from Advocate Avinash Y. Narvekar.

DESCRIPTION OF THE PROPERTY :-

All those pieces and parcels of land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village-Giravaie, Taluka-Panvel, District-Raigad, and Sub-division and Taluka-Panvel, and in the jurisdiction of Panvel, District-Raigad.

3. Search Report for 30 years from year 1992 to 2022 carried out by SHRI SATYAWAN CHAVAN, Search Clerk in the offices of Sub-Registrar Panvel in respect of the said plots of land for and on behalf of Advocate Avinash Y. Narvekar.



VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

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Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

1. On the perusal of the above mentioned documents and other related documents including two separate Search and Title report for the aforesaid plots both dated 18/09/2021 and a further Search and Title report for the plots, both dated 21/07/2022 from Advocate Avinash Y. Narvekar along with the search report through his Search Clerk produced before me and all other relevant documents relating to the title of the said lands and relying upon the same, I am of the opinion that the title of the said lands is clear, marketable and without any encumbrances.

OWNERS OF THE LAND :-

- (I) M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL are the Owner's of the land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village- Giravale, Taluka-Panvel, District-Raigad.
- (II) OBSERVATIONS - I have perused the xerox copy of the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. BHOOMI KALASH GROUP**, through its Partners (1) **SHRI HIMANSHU SHIVALAL PATEL** (2) **SHRI BHARAT NARSINGH PATEL** & (3) **SHRI RASIK NARSINH CHAUHAN** are entitle to develop the said land as per Section 44 of Maharashtra Regional and Town Planning Act, 1966 subject to the compliance of all the terms and conditions of the Development Permission granted by Associate Planner, SPA, MSRDC Ltd., and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoters in respect of the said lands. Further the Promoters are in physical possession of the said lands.

The information of title transaction of said lands along with the entry of revenue record is as under;



Page 3 of 10

Residence :- 9, Sugandha, Avdhoot Society, N.S.S. Road, Vishnu Nagar, Dombivli (W)- 421 202.

VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

Office : 406, Shelton Cubix, Plot No:- 87,
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Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

Land bearing (1) Survey/Hissa No.-99/2 & (2) Survey/Hissa No.-99/3, have been purchased by M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL vide 2 separate Sale Deed both dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4, under Registration No. PVL-4-5582-2021 and Registration No. PVL-4-5581-2021, respectively and pursuant to the said Sale Deeds, the aforesaid lands are mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL, vide Mutation Entry No.-913 & 912 respectively;

The report reflecting the flow of the title of M/S AIKYAM BUILDTECH LLP on the said lands are enclosed herewith as Annexure.

Encl : Annexure
Date : 28/08/2023.

K. Veena

VEENA ANIL KULKARNI
Advocate, High Court
VEENA A. KULKARNI
BA, LL.B.
Advocate High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.



VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

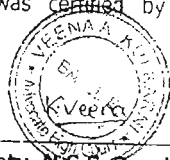
Office : 406, Shelton Cubix, Plot No:- 87,
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

FORMAT – A

FLOW OF TITLE OF THE SAID LAND

Survey/Hissa No.-99/2

- 1) Vide Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.- 2521/2001, Smt. Shakuntala Narayan Samant made the gift of the remaining portion of the land admeasuring 0-20-00 H.R.P. out of total area of 0-47-0 H.R.P. bearing GAT NO. 99/B/2 to her nephew Vikas Shivram Samant. Pursuant to the said Gift Deed, the name of Vikas Shivram Samant was recorded in the Kabjedar column of the 7/12 Extract of the revenue records vide mutation entry bearing No.-913 dated 25/04/2001, as per the order of the Tahsildar, Panvel, bearing No.- Hakkanond/Kat:4/A-Patruk-160/2001 dated 20/04/2001. The said mutation entry was certified by the Circle Officer, Poyanje, on 22/05/2001 upon verifying of (Index II) and after verifying that the DONEE belonged to the agriculturist's family, as also after service of vardi notice. Now, the said undivided portion admeasuring 0-20-00 H.R.P. is given GAT NO.- 99/B/2/A and a separate 7/12 Extract has been prepared .
- 2) By virtue of Deed Of Conveyance dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under its Doc. No.-5582-2021, the said SHRI VIKAS SHIVRAM SAMANT sold, transferred and conveyed the said piece of land bearing Gat No.- 99/B/2/A, admeasuring 0-20-00 H.R.P. to M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle, (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil and (5) Shri Latesh Bharat Shah, for the consideration of Rs. 1,52,43,900/- (Rupees One Crore Fifty Two Lakh Forty Three Thousand Nine Hundred Only) and on the terms and conditions set out therein. Pursuant to the said sale deed, the name of the purchaser M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil and (5) Shri Latesh Bharat Shah, are recorded in the kabjedar column of the 7/12 extracts of the revenue records vide mutation entry bearing No.- 1309 dated 25/05/2021, which was certified by the Circle Officer, Karnala, on



VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

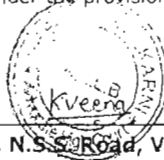
Office : 406, Shelton Cubix, Plot No:- 87,
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

21/06/2021, after perusing the Deed of Conveyance and the extract of the Index II Register in respect thereof and after service of VARDI notice .

The office of the Assistant Superintendent, Land Record, Panvel, issued "Akar Phod Patrak" bearing No.- Bhumapan/Aakarphod/Du. Ra. No.-173/2011, dated 31/02/2011, whereby the original 7/12 extract pertaining to the piece of land bearing Gut No.-99/0, totally admeasuring 0-62-7 H.R.P. was sub divided and therefore it was necessary to open new sub divided 7/12 extracts and as such the Tehsildar Panvel being the Competent Officer by his order dated 14.07.2021 directed to close the old 7/12 extracts, namely, (1) Gat No.- 99/A/1, admeasuring 0-15-70 H.R.P. (2) Gat No.- 99/B/2, admeasuring 0-27-00 H.R.P. and (3) Gat No. 99/B/2/A, admeasuring 0-20-00 H.R.P. and open new sub-divided 7/12 extracts, and for implementation whereof, the mutation entry bearing No.-1316 was recorded on 15/07/2021, which was certified by the Circle Officer, Panvel, on 30/07/2021 after perusing the "Akar Phod Patrak" issued by the office of the Assistant Superintendent, Land Record, Panvel, as also the aforesaid order of the Tehsildar, Panvel. Pursuant to the said "Akar Phod Patrak and the order of the Tehsildar, Panvel, (1) old Gat No.- 99/A/1 was given new Gat No.- 99/A/1 (Khata No.- 180), (2) old Gat No. 99/B/2 was given new Gat No.- 99/2 (Khata No. 238) and (3) old Gat No. 99/B/2/A was given new Gat No. 99/3 (Khata No.- 238).

Survey/Hissa No.-99/3

- 1) Smt. Chandrabhaga Padu Hatmode was the tenant of the piece of land bearing Gat No.- 99 (Part) along with Gat No.- 6/0, situate at Village- Giravale, Talathi-Saja Somatane, Taluka- Panvel, District- Raigad, The price of the said pieces of land was fixed at Rs. 779.31/-. Pursuant to the provisions of Section 32G of the Bombay Tenancy & Agricultural Lands Act, 1948, which was payable with interest by the tenant every year by 31st March, whereby the name of the said Smt. Chandrabhaga Padu Hatmode was recorded in the Kabjedar column of the 7/12 extracts pertaining to the said pieces of land and the charge of the landlord SHRI Vasant Bhalchandra Tilak in respect of the aforesaid amount of purchase price was recorded in the other rights column. The tenure of the said pieces of land was restricted as contemplated under the provisions of Section 43 of the said Act.



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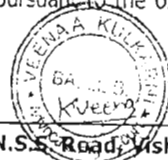
Residence :- 9, Sugandha, Avdhoot Society, N.S. Road, Vishnu Nagar, Dombivali (W)- 421 202.

VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

Office : 406, Shelton Cubix, Plot No:- 87,
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

Pursuant to the order of the Additional Mamledar, Panvel, bearing NO. GIRVALE/32G/604 dated 01/11/1961, the mutation entry bearing No.- 44 was recorded on 01/02/1962, which was certified by the Tenancy Aval Karkun, Panvel, on 14/10/1962 after perusing the order of the Additional Mamledar, Panvel.

- 2) In pursuance of the provisions of the Maharashtra Weights & Measurements Act, 1958 And The Indian Currency Act, 1955, the new decima system (i.e. the system of numbers, weights, measures, etc.) was implemented to the orders made by the Special District Inspector, Land Record (Decima), Kurla, in respect of the lands bearing GAT NOS. 1 to 144 of Village-Girvale, the mutation entry bearing no.- 592 in respect whereof was made on 20/04/1970.
- 3) Since the purchase price of Rs. 779.31/- (Rupees Seven Hundred and Seventy Nine and Paise Thirty One Only) fixed in respect of the said piece of land bearing GAT NO. 99 (PART) along with GAT NO.- 6/0 as contemplated under section 32G of the Bombay Tenancy & Agricultural Lands Act, 1948 was paid by the tenant SMT. CHANDRABHAGA PADU HATMODE and 32M certificate was issued, the charge of the landlord SHRI VASANT BHALCHANDRA TILAK in respect of the purchase price was deleted from the other rights columns of the 7/12 extracts pertaining to the said pieces of land, vide mutation entry bearing No.- 858 dated 20/10/1997, the same was recorded in the 7/12 extracts pursuant to the order Of the Agricultural Tribunal No. 1 & Additional Tahsildar, Panvel, bearing No. 32M/LR/129 dated 11/1993, which was certified by the Circle Officer, Poyanje. On 19/12/1997, after perusing the 32M certificate issued by the Additional Tahsildar, Panvel. The said piece of land bearing Gat No. 99 (PART) was later on given Gat No. 99/3. However, no mutation entry appears to have been recorded in respect thereof.
- 4) Since the said Smt. Chandrabhaga Padu Hatmode paid the entire loan amount of Rs. 5,000/- (Rupees Five Thousand Only) granted by the Shirdhon Vividh Vyas Karyakari Seva Society, and as the certificate to that effect was issued by the Secretary Of the said society, the charge of the said society was removed from the other rights column of the 7/12 extract pertaining to the said piece of land bearing Gat No. 99/B|2 whereby pursuant to the order of the Tahsildar, Panvel,



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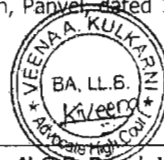
Residence :- 9, Sugandha, Avdhoot Society, N.S.S. Road, Vishnu Nagar, Dombivali (W)- 421 202.

VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

Office : 406, Shelton Cubix, Plot No:- 87,
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614, Dist. - Thane
Mobile No :- 98196 91295

bearing No.- Hakkanond/Kat/4/98/371 dated 09/03/1998, the mutation entry bearing No.- 860 dated 08/04/1998, was recorded, which was certified by the Circle Officer, Poyanje, on 29/04/1998, after perusing the certificate issued by the Secretary of the Society.

5) The said Smt. Chandrabhaga Padu Hatmode desired to sell the said piece of land bearing GAT NO. 99/B/2 to Smt. Shakuntala Narayan Samant. However, since the said land was of restrictive tenure, the sale permission in respect thereof was required to be obtained from the competent authority. The said Smt. Chandrabhaga Padu Hatmode made an application to the Sub-Divisional Officer, Panvel Division, Panvel, for grant of sale permission. After considering the enquiry report and the recommendations made by the concerned officers, and upon examining the relevant papers and after due enquiry, the Sub Divisional Officer, Panvel Division, Panvel, by his order bearing No.-Terancy/MR/196/98 (Sheti) dated 17/06/1998 granted permission to sell the said piece of land to the aforementioned purchaser on the terms and conditions more specifically set out in the said permission. Pursuant to the aforesaid ORDER dated 17/06/1998 granting permission to sell the said land bearing GAT NO. 99/B/2 to Smt. Shakuntala Narayan Samant, the said Smt. Chandrabhaga Padu Hatmode executed the Deed Of Conveyance dated 25/06/1998, duly registered before the Joint Sub Registrar of Assurances at PANVEL-1, under its Doc. NO.- 1719 - 1998, whereby the aforesaid owner Smt. Chandrabhaga Padu Hatmode sold, transferred and conveyed to the purchaser i.e. Smt. Shakuntala Narayan Samant, the said land bearing Gat/Hissa No. 99/B/2, for the consideration of Rs. 1,25,000/- (Rupees One Lakh Twenty-five Thousand Only) (Government market value of Rs. 1,97,400/-) and on the terms and conditions set out in the said deed of conveyance. As per the said transaction, the name of the aforesaid purchaser was mutated in the kabjedar column Of the 7/12 EXTRACT pertaining to the said piece of land, vide mutation entry bearing no.- 861 dated 29/07/1998, recorded pursuant to the order of the Tahsildar, Panvel, bearing NO. Hakkanond/Kat-4/A-Patruk-699, dated 14/07/1998, which was certified by the Circle Officer, Poyanje, on 20/08/1998 upon perusing of the (INDEX II) and the order of the Sub-Divisional Officer, Panvel Division, Panvel, dated 17/06/1998. In pursuance of the



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Residence :- 9, Sugandha, Avdhoot Society, N.S.S. Road, Vishnu Nagar, Dombivali (W)- 421 202.

VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

Office : 406, Shelton Cubix, Plot No:- 37.
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

said order Of The Sub-Divisional Officer, Panvel Division, Panvel, the remark/endorsement of "restricted tenure" was removed from the 7/ 12 EXTRACT pertaining to the said piece of land.

- 6) By virtue of Gift Deed dated 12/04/2001, which was lodged with the Sub-Registrar, Panvel, for registration on the even day at SERIAL NO.- 2522-2001, the said Smt. Shakuntala Narayan Samant made the gift of the undivided portion admeasuring 0-27-00 H.R.P. out of the total area admeasuring 0-47-00 H.R.F. of the said piece of land bearing GAT NO. 99/B/2 to her son Suhans Narayan Samant, without any consideration. Pursuant to the said GIFT DEED, the name of Suhans Narayan Samant was recorded in the kabjedar column of the 7/ 12 extract pertaining to the said piece of land. so far as the undivided portion admeasuring 0-27-00 H.R.F. was concerned, vide mutation entry bearing No. 912 dated 25/04/2001, as per the Order Of The Tahsildar, Panvel, bearing No. Hakkanond/Kat/4A-Patrak-160/2001, dated 20/04/2001. The said mutation entry was certified by the Circle Officer, Poyanje, on 22/05/2001 upon verifying of the (INDEX II) and that the donee belonged to the agriculturist's family, as also after service of vardi Notice. The said undivided portion admeasuring 0-27-00 H.R.P. was given Gat No. 99/B/2 and a separate 7/ 12 extract was prepared.
- 7) By virtue of Deed of Conveyance dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at PANVEL-4, under its Doc.No.-PVL-4-5581-2021, the said Shri Suhans Narayan Samant sold, transferred and conveyed the said piece of land bearing GAT NO.- 99/B/2, admeasuring 0-27-00 H.R.P., to M/S. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil And (5) Shri Latesh Bharat Shah, for the consideration of Rs. 2,05,79,270/- (Rupees Two Crore Five Lakh Seventy Nine Thousand Two Hundred Seventy Only) and on the terms and conditions contained therein. Pursuant to the said transaction, the name of the purchaser, namely M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil And (5) Shri Latesh Bharat Shah, were recorded



Page 9 of 10

Residence :- 9, Sugandha, Avdhoot Society, N.S.S. Road, Vishnu Nagar, Dombivali (W). 401 202

VEENA ANIL KULKARNI
BA. LL B.
ADVOCATE HIGH COURT

Office : 406, Shelton Cubix, Plot No:- 87,
Sector :- 15, C.B.D. Belapur,
Navi Mumbai - 400 614. Dist. - Thane
Mobile No :- 98196 91295

in the kabjedar column of the 7/12 extract pertaining to the said piece of land bearing Gat No.- 99/B/2, vide the mutation entry bearing No.- 1308 dated 25/05/2021, which was certified by the Circle Officer, Palaspé, on 21/06/2021, after perusing the Deed Of Conveyance and the extract of the index II register in respect thereof and after service of vardi notice.

The office of the Assistant Superintendent, Land Record, Panvel, issued "Akar Phod Patrak" bearing No.- Bhumapan/Aakarphod/Du. Ra. No.-173/2011, dated 31/02/2011, whereby the original 7/12 EXTRACT pertaining to the piece of land bearing Gut No.-99/0, totally admeasuring 0-62-7 H.R.P. was sub divided and therefore it was necessary to open new sub divided 7/12 extracts and as such the Tehsildar Panvel being the Competent Officer by his order dated 14.07.2021 directed to close the old 7/12 extracts, namely, (1) Gat No. 99/A/1, admeasuring 0-15-70 H.R.P. (2) Gat No.- 99/B/2, admeasuring 0-27-00 H.R.P. and (3) Gat No.- 99/B/2/A, admeasuring 0-20-00 H.R.P. and open new sub-divided 7/12 extracts, and for implementation whereof, the mutation entry bearing No. 1316 was recorded on 15/07/2021, which was certified by the Circle Officer, Panvel, on 30/07/2021 after perusing the "Akar Phod Patrak" issued by the office of the Assistant Superintendent, Land Record, Panvel, as also the aforesaid order of the Tahsildar, Panvel. Pursuant to the said "Akar Phod Patrak and the order of the Tahsildar, Panvel, (1) old Gat No.- 99/A/1 was given new Gat No.- 99/A/1 (Khata No. 180), (2) old Gat No.- 99/B/2 was given new Gat No.- 99/3 (Khata No.- 238) and (3) old Gat No.- 99/B/2/A was given new Gat No.- 99/2 (Khata No.- 238).

The aforesaid flow of title has been made as per the latest 7/12 extracts upon Akar Phod Patrak issued as aforesaid.

Date : 28/08/2023.

Kveena

Veena Anil Kulkarni
Advocate, High Court
VEENA A. KULKARNI
BA, LL.B.
Advocate High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, C.B.D. Belapur,
Navi Mumbai - 400 614.



Page 10 of 10

Residence :- 9, Sugandha, Avdhoot Society, N.S.S. Road, Vishnu Nagar, Dombivali (W)- 421 202.

SATYAWAN CHAVAN

Search Clerk

Mob: 9821326507

Date: 16/09/2021

To,
Adv. Avinash Y. Narvekar.
Tal. Panvel, Dist. Raigad.

SEARCH REPORT

PROPERTY: Property Bearing Old Gut No. 99/B/2. New Gut No. 99/3, area H.R.P. 0-24-5. Pot Kharaba H.R.P. 0-02-5, Total Area H.R.P. 0-27-0, Aakar 4.31 Paise, situated at Village Giravale, Tal. Panvel. Dist. Raigad.

PERIOD OF SEARCH :- 1992 to 2021 (30 year)

I have taken a search of above-mentioned property for the period 30 years i.e. from 1992 to 2021 from the record of the Sub-Register of Assurance, Panvel (Office No. 1, 2, 3, 4 & 5) The Payment of search charges paid to Sub-Registrar, Panvel - 3 by me Vide Receipt No. 7502/2021 Dated 31/03/2021 and Sub-Registrar, Panvel - 3 by me Vide Receipt No. 16315/2021 Dated 15/09/2021. The Payment Receipts are attached hereto I have made the following observations in my search

Years	Transaction Panvel - 1
1992-1997	Books are found in torn condition.
1998	Books are found in torn condition. Day Book Entry Verified.
1999- 2000	Books are found in torn condition.
2001	Books are found in torn condition Day Book Entry Verified.
2002	No transaction traced.
2003	No transaction traced.
2004	No transaction traced.
2005	No transaction traced.
2006	No transaction traced.
2007	No transaction traced.
2008	No transaction traced.
2009	No transaction traced.
2010	No transaction traced.
2011	No transaction traced.
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.

Handwritten signature/initials

Years	Transaction Panel – 1
2015	Available Loose Index Check. No transaction traced.
2016	Available Loose Index Check. No transaction traced.
2017	Available Loose Index Check. No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Available Loose Index Check. No transaction traced.
2020	Index not ready.
2021	Index not ready.

Years	Transaction Panel – 2
2003	No transaction traced.
2004	No transaction traced.
2005	No transaction traced.
2006	No transaction traced.
2007	No transaction traced.
2008	No transaction traced.
2009	No transaction traced.
2010	No transaction traced.
2011	No transaction traced.
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	No transaction traced.
2016	No transaction traced.
2017	No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Available Loose Index Check. No transaction traced.
2020	Index not ready.
2021	Index not ready.

Handwritten signature

Years	Transaction Panel – 3
2005	No transaction traced
2006	No transaction traced.
2007	No transaction traced.
2008	No transaction traced.
2009	No transaction traced.
2010	No transaction traced.
2011	No transaction traced.
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	No transaction traced.
2016	No transaction traced.
2017	Available Loose Index Check No transaction traced
2018	Available Loose Index Check. No transaction traced
2019	Available Loose Index Check No transaction traced.
2020	Index not ready.
2021	Index not ready.

Years	Transaction Panel – 4
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	Available Loose Index Check. No Transaction traced
2016	Available Loose Index Check. No Transaction traced.
2017	Available Loose Index Check. No transaction traced
2018	Available Loose Index Check. No transaction traced
2019	Index Not ready.
2020	Index not ready.
2021	Index not ready. Transaction, Computer entry verified.

Handwritten signature/initials

Years	Transaction Panvel – 5
2013	No transaction traced.
2014	No transaction traced.
2015	No transaction traced.
2016	No transaction traced.
2017	No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Available Loose Index Check. No Transaction.
2020	Index not ready.
2021	Index not ready. Transaction, Computer entry verified.

Note : In the office of Sub-Registrar Panvel (Office No. 1, 2, 3, 4 & 5) Computerised index II 2002 and 2021 are not maintained properly.

This search report is subject to badly torn and mutilated record of Index – II which is available in the office of Sub-Registrar of Assurance of Panvel.

This Search Report is on available as record basis and Online Search up to Dated 15/09/2021.

Transaction for the year : 1998 (Day-Book Entry Verified)

Nature of Transaction : CONVEYANCE DEED.

PROPERTY : Gut No. 99/B/2, area H.R.P. 0-45-5, Pot Kharaba H.R.P. 0-04-5, Total Area H.R.P. 0-47-0, Aakar 8.31 Paise, situated at Village Giravale, Tal. Panvel, Dist. Raigad.

Name of Seller : Srimati. Chandrabhaga Hatmode.

Name of Purchaser : Shakuntala Narayan Samant.

R.R. No. PANVEL-1-1719/1998, Dated 25.06.1998.

Agreement Value : Rs. 1,97,400/-

Transaction for the year : 2001 (Day-Book Entry Verified)

Nature of Transaction : GIFT DEED.

PROPERTY : Gut No. 99/B/2, area H.R.P. 0-27-0, out of Area H.R.P. 0-47-0, Aakar 8.31 Paise, situated at Village Giravale, Tal. Panvel, Dist. Raigad.

Name of Seller : Shakuntala Narayan Samant.

Name of Purchaser : Suhas Narayan Samant.

R.R. No. PANVEL-1-2522/2001, Dated 12.04.2001.

Handwritten signature

Agreement Value : Rs 1,08,000/-

Transaction for the year : 2021

Nature of Transaction : CONVEYANCE DEED.

PROPERTY : Gut No. 99/B/2, area H.R.P. 0-24-5. + Pot Kharaba H.R.P. 0-02-5.
Total area H.R.P. 0:27-0, Aakar 4.31 Paise, situated at Village
Giravale, Tal. Panvel, Dist. Raigad.

Name of Seller : Suhas Narayan Samant.

Name of Purchaser : 1) M/s. Aikyam Buildtec S.S.P through Partner Sunil Krushnaji
Paranjape, 2) M/s. Aikyam Buildtec S.S.P through Partner
Madanmohan Baldev Ingavale, 3) M/s. Aikyam Buildtec S.S.P
through Partner Pradip Ratan Patil, 4) M/s. Aikyam Buildtec S.S.P
through Partner Medha Sunil Gadgil, 5) M/s. Aikyam Buildtec S.S.P
through Partner Latesh Bharat Shah.

R.R. No. PANVEL-4-5581/2021, Dated 20.05.2021

Agreement Value : Rs. 2,05,79,270/-

Market Value : Rs. 1,01,52,000/-

Transaction for the year : 2021

Nature of Transaction : DEED OF DICLERATION.

PROPERTY : Property Bearing Old Survey No. 99/B/2 (as per old 7/12 extract),
admeasuring area 0.24.50H-R-P, potkharaba area 0.02.50 HRP, Total
area 0.27.00 HRP, akar Rs 4.31 pise and New Survey no. 99/3 (as
per new 7/12 extract), admeasuring area 0.25.10 HRP, Potkharaba
area 0.01.90 HRP, Total area 0.27.00 HRP, Aakar 4.75 Paise,
situated at Village Giravale, Talathi Saja Somatane, Taluka Panvel,
Dist. Raigad.

Name of Purchaser : 2ndParty :- 1) M/s. Aikyam Buildtec S.S.P through Partner Sunil
Krushnaji Paranjape, 2) M/s. Aikyam Buildtec S.S.P through
Partner Madanmohan Baldev Ingavale, 3) M/s. Aikyam Buildtec
S.S.P through Partner Pradip Ratan Patil, 4) M/s. Aikyam Buildtec
S.S.P through Partner Medha Sunil Gadgil, 5) M/s. Aikyam Buildtec
S.S.P through Partner Latesh Bharat Shah.
1stParty :- 1) Suhas Narayan Samant.

R.R. No. PANVEL-5-10291/2021, Dated 26.06.2021.

Agreement Value : Rs. 1.00/-

Market Value : Rs. 0.00/-

Hence this Report.


SATYAWAN CHAVAN
Searcher



21

21

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Maharashtra State
Road Development
Corporation Limited



NO. MSRDC/SPA/ Giravale/BP-355/CC/2023/12 5 5
Date: 21/07/2023

'Commencement Certificate'

To,
M/s. Aikyam Buildtech LLP through Partner Mr. Latesh Bharat Shah,
Shop no 19, Ground Floor, Neelkanth Darshan CHS.,
Plot no - 125A/4, Near Nadkarni Hospital, Panvel, 410206.

With reference to your Application dated 06/07/2022 received on 18/07/2022 for granting of 'Commencement Certificate' for Residential purpose under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction of **Two buildings** on land bearing Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad.

The Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) This Commencement Certificate is issued subject to obtain the Consent to Establish from MPCB before starting the project. The applicant shall submit Consent to Establish to SPA, MSRDC and thereafter inform immediately after starting the development work in the land under reference.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 3) This commencement certificate /building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 4) This permission is limited to only for Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad and does not entitle you to develop any other land.
- 5) Inform to the Authority immediately after starting the development work in the land under reference.
- 6) This commencement certificate is issued for total built up area of 8,613,874 Sq.M. as mentioned in the approved plans attached to this Commencement Certificate. However, applicant shall restrict the built up area to 8514,547 Sq.M. (Excluding flat no. 703 and 704 in Wing C) till the handover of amenity space is completed by applicant to MSRDC. The applicant shall intimate this Authority on successfully completion of milestones before starting up the work of phases mentioned above. Appropriate action shall not be limited to revocation of this revised commencement certificate.
- 7) The Applicant / Developer shall strictly adhere the Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-

Page 1 of 4

Project Office : Special Planning Authority Expressway Smart City Project-1, 12th Floor, A Wing, Shelton Sappnre, Plot No. 16 A 10,
Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400035
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH199505001505

GST: 27AAACMC33211P

www.msrdc.in

- 1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- 8) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
 - 9) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
 - 10) The amount of Rs. 2,11,000/- (Rupees Two lakh, Eleven thousand Only) deposited at MSRDC vide receipt No: 4833 dtd. 28/06/2023 as Security Deposit for whole project shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Revised Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
 - 11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
 - 12) The Applicant/Developer is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorized recyclers, to store/dump solid waste etc. in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time. The Applicant/Developer shall also provide Organic Waste Composter (OWC) as per norms of MPCB.
 - 13) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
 - 14) The Applicant/Developer is required to provide a Grey Water Treatment Plant of sufficient capacity in accordance with the Regulation No. 13.4 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020



- as amended from time to time. Occupancy Certificate will be granted only if Grey Water Treatment Plant is in working condition and made up to the satisfaction of the Authority.
- 15) The Applicant/Developer is required to install Installation of Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
 - 16) As per Regulation no. 9.27 in UDCPR, the Applicant shall provide minimum 8 passengers Fire Lift.
 - 17) The Applicant/Developer shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
 - 18) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted before applying for Occupancy Certificate.
 - 19) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
 - 20) As per Regulation no. 2.8.4 in UDCPR, the Applicant has to give intimation in the prescribed format certified by the Architect to the Authority after the completion of work upto plinth level.
 - 21) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
 - 22) The size and location of meter room may be fixed in consultation of MSEDCL before applying for Occupancy Certificate. The NOC from MSEDCL shall be submitted for the same.
 - 23) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
 - 24) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area, where the number of existing trees in the plot is less than the above prescribed standards; additional number of new trees shall be planted
 - 25) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.

- 26) No 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 by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose levy penalty, as may be determined, to regulate such occupancies.
- 27) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 28) The amount of Rs. 25,27,600/- (Rupees Twenty Five Lakh, Twenty Seven Thousand, Six Hundred only) deposited at MSRDC vide receipt No: 4832 dtd. 28/06/2023 as Labour Cess for gross BUA 10,550sq.m
- 29) The conditions Stipulated in other NOCs by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in revocation of this commencement certificate.

A Set of certified Plans (1 Set - 4 Nos. Drawings) are enclosed herewith.



[Signature]
28/06/23
Associate Planner
SPA, MSRDC Ltd.

CC to:

1. Ar. Atul Manubhai Patel,
1209, The landmark, Plot no - 26A, Sector - 7,
Kharghar, Navi Mumbai 410 210.
1. The District Collector, Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag, Dist - Raigad 402201.
2. Dy. Superintendent of Land Records, Tal - Panvel, Dist. - Raigad.
3. The Dy. Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II),
Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel, Dist. - Raigad. 410206.
4. Maharashtra Pollution Control Board (MPCB), Regional Office- Raigad
Raigad Bhavan, 6th Floor, Sec-11, CBD Belapur, Navi Mumbai 400 614.
5. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers' Welfare Board, 5th Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai - 400 051.



गाव नमुना नऊ

R. V. 19 m.

दैनिक पावती पुस्तक

0172067

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव - विरवल

तालुका - पनवेल

खते क्र. २३८

दिनांक १३/०९/२०२२ भोगवटादार/पैसे देणारा

मे. स्वयंम विवड रेक एल. एल. पी

एकत्रीकृत जमीन महसूल

ता. सुनिम वृत्ताडी प्रांताप

धकशाकी			चालू वर्ष म्हणजे <u>२०२३</u>				स्थानिक उपकर <u>वर्ग</u>			
			नियत		संकीर्ण		जिल्हा परिषद		प्रागपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
←			१४०	००						

(अक्षरी) रुपये १४० चांकीरपेसे रूपये १४०

मिळाले. तलादी सडा सोमटणे
ता. पनवेल, जि. रायगड

ये. द्या. मु. ५०,००० रु. (५०० पानी) १९.२०२२-३ पो. ३०



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/081421/569776

मालिक का नाम एवं पता

M/s. Aikyam Buildtech LLP From
Partners Mr. Sunil Krushanaji Paranjape
And Other 4

दिनांक/DATE: 01-11-2021

OWNERS Name &
Address

Saigan International, Shop No.19,
Neelekanth Darshan, Plot No.125, opposite
Panvel Bus Depot Near Nadkarni
Hospital Panvel -410206

वैधता/ Valid Up to: 31-10-2029

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 amended by GSR 770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/081421/569776 ✓
आवेदक का नाम / Applicant Name*	Ajay Desai
स्थल का पता / Site Address*	Survey No / Gut No. 99/2, 99/3, 109/1, At Village- Giravale, Taluka- Panvel, Dist- Raigad..At Village Giravale Taluka Panvel Dist Raigad, Navi Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	18 56 34.31N 73 08 20.55E, 18 56 33.85N 73 08 20.64E, 18 56 35.02N 73 08 21.24E, 18 56 34.93N 73 08 21.56E, 18 56 35.11N 73 08 22.59E, 18 56 33.46N 73 08 23.10E, 18 56 31.90N 73 08 23.29E, 18 56 32.99N 73 08 23.46E, 18 56 31.90N 73 08 25.31E, 18 56 33.62N 73 08 25.46E
स्थल की ऊँचाई एएमएसएल मीटर में (ओसतन समुद्र तल से ऊपर). (जैसा आवेदक द्वारा उपलब्ध कराया गया) Site Elevation in mtrs AMSL as submitted by Applicant*	44.31 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (ओसतन समुद्र तल से ऊपर)	54.31 M ✓

TRUE COPY
ATTESTED

ADVOCATE & NOTARY
Sujata J. Patil & A.L.L.O.

Visava CHS, Plot No. E-124, Room No.13,
Sector 12, Kharghar, Navi Mumbai-410210

Reg. No.

Regional headquarter, Visava CHS, Plot No. E-124, Room No.13, Sector 12, Kharghar, Navi Mumbai-410210
Mumbai-400099 Tel. no. 91-22-27306536

25 JUL 2021



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/08/421/569776

समुद्र तल से ऊपर) / Permissible Top Elevation in
mtrs Above Mean Sea Level (AMSL)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant *

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है।
3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है; यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

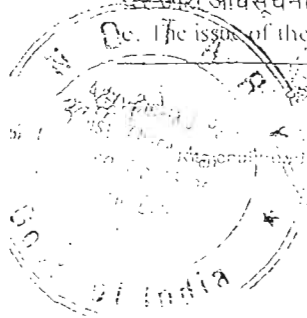
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी; अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएँ तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

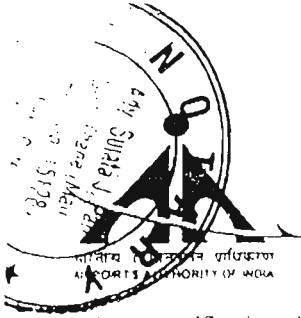
e. The issue of the NOC is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934



देशीय वास्तुमालय परिषद, देशी पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के माध्यम, चिन्तामल इस्ट

फ़ोन: 400099 दूरभाष संख्या 91-22-26300608

राष्ट्रीय वास्तुमालय परिषद, देशी पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के माध्यम, चिन्तामल इस्ट
Mumbai 400099 टेलीफोन संख्या 91 22 26300608



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/3/081421/569776

and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्न उपस्कर पैरा 2 में उल्लेखित अनुमत्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mummy, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ग) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point.

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of light, which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1, सैक्शन 4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

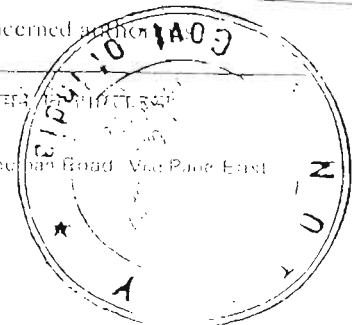
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता है।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities.

3/2/2021

विमानपत्तन प्राधिकरण, पश्चिमी क्षेत्र, पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, विमानपत्तन क्षेत्र के सामने, मुंबई-400099
फ़ोन: 400099 (दृश्य श्रवण) 91 22 28305593
Regional Headquarters, Western Region, Porta Cabins, New Airport Colony, Opposite Handan Road, Vile Pagar East, Mumbai-400099 Tel: no. 91 22 28305593





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/081421/569776

including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण। इस अनापत्ति प्रमाणपत्र आईडी का मूल्योक्तन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - 1), अनुसूची - IV (भाग - 2); केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त। यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी एस आर. 770 (ई) द्वारा संशोधित के अनुसूची - IV (भाग - 2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

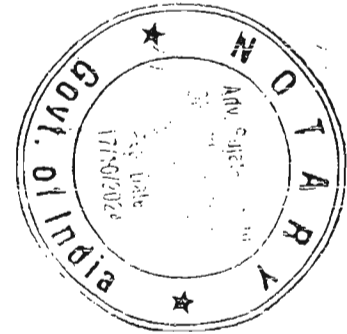
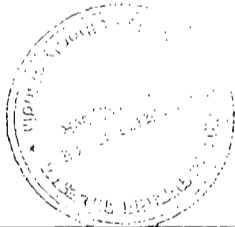
थ। अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द। स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail

हस्ताक्षर



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र, नवी मुंबई, कोल्हापी, न्यू एयरपोर्ट कॉलोनी, मुंबई - 400099

मुंबई - 400099 दूरभाष नंबर 91 22-26303-805

Regional Office, Western Region, Juhu, New Airport Colony, Opposite Chhatrapati Rajawade Park, Vile Parle East, Mumbai - 400099 Tel: 91 22 26303-805



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/081421/569776

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	<i>F. S. Gupta</i> 09/11/2021
नाम पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	<i>F. S. Gupta</i> 09/11/2021 Manager (A.M.D.), Western Region Airports Authority of India, New Airport Colony, Mumbai-400099
द्वारा तैयार Prepared by	<i>Abh</i> 01/11/2021 NIRAJ GUPTA MANAGER (A.M.D.)
द्वारा जांचा गया Verified by	<i>Muhammed Shah</i> 01/11/2021 Muhammed Shah. A. A GM (A.M.D.C.B.)

ईमेल आईडी / EMAIL ID : nocwr@aaiaero
फोन/Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	36405.01	118.71
Navi Mumbai	9219.54	128.83
Santa Cruz	33132.02	120.44
NOCID	NAVI/WEST/B/081421/569776	



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र, नवी अंतर्राष्ट्रीय विमानक्षेत्र, नव विमानक्षेत्र कॉलोनी, विमानक्षेत्र रोड
मुंबई - 400099 दूरभाष संख्या: 91-22-28300656

Regional Headquarter Western Region, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai - 400099 Tel no 91-22-28300656



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/01 41/569776

Street View



Satellite View



**TRUE COPY
ATTESTED**

25 JUL 2022

ADVOCATE & NOTARY
Sujata S. Patil B.A LL.B.
Visava CHS, Plot No. 2-24, Room No.13,
Sec-12, Kharghar, Navl Mumbai-410210
Reg. No.



ये विम प्रमाणातच सधियो रीत पोर्टी केविय, नड एयर्पोर्ट कॉलोनी, हनुमान नड के सामने, विमान सेक्टर
4-13, नारायण एन.ए. (रूम) 91-23-28, 300-833

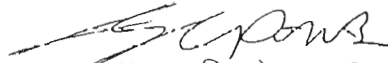
विमान प्राधिकरण (Western Region) Post Office, New Airport Colony, Opposite Hanuman Road, Navl Pune E-11
Mumbai, India-411004. T: 022-28310800 F: 022-28310808

Girwalc A01

Page 1 of 1

वर्ष: २०२१-२२		गाव नमुना आठ-अ					१४/०७/२०२२			
		धारण जमिनीची नोंदवही (कृषिक)								
		(आसामोंवार खतावणी -- जगावंदी-पत्रक)								
गाव: गिरवले		तालुका: पनवेल			जिल्हा: रायगड					
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक नोंद	क्षेत्र	वसुलीसाठी	एकूण	आकारणी किवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर	जि.प.	ता.	प.
(१)	(२)	(३अ)	(३ग)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)	(८)
खाते प्रदीप रतन पाटील, मदनमोहन वलदेव इंगवले, मे. ऐक्यम विल्डटेक एल.एल.पी तर्फे										
क्रमांक भागीदार, मेधा सुनिल गाडगीळ, लतेश भरत शाह, सुनिल कृष्णाजी परांजपे.										
२३८										
खाजगी कंपनी	१०९/१	०.३२.८०	०.०२.२०	०.३५.००	६.५६	०	४५.९२	६.५६	५९.०४	
	९९/२	०.१८.६०	०.०१.४०	०.२०.००	३.४३	०	२४.०१	३.४३	३०.८७	
	९९/३	०.२५.१०	०.०१.९०	०.२७.००	४.१५	०	३३.२५	४.१५	४३.७५	
एकूण		०.७६.५०	०.०५.५०	०.८२.००	१४.१४	०	१०३.१८	१४.१४	१३२.६६	

"या प्रमाणित प्रतीसाठी फी म्हणून ₹१/- रुपये गिळाले."
दिनांक :- 14/07/2022
सांकेतिक क्रमांक :- 27240002028370000072022251


(नाव : सचिन गोपाळ प्रताप)
तालुका: पनवेल, जि. रायगड
ता. पनवेल, जि. रायगड

Received
21/07/2022

अहवाल दिनांक 14/07/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,८ आणि ७।
गाव :- गिरवले (553477) तालुका :- पनवेल जिल्हा :- रायगड

गट क्रमांक व उपविभाग : 109/1

भू-धारणा पध्दती, भोगवटादार वर्ग -1-

शेताचे स्थानिक नाव : सुसरे

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक हे.आर. चौ.मी.	1489	महाराष्ट्र जमीन महसूल अधिकार	0.32.89	6.86	0.02.20	(1307)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		मिर्झा सुहाना सायब				(1307)	
जि.रायत	0.30.90	सायबिक क्षेत्र	0.00.00	0			इतर अधिकार
बागायत		गदनगोहन बलदेव इंगवते				(1307)	इतर
दारकस	0.01.90	भेषा सुनिल गाडगीळ				(1307)	महाराष्ट्र शासन राबपत्र
एकूण ला.यो.	0.32.80	लतेश भरत शाह				(1307)	क्र.एमएचबीआयएल/2009/35530 प्रसिध्दी
क्षेत्र		सुनिल कृष्णाजी पराजपे				(1307)	दिनांक 01/01/2016 कुळवहिन्यात व शेताजमीन
क) पोट गंगाव क्षेत्र (लागवड अयोग्य)		जंदिप रतन पाटील				(1307)	अधिनियम 1948 चा 67 चा कतम 63(1)(क) बी
वर्ग (अ)	0.02.20	मे. ऐक्यम बिलडटेक एल.एल.पी.तर्फे	0.32.80	6.56	0.02.20	(1307)	सुधारणा नकार हस्तांतरणाच्या दिनांकापासून 5 वर्षांच्या आत विनशेती वापर करणे आवश्यक आहे. (1307)
वर्ग (ब)		भागीदार					
एकूण पो.ख.	0.02.20						प्रलंबित फेरफार : नाही.
एकूण क्षेत्र (अ+ब)	0.35.00						शेताचा फेरफार क्रमांक : 1307 व दिनांक 21/06/2021
आकारणी	6.56						
जूडी किंवा विशेष आकारणी							
जुने फेरफार क्र.	(332) (499) (503) (504) (592) (651) (921) (922) (1030) (1104) (1173)						सीमा आणि भुनापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- गिरवले (553477) तालुका :- पनवेल जिल्हा :- रायगड

गट क्रमांक व उपविभाग : 109/1

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्रागा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन	जल रिचिनाचे साधन	शेरा			
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
						हे.आर. चौ.मी	हे.आर. चौ.मी	हे.आर. चौ.मी	हे.आर. चौ.मी	हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2021-22	खरीप	238							भात		0.3280				

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीमाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 14/07/2022
सांकेतिक क्रमांक :- 27240002028370000072022146

तालुका साक्षात्कार अधिकारी
ता. पनवेल, जि. रायगड



अहवाल दिनांक : 14/07/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९.६ उपविभाग १।
गाव :- गिरवले (553477) तालुका :- पनवेल जिल्हा :- रायगड

गट क्रमांक व उपविभाग : 99/3

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे आर.चौ.मं. 238 अ) लागवड योग्य क्षेत्र जिरायत 0.25.10 सागायत एकूण जा.यो. 0.25.10 क्षेत्र	238	म. एनचयम शिन्डके एन.एन.पा.तर्फे भागीदार सुनिल कृष्णाजी पराजपे गंडनमोहन बलदेव इंगवले प्रदीप रतन पाटील मेधा सुनिल गाडगीळ लतेश भरत शाह	0.25.10	4.75	0.01.90	(1316)	कुळाचे नाव व खंड इतर अधिकार इतर महाराष्ट्र शासन राजपत्र क्र.एमएचबीआयएल/2009/35530 प्रसिध्दी दिनांक 01/01/2016 कुळवहिवाट व शेतजमिन अधिनियम 1948 चा ६7 च्या कलम 63(1क) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून 5 वर्षांआत विनशेती करणे आवश्यक आहे. (1316)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.01.90 वर्ग (ब)							प्रलंबित फेरफार : नाही.
एकूण पो.ख. 0.01.90							शेतदमा फेरफार क्रमांक 1316 व दिनांक 30/07/2021
एकूण क्षेत्र (अ+ब) 0.27.00							
आकारणी 4.75							
जडी किंवा विशेष आकारणी							
जुने फेरफार क्र. (484) (592) (858) (860) (912) (1308)							सीमा आणि भुमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- गिरवले (553477) तालुका :- पनवेल जिल्हा :- रायगड

गट क्रमांक व उपविभाग : 99/3

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा			
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					अजल सिंचित		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
						हे.आर. चौ.मी	हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2021-22	संपूर्ण वर्ष	238										गवत पड	0.2510		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 14/07/2022
सांकेतिक क्रमांक :- 272400002028470000072022144

(सिनेटिनि साक्षात्पुसामार्गे)
तलाठी साह्या : समिदणती :- पनवेल जि :- रायगड
ता. पनवेल, बि. रायगड

अहवाल दिनांक 14/07/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 3,4,5 आणि 6।

गाव :- गिरवले (553477)

तालुका :- पनवेल

जिल्हा - रायगड

गट क्रमांक व उपविभाग 99/2

शेताचे स्थानिक नाव

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नांव	क्षेत्र	आकार	पोंख	फेफा	कुल, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी. 235		श. एच.यम. विन्डटेक एल.एल.पी.तः	0.18.60	3.43	0.01.40	(1316)	कुळाचे नाव व खंड
अ) लागवड क्षेत्र		गान्धीदार				(1316)	इतर अधिकार
जिरायत 0.18.60		सुनिल कृष्णजी पराजपे				(1316)	इतर
सागायत		मदनमोहन बलदेव इंगवले				(1316)	महाराष्ट्र शासन राजपत्र
एकूण ला.यो. 0.18.60		प्रदीप रतन पाटील				(1316)	क्र. एम.एच.बी.आय.एल./2009/35530 प्रसिध्दी
क्षेत्रे		मेधा सुनिल गाडगीळ				(1316)	दिनांक 01/01/2016 कुळमहिगाट व शेतजमिन
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)		लतेश भरत शाह				(1316)	अधिनियम 1948 चा 67 च्या कलम 63(1.क) ची
वगे (अ) 0.01.40							सुधारणा नसार हस्तांतरणांच्या दिनांकापासून 5
वगे (ब) 0.01.40							वर्षाआत बिनशेती करणे आवश्यक आहे. (1316)
एकूण क्षेत्र उ.व. 0.70.00							प्रलंबित फेरफार : नाही.
आकारणी 3.43							शेवटचा फेरफार क्रमांक 1316 व दिनांक 30/07/2021
अडी किंवा विशेष आकारणी							
जुने फेरफार क्र. (913) (1309)							सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 29।

गाव :- गिरवले (553477)

तालुका :- पनवेल

जिल्हा - रायगड

गट क्रमांक व उपविभाग : 99/2

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा		
			मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र							
			घटक पिके व प्रत्येकाखालील क्षेत्र						पिकाचे नाव	जल सिंचित	अजल सिंचित				स्वरूप	क्षेत्र
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
							हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी			
2021-22	संपूर्ण वर्ष	238											गवत पड	0.1860		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून 19/- रुपये मिळाले."
दिनांक :- 14/07/2022
सांकेतिक क्रमांक :- 272400020285/0000072022142

(निगाडी पत्रकार पत्रक)
निगाडी साईरी :- सातगाडी पत्रकारणे जि :- रायगड
वा. पनवेल, जि. रायगड

फुलफुल पत्रिका (गान नमूना गद्दा)

पत्रिका संख्या: ५९५

महासल पत्रिका

महासल पत्रिका संस्थापक मंडळ

महासल पत्रिका

संस्थापक मंडळ व

संपादक

पत्रिका संस्थापक

मंडळ

संस्थापक मंडळ व

संपादक

पत्रिका संस्थापक

पत्रिका संस्थापक

संस्थापक मंडळ व

संपादक

पत्रिका संस्थापक मंडळ
महासल पत्रिका संस्थापक मंडळ व संपादक
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पत्रिका संस्थापक मंडळ व संपादक

तारीख २४/०७/२०२३

तलाठी सचिवालय
ता. पनवेल, जि. रायगड

Last updated date

तलाठी सत्रा सोमटणी

जागतिक शांतता दिवस अंतरराष्ट्रीय शांतता दिवस म्हणून साजरा करण्यात येतो.

तहसिल पन्वेल

तलाठी सत्रा

पन्वेल तहसिल

पन्वेल तहसिल
भुसावळ जिल्हा

तलाठी सत्रा

502

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तारीख 28/06/2023

(Signature)

तलाठी सत्रा सोमटणी
ता. पन्वेल, जि. रायगड

गणपति मंदिर (संगम नदी)

संस्थापक: श्री. राजेश कुमार
संस्थापिका: श्री. राजेश कुमार
संस्थापिका: श्री. राजेश कुमार
संस्थापिका: श्री. राजेश कुमार

5/34

क्र.सं.	विवरण	प्रमाण
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संस्थापक: श्री. राजेश कुमार

संस्थापिका: श्री. राजेश कुमार

(Handwritten Signature)

तलाठी सज्जा सोमटणे
ता. पनवेल, वि. रायगड

फरवरी मासक (अथवा नमूना) ...

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तलाठी सदा सोमराणे
ता. पनयेल, जि. रायगड

फेरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमीन महसूल अधिकाय अभिलेख आणि नोंदवहया (नया व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम १०)

भौजे गिरवले

तहसिल पनवेल

जिल्हा रायगड

नोंदीचा अनुक्रमांक 921_1	संगठन केल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन क्रमांक व पोंदीहस्ये	चाचणी अधिकार्याची अंमलदारी कित्या जरा.
	<p>सातत्यात देण्यात आले असून</p> <p>सांगली गावा केले आहे त्याप्रमाणे</p> <p>न नोंद देऊ नारायण टकळे योने जाले</p>		
	<p>कमी करणांत घेतले जाणे</p> <p>तहसिलदार साहेब पंगेवेल यांचे</p> <p>केडील कुठे कायदा कलाभ १५ गुंथारे</p> <p>दावा नं. १/२००१ अन्वयेत कोद</p> <p>करणांत काली.</p> <p>गिरवले स. नं. १/१६.५</p> <p>१०६</p> <p>दस्ता - ०७०१</p> <p>००४८</p> <p>०७४-९ सेफी</p> <p>०३५-०</p>		

(Signature)
 स. नं. १/१६.५
 ता. पनवेल.

असल बरहुकुम नकल दिली असे

तारीख १४/०७/२०२२

(Signature)
 तहसिलदार श्रीमंणे
 ता. पनवेल, जि. रायगड

last uploaded date


फेरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवह्या (तयार व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम १०)

नोंदीचा अनुक्रमांक	मौजे गिरयलं	तहसिल पनवेल	जिल्हा रायगड
922	मौजे गिरयलं	तहसिल पनवेल	जिल्हा रायगड
	संपादन केलेल्या अधिकाऱ्याचे स्थान	परिणाम झालेले भूमापन क्रमांक व पांटाहसं	चाचणी अधिकाऱ्याची असाक्षरी किंवा असा.
<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 10px;"> ९२२ </div>	<p>ता. १६/०१/२००२ अग्रिम जातगत पत्र</p> <p>जो मूदला २१, ८०,०००/- दि. २२/०२/०२</p> <p>शिककत निदान देणाऱ्याचे नाव -</p> <p>१) शारदाबाई गणेश ओसे आंबे</p> <p>२) शारदाबाई गणेश ओसे आंबे</p> <p>३) शारदाबाई गणेश ओसे आंबे</p> <p>शिककत निदान देणाऱ्याचे नाव -</p> <p>१) शारदाबाई गणेश ओसे आंबे</p> <p>२) शारदाबाई गणेश ओसे आंबे</p> <p>३) शारदाबाई गणेश ओसे आंबे</p> <p>ता. १६/०१/२००२ पत्र फेली</p> <p>दि. ०४/०२/०२ पैसा</p> <p>०.३५००</p>		<p>१०६१० पै.</p> <p>अ पत्रकाने</p> <p>तयार केले</p> <p>जमिन खर्च के</p> <p>हेणार याप्रकार</p> <p>ग. नं. ६६६</p> <p>को जेव्हा</p> <p>कुहे जातोय तो</p> <p>ने</p> <p>मोद. मजूर</p> <p>५/१/२००२</p>
	<p>२. सायबान शिवांगी</p> <p>ता. पनवेल</p>		

असमल बरहुकुम नक्कल दिली असे

तारीख १४/०७/२०२२


सहायक सहायक सहायक
 ता. पनवेल, जि. रायगड

Last uploaded date

फेरफार पत्रक (गाव नमुना सहा)

(भारत जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (नया व सुस्थितीत देवणे) नियम १९५१ यातील नियम १०)

मौजे गिरवले

तहसिल पनवेल

जिल्हा रायगड

नोंदीचा
अनुक्रमांक
1030

संपादन केलेल्या अधिकाराचे स्वरूप

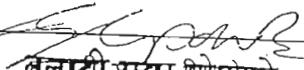
परिणाम झालेले
भूमापन क्रमांक व
पोंदहिसा

गावणी अधिकार्याची अद्यावती
किंवा श्रेय

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन क्रमांक व पोंदहिसा	गावणी अधिकार्याची अद्यावती किंवा श्रेय
9090	<p>ला. १४/१/१९०८ वारसाचे व विधवा सुहास सायंत हे ला. १२/२/१९०८ चे वी कोकिलाडिस हात खाले काळण (सोब) वारस खा. १२/१/१९०८ धारते.</p> <p>१) सुहास वारासा कायदे व ५२ वर्षे वरील २) मनिषा सुहास सायंत का ४६ वर्षे वरील करीब प्रमाणे कमताने वारस ठारले यादिकात अहू कोकिलाडिस वारस ठारले असे एकसय नंबर फेरफार व ३०५७</p> <p>प्रमाणे नोंद केले</p>	<p>१०११०</p> <p>S</p> <p>(१३ मज)</p>	<p>ला. १२/१/१९०८</p> <p>मेडळ अधिकारी पोयंजे ११/१२/२००८</p> <p>ला. १२/१/१९०८ व वारसाचे ला. १२/१/१९०८ व वारसाचे ला. १२/१/१९०८ व वारसाचे ला. १२/१/१९०८ व वारसाचे ला. १२/१/१९०८ व वारसाचे ला. १२/१/१९०८ व वारसाचे</p>
	<p>प्रमाणे नोंद केले</p> <p>(ला. १३/१/१९०८)</p>		<p>ला. १२/१/१९०८</p> <p>मेडळ अधिकारी पोयंजे २४/१२/२००८</p>

अरसल बरहुकुम नक्कल दिली असे

तारीख १४/०७/२०२२


तलाठी सहा स्यासठगे
 ता. पनवेल, जि. रायगड

last uploaded date

फेरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि भोंदवहया (नयार व सुगंधित उदण) नियम १९७२ यातील नियम १०)

मांजे गिरवले

तहासिल पनवेल

जिल्हा रायगड

नोंदीचा
अनुक्रमांक

गंवादन केल्या अधिकाऱ्याचे स्वराज

परिणत झालेले
भूदापन क्रमांक व
पोटहिये

चाचणी अधिकाऱ्याची अदादारी
किती असा.

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नामधे... तहसिल... जिल्हा...
 मांजे गिरवले... तहासिल पनवेल... जिल्हा रायगड
 भूदापन क्रमांक... पोर्टहिये...
 आदि... मांजे गिरवले... तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड
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 तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड
 तहासिल पनवेल... जिल्हा रायगड

अससल बरहुकुम नक्कल दिली असे

तारीख १४/०७/२०२२

(Signature)
तलाठी सहा सीमणेणे
 ता. पनवेल, जि. रायगड
last uploaded date

SI. No. 10, 11, 12

10/10/2022

18/06/2022

महाराष्ट्र सरकार, दिल्ली

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[Handwritten notes in left margin: 8th Dec, 2022, Credit Note, 37000, 20/11/20]

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20/11/20

महाराष्ट्र सरकार	दिल्ली	269
महाराष्ट्र सरकार	दिल्ली	269
महाराष्ट्र सरकार	दिल्ली	269

(12th Dec 2022) (18/06/2022) (20/11/20)

फेरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेखा आणी नोंदवहया (तयार व सुस्थितीत ठेवणे) नियम १९९२ यातील नियम १०)

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्थळ	परिणाम झालेले भूमापन क्रमांक व पोटहिससे	जिल्हा रायगड
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858

(८५) तारीख २०/१०/२०१७ ला जूस दाखल केलेल्या
 स.नं. २११ जागिरीवर वसंत भाऊचंद्र गिळक
 गावठा ३२३१ प्रमाणे २००६-३१ चा
 बोजा आहे. सदर बोजा त्याचे मुळ धोरणी
 चंद्रप्रसाद पट्टे हातभोडे सोनी गावठा मुदतदार
 फेड केलेल्यामुळे ३२३१ दाखलपत्रावरून
 हतकाणीक जमिन मातक वसंत भाऊचंद्र
 गिळक यांचा बोजा करी केला अ. प्रमाणित
 उदाहरणिकरण क्रमांक १ व इतर लहकिकदार
 पलवेड यांचे करीक हुकूम जवळ ३२३१ एमआय
 १२६ तारीख ११/१०/३१ प्रमाणे कोवडे
 ६/१०

६/१०
 २२/११
 न. इपार
 तहसिलदार
 सो. चतके
 राणे कापरी
 न. ३२
 न. ५
 नोंद मंजूर
 १६/१२/११

असल बरहुकुम नक्कल दिली असे

तारीख १४/०६/२०२२

[Signature]
 तहसिलदार, रायगड
 ता. पन्वेल, जि. रायगड

फेरफार पत्रक (गाव नमुना सहा)

(महागट्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार व सुस्थितीत ठेवणे) नियम १९९१ यांतील नियम १०)

मांजे गिरवले

तहरिख पनवेल

जिल्हा रायगड

नोंदीचा
अनुक्रमांक
860

गंवादन केलेल्या अधिकाराचे स्वरूप

परिणाम झालेले
भूमापन क्रमांक व
पोस्टहिससे

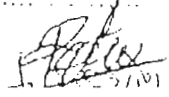
जायती अधिकाराची अचार्जी
किंवा अंग.

६६०

स्तारिक ८१८१९८ काजूस दाखल केलेल्या
स.स.स. १२२२ इकात शिरडीस वि. वि.
का. से. स. यांचा रकम ५०००/२०
बेना आहे. सदर बेना चंद्रप्रागा पद
सामोडे यांनी संपूर्ण फेड केले आहे शिरडीस
वि. वि. का. स. सो. वि. च्या संपित यांनी
दाखल द्यावयाचे असेल. एकाच ठिकाणी होत असल्याने
बेना कमी किंवा तांदूळाने हलक्यात काढा
४१९८१३७२ तहसिल त. पनवेल मांजे कार्यालय
पनवेल दिनांक २१/३/९८ प्रमाणे नोंद केले.


९९८/२

ना. स. स.
सो. स. स.
१५०१/२०१३
त. स. स. स.
प. स. स. स.
२९१३९८


२१/३

अरसल बरहुकुम नक्कल दिली असे

तारीख १४/०७/२०२२


तलाठी सहायक
ता. पनवेल, जि. रायगड
Last updated date

फेरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदव्यवस्था (नयान व सुस्थितीत देवणे) नियम १९६१ यातील नियम १०)

मौजे गिरवले

तहसिल पनवेल

जिल्हा रायगड

नोंदीचा अनुक्रमांक

संपादन केलेल्या अधिकाऱ्याचे स्वरूप

परिणाम झालेले भूमापन क्रमांक व पोटहिसस

जाचणी अधिकाऱ्याची असाधारण किंवा शरा.

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गाव नमुना सहा

९१२

<p>सविज्ञ २५७४१०७ (मौजे गिरवले)</p> <p>संख्या नजमे १०६०००</p> <p>१२/११/२०१९</p>	<p>परिणाम झालेले भूमापन क्रमांक व पोटहिसस</p>
<p>ला. प्र. क्र. १०६००० - १२/११/२०१९</p> <p>ला. प्र. क्र. १०६००० - १२/११/२०१९</p> <p>स. न. र. नं. १०६०००</p> <p>६२ - ३५२ ०.४१०-० ६.३११ पैसी</p> <p>०.२६-० ला. प्र. क्र. १०६०००</p> <p>०-२०-० १२/११/२०१९</p> <p>संपादन केलेल्या अधिकाऱ्याचे स्वरूप</p> <p>१२/११/२०१९</p>	<p>९६/६२</p> <p>१२/११/२०१९</p>

अ. पं. क्र. १०६०००

ला. प्र. क्र. १०६०००

सु. न. र. नं. १०६०००

ला. प्र. क्र. १०६०००

सं. न. र. नं. १०६०००

१२/११/२०१९

१२/११/२०१९

असल बरहुकुम नक्कल दिली असे

तारीख १४/०७/२०२२

तहसील सहा सिमेंटणे
ता. पनवेल, जि. रायगड

फरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमाती महसूल अधिकार आंमनेख आणि नोंदवहया (तयार व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २०)

मांजे गिरवले

तहासल पनवेल

जिल्हा रायगड

नोंदीचा
अनुक्रमांक
913

संपादन केलेल्या अधिकायन स्वरूप

परिणाम झालेले
भूमापन क्रमांक व
पांढीवणे

चाचणी अधिकायाची उत्तरावनी
किंवा अंत.

६१३

<p>तारीख २५/११/२०१७ वर्षीय फरफार (मिलकी व्दव)</p> <p>संख्या संख्या ५००००/-</p> <p>१२/११/२०१७</p>	<p>२६/११/२०१७</p> <p>५४५५/१९५१</p>	<p>अ. पलका</p> <p>तपासले ११</p>
<p>संशोधनी</p> <p>व्यवस्थापना विभाग (शान्तिनगर)</p> <p>नगरपालिका</p>	<p>२६/११/२०१७</p>	<p>रुद्र असे</p> <p>बांदणे ५</p> <p>हे पार</p>
<p>व्यवस्थापना विभाग (निकास शिबिरा)</p> <p>सामंत</p>	<p>२६/११/२०१७</p>	<p>कुडी वगैरे</p> <p>तो व्द</p> <p>नोंदी मं</p>
<p>संकेत नं. २६७०-०</p> <p>२६-७-२ ०-४७-० ८-३१ पैसी</p> <p>०-२०-० व्यवस्थापने</p> <p>०-२४-० त्रिभुज</p>	<p>२६/११/२०१७</p>	<p>२२/५१</p>
<p>अपारंपारिक व लोभुका कुकुग जंकर</p> <p>हस्तलेखी कागद अ. १६०/२०१७</p> <p>तारीख नोंद घेतले दि. २०/११/२०१७</p> <p>प्रमाणे नोंद घेतली.</p>	<p>२६/११/२०१७</p>	<p>२२/५१</p>

(Signature)
तहासल अधिकारी

अस्सल बरहुकुम नक्कल दिली असे

तारीख १४/०७/२०२२

(Signature)
तहासल अधिकारी
ता. पनवेल, जि. रायगड

गाव नमुना ६

फेरफार नोंदवही (फेरफार पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०।

गाव :- गिरवले

तालुका :- पनवेल

जिल्हा :- रायगड

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले गट क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शिरो
1307	<p>फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार:- खरेदी</p> <p>माहिती मिळालेला दिनांक:- 24/05/2021</p> <p>फेरफाराचा दिनांक:- 25/05/2021</p> <p>माहिती मिळालेला दिनांक:- 24/05/2021</p> <p>फेरफाराचा दिनांक: 25/05/2021</p> <p>लिहून देणार:-</p> <p>मनिषा सुहास सामंत ,सुहास नारायण सामंत - - -रा गिरवले (खाता क्रमांक189) यांचे गट/सर्व्हे क्रमांक109/1, लागवडीयोग्य क्षेत्र 0.3500 हे.आर.चौ.मी पैकी लागवडीयोग्य क्षेत्र 0.3280 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0220 हे.आर.चौ.मी हे त्यांनी लिहून देणार :</p> <p>मे. एक्यम बिल्डटेक एल.एल.पी तर्फे आगीदार प्रदीप रतन पाटील ,मदनमोहन बलदेव टुंगवले ,मेधा सुनिल गाडगीळ ,लतेश भरत शाह ,सुनिल कुण्णाजी पराजपे - - - (खाता क्रमांक -238)गट/सर्व्हे क्रमांक 109/1 लागवडीयोग्य क्षेत्र 0.3280 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0220 हे.आर.चौ.मी</p> <p>यांना दुय्यम निबंधक सह दु.नि.पनवेल 4 जिल्हा रायगड यांचेकडील खरेदी दस्त क्रमांक 5580 दिनांक 20/05/2021 प्रमाणे रक्कम रुपये 26676830 घेऊन खरेदी दिली.सबब खरेदी घेणा-याचे नाव गाव नमुना नं. 7/12 वर दाखल केले.</p> <p>हितसंबंधितांना नोंदीस बजावल्याचा दि. 27/05/2021</p> <p>फेरफार नोंद निर्गतीचा दि. 21/06/2021</p> <p>(तेजस सुरेश चोरगे) तलाठी गिरवले साडा सोमटणे ता. पनवेल जि. रायगड</p>	109/1	<p>वर्दी अर्ज, दुय्यम निबंधक सह दु.नि.पनवेल 4 जिल्हा रायगड यांचेकडील खरेदी दस्त क्रमांक 5580 दिनांक 20/05/2021 व सुचो क्र.2 वरून संपासले. महाराष्ट्र शासन राजपत्र क्र.एमएचवीआयएल/२००९/३५५३० प्रसिध्दी दिनांक ०१/०१/२०१६</p> <p>कुलवहिवाह व शेतजमीन अनिधिनियम १९४८चा ६७ च्या कलम ६३(१क) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ आत बिनशेती करणे आवश्यक यो शर्तीस अनुसरून. वरी नोंदीस अनु. नोंद प्रमाणित.</p> <p>(सुरेश आशुबा मोराले) मंडळ अधिकारी:- पळस्पे ता.: पनवेल जि.: रायगड दि.: 21/06/2021</p>

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 14/07/2022

सांकेतिक क्रमांक :- 27240002028370000072022347

(सुरेश आशुबा मोराले)

तलाठी साडा सोमटणे ता. पनवेल जि. रायगड

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)

। महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहया (तयार करण व सुस्थितीत ठेवणे) नियम. १९७१ यातील नियम १०।

गाव :- गिरवले

तालुका :- पनवेल

जिल्हा :- रायगड

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले गट क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शिरा.
1308	<p>फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार :- खरेदी माहिती मिळालेचा दिनांक:- 24/05/2021 फेरफाराचा दिनांक:- 25/05/2021 नोंदीचा प्रकार:- खरेदी माहिती मिळालेचा दिनांक:- 24/05/2021 फेरफाराचा दिनांक:- 25/05/2021</p> <p>लिहून देणार:- सुहोस गारायण सामंता रा. गिरवले(खाता क्रमांक128) यांचे गट/सव्हे क्रमांक99/ब/2, लागवडीयोग्य क्षेत्र 0.2700 हे.आर.चौ.मी पैकी लागवडीयोग्य क्षेत्र 0.2450 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0250 हे.आर.चौ.मी हे त्यांनी लिहून घेणार :</p> <p>मे. एक्यम बिल्डटेक एल.एल.पी तर्फे भागीदार प्रदीप रतन पाटील, गदनगोहन बलदेव इंगवले, गेधा रागिल गाडगीळ, ललेश भरत शाह, सुनिल कृष्णाजी पराजपे - - -, (खाता क्रमांक :-238) गट/सव्हे क्रमांक 99/ब/2 लागवडीयोग्य क्षेत्र 0.2450 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0250 हे.आर.चौ.मी यांना दुय्यम निबंधक सह दु.नि.पनवेल 4 जिल्हा रायगड गांचेकडील खरेदी दस्त क्रमांक 5581 दिनांक 24/05/2021 प्रमाणे रक्कम रुपये 20579270 घेऊन खरेदी दिली.सबब खरेदी घेणाऱ्याचे नाव गाव नमुना नं. 7/12 वर दाखल केले.</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. 27/05/2021 फेरफार नोंद निर्गतीचा दि. 21/06/2021</p> <p>(तेजस सुरेश चोरगे) तलाठी गिरवले साझा सोमटणे ता. पनवेल जि. रायगड</p>	99/ब/2 एकूण :- 1	<p>वर्दी अर्ज दुय्यम निबंधक राह दु.नि.पनवेल 4 जिल्हा रायगड गांचेकडील खरेदी दस्त क्रमांक 5581 दिनांक 24/05/2021 व सुची क्र.2 वरून तपासले. महाराष्ट्र शासन राजपत्र क्र एगएचबी आयएन/२००९/३११३० प्रसिध्दी दिनांक ०१/०१/२०१६ कळवहिवाट व शेतजमीन अनिधिनियम १९४८चा ६७ च्या कलम ६३(१क) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ आत बिनशेती करणे आवश्यक या शर्तीस अनुसरून वती नोटीस रूजू नोंद प्रमाणित.</p> <p>(सुरेश आशुबा मोराळे) मंडळ अधिकारी:- पळस्पे ता.: पनवेल जि.: रायगड दि.: 21/06/2021</p>

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 14/07/2022

सांकेतिक क्रमांक :- 27240002028370000072022349

(गाव :- गिरवले, तलाठी साझा :- सोमटणे ता. पनवेल जि. रायगड)
ता. पनवेल, जि. रायगड

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
। महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०।

गाव :- गिरवले

तालुका :- पनवेल

जिल्हा :- रायगड

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले गट क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शेरा
1309	<p>फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार:- खरेदी</p> <p>गाहिली गिळालेचा दिनांक:- 24/05/2021</p> <p>फेरफाराचा दिनांक:- 25/05/2021 नोंदीचा प्रकार:- खरेदी</p> <p>माहिती मिळालेचा दिनांक:- 24/05/2021</p> <p>फेरफाराचा दिनांक:- 25/05/2021</p> <p>लिहून घेणार:-</p> <p>विकास शिवराम सामंत रा. गिरवले(खता क्रमांक129) यांचे गट/सर्व्हे क्रमांक99/ब/2/अ, लागवडीयोग्य क्षेत्र 0.2000 हे आर.चौ.मी पैकी लागवडीयोग्य क्षेत्र 0.1800 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0200 हे.आर.चौ.मी हे त्यांनी लिहून घेणार :</p> <p>मे. वैकराम बिल्डटेक एल.एल.पी तर्फे भागीदार प्रदीप रतन पाटील, मदनमोहन बलदेव इंगवले, गंधा समित गावशील, ललेश अरत शाह, सुनिल कृष्णाजी परांजपे - - - (खता क्रमांक :-238)गट/सर्व्हे क्रमांक 99/ब/2/अ लागवडीयोग्य क्षेत्र 0.1800 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0200 हे.आर.चौ.मी</p> <p>यांना दृश्यम निबंधक सह दु.नि.पनवेल 4 जिल्हा रायगड यांचेकडील खरेदी दस्त क्रमांक 5582 दिनांक 20/05/2021 प्रमाणे रक्कम रुपये 15243900 घेऊन खरेदी दिली.सबब खरेदी घेणा-याचे नाव गाव नमुना नं. 7/12 वर दाखल केले.</p> <p>हितसंबंधितांना नोंदीस बजावल्याचा दि. 27/05/2021</p> <p>फेरफार नोंद निर्गतीचा दि. 21/06/2021</p> <p>(तेजस सुरेश चोरगे) तलाठी गिरवले साझा सोमटणे ता. पनवेल जि. रायगड</p>	99/ब/2/अ एकूण :- 1	<p>वर्दी अर्ज, दृश्यम निबंधक सह दु.नि.पनवेल 4 जिल्हा रायगड यांचेकडील खरेदी दस्त क्रमांक 5582 दिनांक 20/05/2021 व सूची क्र.2 वरून तपासले. महाराष्ट्र शासने राजपत्र क्र.एमएचबी.अ.एल/२००९/३५५३० प्रसिध्दी दिनांक ०१/०१/२०१६ कळवहिवाट व शेतजमीन अनिधिनियम १९४८चा ६७ च्या कलम ६३(१क) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ आत बिनशेती करणे आवश्यक या शर्तीस अनुसरून. वर्दी नोंदीस रजू नोंद प्रमाणित.</p> <p>(सुरेश आश्रुबा मोराळे) मंडळ अधिकारी:- पळरुपे ता.: पनवेल जि.: रायगड दि.: 21/06/2021</p>

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 14/07/2022

सांकेतिक क्रमांक :- 27240002028370000072022350

(नव) सविन गोपाळ चव्हाण
तलाठी साझा सोमटणे ता. पनवेल जि. रायगड
ता. पनवेल, जि. रायगड

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १० |

गाव - गिरवले

तालुका - पनवेल

जिल्हा - रायगड

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले गट क्रमांक	अधिकार्याचे नाव आदर्याक्षरी व शेरा
1316	<p>फेरफाराचा प्रकार : अनोदणीकृत नोंदीचा प्रकार : आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करणे फेरफाराचा दिनांक : 15/07/2021 माहिती मिळालेला दिनांक : 15/07/2021 राक्षग अधिवारी तहसीलदार यांनी त्यांचे फडील आदेश क्रमांक : हक्कनोंद/कात-4/8/16/2021/2021 दिनांक : 14/07/2021 अन्वये आकारफोड आदेश झाल्याने खालील स.क्र./ ग.क्र मधील क्षेत्र रुपांतरीत झाले असलेले नवीन सातवारा अस्तित्वात आणणे आवश्यक आहे त्या प्रमाणे मूळ ७/१२ बंद करून खालील प्रमाणे नवीन पोट हिस्से तयार केले. जुना ७/१२ बंद करून नवीन ७/१२ तयार करण्यास मान्यता दिलेली यादी :</p> <p>जुना ७/१२ :</p> <p>सर्व्हे क्रमांक : 99/अ/1 लागवडीयोग्य क्षेत्र : 0.1570 एकक हे आर चौ मी पोटखराब क्षेत्र:0.0000 सर्व्हे क्रमांक : 99/ब/2 लागवडीयोग्य क्षेत्र : 0.2450 एकक हे आर चौ मी पोटखराब क्षेत्र:0.0250 सर्व्हे क्रमांक : 99/ब/2/अ लागवडीयोग्य क्षेत्र : 0.1800 एकक हे आर चौ मी पोटखराब क्षेत्र:0.0200 नवीन ७/१२ :</p> <p>सर्व्हे क्रमांक : 99/1 लागवडीयोग्य क्षेत्र : 0.1450 एकक हे आर चौ मी पोटखराब क्षेत्र:0.0120 खाता क्रमांक : 180 नाव : वैशाळी साहेबराव मुळे क्षेत्र : 0.1450 आकरणी : 2.94 पोटखराबा : 0.0120 सर्व्हे क्रमांक : 99/2 लागवडीयोग्य क्षेत्र : 0.1860 एकक हे आर चौ मी पोटखराब क्षेत्र:0.0140 खाता क्रमांक : 238 नाव : लतेश भरत शाह नाव : मेधा सुनिल गाडगीळ नाव : प्रदीप रतन पाटील नाव : मदनमोहन बलदेव इंगवले नाव : सुनिल कृष्णाजी पराजपे नाव : मै. ऐक्यम बिल्डटेक एल.एल.पी तर्फे भागीदार क्षेत्र : 0.1860 आकरणी : 3.43 पोटखराबा : 0.0140 सर्व्हे क्रमांक : 99/3 लागवडीयोग्य क्षेत्र : 0.2510 एकक हे आर चौ मी पोटखराब क्षेत्र:0.0190 खाता क्रमांक : 238 नाव : मै. ऐक्यम बिल्डटेक एल.एल.पी तर्फे भागीदार क्षेत्र : 0.2510 आकरणी : 4.75 पोटखराबा : 0.0190 नाव : सुनिल कृष्णाजी पराजपे नाव : मदनमोहन बलदेव इंगवले नाव : प्रदीप रतन पाटील नाव : मेधा सुनिल गाडगीळ नाव : लतेश भरत शाह वरील आदेशाप्रमाणे नवीन ७/१२ सुरु करणेत आले व मूळ ७/१२ वर ७/१२ बंद केला आहे असा शेरा नमूद करून गाव दफ्तरी नोंद घेतली.</p> <p>बाजस दाखल केलेल्या मौजे-गिरवले,ता.पनवेल येथील जमिन मिळकतीबाबत मा. उपअधिक्षक भूमी अभिलेख पनवेल यांचे कार्यालयाकडील पत्र क्रमांक भूमापन/आकारफोड/ दुर.नं.173/2011 दिनांक 31/02/2021 रोजीचे आकार फोडपत्रक प्राप्त झाल्याने त्याची गांवचे कागदोपत्री अमल घेण्यासाठी खालील प्रमाणे नोंद केली.</p> <p>मूळ आकार फोडपत्रक प्रमाणे 7/12 क्षेत्राची स्थिती</p> <p>सं.न./हि.न...एकूण क्षेत्रफळ...पो.ख...बाकी क्षेत्र...आकार</p> <p>99/0.....0.62.7.....0.04.5.....0.38.2.....11.12</p> <p>दुरुस्ती आकार फोडपत्रकाप्रमाणे 7/12 क्षेत्राची स्थिती</p> <p>सं.न./हि.न...एकूण क्षेत्रफळ...पो.ख...बाकी क्षेत्र...आकार... कळजेदाराचे नाव</p> <p>99/1.....0.15.7.....0.01.2.....0.14.5.....2.94..... वैशाळी साहेबराव मुळे (अभिराम वसंत टिळक)</p> <p>99/2.....0.20.0.....0.01.4.....0.18.6.....3.43..... सुनिल कृष्णाजी पराजपे वगैरे</p> <p>5(विकास शिवराम सामंत)</p> <p>99/3.....0.27.0.....0.01.90.....0.25.1.....4.75..... सुनिल कृष्णाजी पराजपे वगैरे</p> <p>5(विकास शिवराम सामंत)</p> <p>एकूण.....0.62.7.....0.04.5.....0.58.2.....11.12</p> <p>वरीलप्रमाणे दुरुस्ती करणेत आली.</p> <p>(सर्व्हे नं. 99/अ/1,99/ब/2/अ,99/ब/2 बंद करून नवीन सर्व्हे नं.99/1,99/2,99/3 घडविण्यात (तयार)करण्यात आले आहेत.)</p> <p>वरिल नोंद गा. उपअधिक्षक भूमी अभिलेख पनवेल यांचे कार्यालयाकडील पत्र क्रमांक भूमापन/आकारफोड/</p>	<p>99/1, 99/2, 99/3, 99/अ/1, 99/ब/2, 99/ब/2/अ</p> <p>एकूण :- 6</p>	<p>मा. उपअधिक्षक भूमी अभिलेख पनवेल यांचे कार्यालयाकडील पत्र क्रमांक भूमापन/आकारफोड/ दुर.नं.173/2011 दिनांक 31/02/2011 रोजीचे आकार फोडपत्रक लागत मा. तहसिलदार व कार्यकारी टाडपिकारी कार्यालय पनवेल कार्यालयाकडील पत्र क्र. हक्कनोंद/कात 4/8/76/2021 दिनांक 14/07/2021 रोजीच्या पत्राप्रमाणे नोंद प्रमाणित</p> <p>(सुरेश आश्रुबा मोराले) मंडळ अधिकारी:- पळस्पे ता: पनवेल जि: रायगड दि: 30/07/2021</p>

दु. र. नं. 173/2011 दिनांक 31/02/2021 रोजीचे आकार फोडपत्रक लगत मा तहसिलदार व कार्यकारी
दंडाधिकारी कार्यालय पनवेल यांजकडील पत्र क्र हक्कनोद/कात 4/8776/2021 दिनांक 14/07/2021 रोजीच्या
पत्रावरून नोद केली.

हितसंबंधिताना नोटीस बजावल्याचा दि. 15/07/2021
फेरफार नोद निर्गतीचा दि. 30/07/2021

(तेजस सुरेश चोरगे)

तलाठी

गिरवले साझा सोमटणे ता. पनवेल जि. रायगड

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 14/07/2022
सांकेतिक क्रमांक :- 272406/02028370000072022348



तेजस सुरेश चोरगे
तलाठी साझा सोमटणे ता. पनवेल जि. रायगड

तलाठी साझा सोमटणे ता. पनवेल जि. रायगड

SATYAWAN CHAVAN

Search Clerk
Mob : 9821326507

Date : 16/09/2021

To,
Adv. Avinash Y. Narvekar,
Tal. Panvel, Dist. Raigad.

SEARCH REPORT

PROPERTY : Property Bearing Old Gut No. 99/B/2/A, New Gut No. 99/2 area H.R.P. 0-18-0, Pot Kharaba H.R.P. 0-02-0, Total Area H.R.P. 0-20-0. Aakar 4.00 Paise, situated at Village Giravaie, Tal. Panvel. Dist. Raigad.

PERIOD OF SEARCH :- 1992 to 2021 (30 year)

I have taken a search of above-mentioned property for the period 30 years i.e. from 1992 to 2021 from the record of the Sub-Register of Assurance, Panvel (Office No. 1, 2, 3, 4 & 5). The Payment of search charges paid to Sub-Registrar, Panvel - 3 by me Vide Receipt No. 7504/2021 Dated 31/03/2021 and Sub-Registrar, Panvel - 3 by me Vide Receipt No. 16316/2021 Dated 15/09/2021. The Payment Receipts are attached hereto I have made the following observations in my search:

Years	Transaction Panvel - 1
1992-2000	Books are found in torn condition
2001	Books are found in torn condition. Day Book Entry Verified.
2002	No transaction traced.
2003	No transaction traced.
2004	No transaction traced.
2005	No transaction traced.
2006	No transaction traced.
2007	No transaction traced.
2008	No transaction traced.
2009	No transaction traced.
2010	No transaction traced.
2011	No transaction traced.
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	Available Loose Index Check No transaction traced.

Asa as

Years	Transaction Panel - 1
2016	Available Loose Index Check. No transaction traced.
2017	Available Loose Index Check. No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Available Loose Index Check. No transaction traced.
2020	Index not ready.
2021	Index not ready.

Years	Transaction Panel - 2
2003	No transaction traced.
2004	No transaction traced.
2005	No transaction traced.
2006	No transaction traced.
2007	No transaction traced.
2008	No transaction traced.
2009	No transaction traced.
2010	No transaction traced.
2011	No transaction traced.
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	No transaction traced.
2016	No transaction traced.
2017	No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Available Loose Index Check. No transaction traced.
2020	Index not ready.
2021	Index not ready.

Years	Transaction Panel - 3
2005	No transaction traced.
2006	No transaction traced.
2007	No transaction traced.

Years	Transaction Panel – 3
2008	No transaction traced.
2009	No transaction traced.
2010	No transaction traced.
2011	No transaction traced.
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	No transaction traced.
2016	No transaction traced.
2017	Available Loose Index Check. No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Available Loose Index Check. No transaction traced.
2020	Index not ready.
2021	Index not ready.

Years	Transaction Panel – 4
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	Available Loose Index Check. No Transaction traced.
2016	Available Loose Index Check. No Transaction traced.
2017	Available Loose Index Check. No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Index not ready.
2020	Index not ready.
2021	Index not ready. Transaction, Computer entry verified.

Asan

Years	Transaction Panvel - 5
2013	No transaction traced.
2014	No transaction traced.
2015	No transaction traced.
2016	No transaction traced.
2017	No transaction traced.
2018	Available Loose Index Check. No transaction traced.
2019	Available Loose Index Check. No Transaction.
2020	Index not ready.
2021	Index not ready. Transaction, Computer entry verified.

Note : In the office of Sub-Registrar Panvel (Office No. 1, 2, 3, 4 & 5) Computerised index for 2002 and 2021 are not maintained properly.

This search report is subject to badly torn and mutilated record of Index - II which is available in the office of Sub-Registrar of Assurance of Panvel.

This Search Report is on available as record basis and Online Search up to Dated 31/03/2021.

Transaction for the year : 2001 (Day-Book Entry Verified)

Nature of Transaction : GIFT DEED.

PROPERTY : Gut No. 99/B/2/A, area H.R.P. 0-20-0, out of H.R.P. 0-47-0, Aakar 8.31 Paise, situated at Village Giravale, Tal. Panvel, Dist. Raigad.

Name of Seller : Shakuntala Narayan Samant.

Name of Purchaser : Vikas Shivram Samant. (Surname by mistake shown Sawant in Day Book)

R.R. No. PANVEL-1-2521/2001, Dated 12.04.2001.

Agreement Value : Rs. 1,08,000/-

Transaction for the year : 2021

Nature of Transaction : CONVEYANCE DEED.

PROPERTY : Gut No. 99/B/2/A, area H.R.P. 0-18-0, + Pot Kharaba H.R.P. 0-02-0, Total area H.R.P. 0-20-0, Aakar 4.00 Paise, situated at Village Giravale, Tal. Panvel, Dist. Raigad.

Name of Seller : Vikas Shivram Samant.

Name of Purchaser : 1) M/s. Aikyam Buildtec S.S.P through Partner Sunil Krushnaji

MadanmohanBaldevIngavale. 3) M/s. AikyamBuildtec S.S.P through Partner Pradip Ratan Patil, 4) M/s. AikyamBuildtec S.S.P through Partner Medha Sunil Gadgil. 5) M/s. AikyamBuildtec S.S.P through Partner Latesh Bharat Shah.

R.R. No. PANVEL-4-5582/2021, Dated 20.05.2021

Agreement Value : Rs. 1,52,43,900/-
Market Value : Rs. 75,20,000/-

Transaction for the year : 2021

Nature of Transaction : DEED OF DICLERATION.

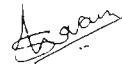
PROPERTY : Property Bearing Old Survey No. 99/B/2/A (as per old 7/12 extract), admeasuring area 0.18.00H-R-P, Potkharaba area 0.02.00 HRP, Total area 0.20.00 HRP, Aakar Rs 4 paise and New Survey no. 99/2 (as per new 7/12 extract), admeasuring area 0.18.60 HRP, Potkharabaarea 0.01.40 HRP, Total area 0.20.00 HRP. Aakar 3.43 Paise, situated at Village Giravale, TalathiSajaSomatane, Taluka Pen, Dist Raigad.

Name of Purchaser : 2ndParty :- 1) M/s. AikyamBuildtec S.S.P through Partner Sunil Krushnaji Paranjape. 2) M/s. AikyamBuildtec S.S.P through Partner MadanmohanBaldevIngavale. 3) M/s. AikyamBuildtec S.S.P through Partner Pradip Ratan Patil, 4) M/s. AikyamBuildtec S.S.P through Partner Medha Sunil Gadgil. 5) M/s. AikyamBuildtec S.S.P through Partner Latesh Bharat Shah.
1stParty :- 1) Vikas ShivramSamant.

R.R. No. FANVEL-5-10290/2021, Dated 26.08.2021.

Agreement Value : Rs. 1,00,000/-
Market Value : Rs. 60,000/-

Hence this Report.



SATYAWAN CHAVAN
Searcher

11

SEARCH AND TITLE REPORT
TO WHOM IT MAY CONCERN

RE ALL THAT piece and parcel of land bearing C.D. TAL NO. GA/NO. 99 B 2/A 177 7/1 of P. S. TAL. GA/NO. 99 B 2/A 177 7/1 admeasuring 0 H. 18 ARES 00 POINT + 000 KHARBA 0 H. 01 ARES 40 POINTS (totally 0 H. 20 ARES 00 POINT), assessed at Rs. 3=43 Ps., situate at VILLAGE GIRAVALE, TALATHI, SAJA SOMATANE, within the limits of GRUP GRAMPANCHAYAT GIRAVALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD.

DATED: 21.07.2022

AVINASH Y. NARVEKAR

ADVOCATE HIGH COURT
10, SHAH PLAZA, BEHIND ADARSH LODGE
RAJ GANESH GADKARI PATH,
PANVEL 410 206 DISTRICT RAIGAD.

MOBILE 098 215 84 121





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Avinash Y. Narvekar

B.Com.,LL.B.
ADVOCATE HIGH COURT

Off: 10, Shan Plaza, Behind Adarsh Lodge, Ram Ganesh Gadgil Road,
Panvel 410 206, District Raigad
Tel. Phones: (off) (022) 2745 0405, 4045 (res.) 2561 5291
Mobile No.: 9821584121
Email: advavinashnarvekar@rediffmail.com

DATE: 21.07.2022

SEARCH & TITLE REPORT

RE: ALL THAT piece and parcel of land bearing old GAT NO. 99 B/2 A
[PREVIOUS GAT NO.], now GAT NO. 99/2 measuring 0 H. 18
60 GUNTS + 47 BHERGAS (0 H. 21 GUNTS + 40 BHERGAS) totally 0 H. 20 GUNTS
00 BHERGAS, assessed at Rs. 3=43 P.S., situate at VILLAGE GIRAVALI,
TALATHI, SAJA SOMATANE, within the limits of GRAMPANCHAYI,
GIRAVALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and
REGISTRATION DISTRICT RAIGAD.

Under instructions from (1) SHRI SUNIL KRISHNAJI PARANJE, (2)
SHRI MADANMOHAN BALDEV INGAVLE, (3) SHRI PRADEEP RATAN PATIL, (4) MRS.
MEDHA SUNIL GADGIL, and (5) SHRI LATESH BHARAT SHAH, partners of "M/s.
AIKYAM BUILDTECH LLP, incorporated under the provisions of SECTION
12(1) of the LIMITED LIABILITY PARTNERSHIP ACT, 2008, [the CERTIFICATE OF
REGISTRATION in respect whereof has been issued by ASSISTANT
REGISTRAR OF COMPANIES - for and on behalf of the Jurisdictional
Registrar of Companies, Central Registration Centre), having its
office at SHOP NO. 19, "NEELKANTH DARSHAN", PLOT NO. 125, OPP. PANVEL S T
STAND, near DR. I. D. KARNI HOSPITAL, PANVEL, PANVEL - 410 206, DISTRICT
RAIGAD, to take search of the concerned record for the purpose of
investigating title in respect of the said property and certify the title
of the OWNERS thereof, I state as under:-

1. I have given an elaborate and detailed SEARCH & TITLE REPORT
dated 18.09.2021, a copy whereof is enclosed herewith. However, the
partners of "M/s. AIKYAM BUILDTECH LLP" have now instructed me to take
further search of the concerned record and certify the title of the
OWNERS of the subject land.

2. For taking further search of the INDEX II REGISTERS in the office of
the SUB-REGISTRAR, PANVEL, I deposited the necessary fee through MR.
SATYAWAN CHAVAN, SEARCH CLERK, for the years 2021 and 2022, vide
RECEIPT NO. 13695/2022 dated 21.07.2022. Accordingly, the said MR.
SATYAWAN CHAVAN, SEARCH CLERK, has made available to me the search-
notes. However, the said search notes show that during the said
period, i.e. 2021 and 2022, no further transaction, either of sale,
transfer, mortgage, or otherwise of any mode of transfer, OTHER
THAN

(A) the DEED OF CONVEYANCE dated 25.06.1998, which was lodged with
the SUB-REGISTRAR, PANVEL-1, for registration on the even day at
SERIAL NO. 1719 - 1998, whereby the aforesaid OWNER SMT.
CHANDRABHAGA PADU HATMODE, sold, transferred and conveyed
absolutely to the PURCHASER, i.e. SMT. SHAKUNTALA NARAYAN
SAMANT, the said land bearing GAT NO. 99/B/2 (पट्टे नंबर ९९/बी/२), to
SMT. SHAKUNTALA NARAYAN SAMANT;

AYN

AVINASH Y. NARVEKAR
B.Com.,LL.B.
ADVOCATE HIGH COURT
Regn. No.: MAH/1753/1990

- b) the GIFT DEED dated 12.04.2001, which was lodged with the SUB-REGISTRAR, PANVEL-1, for registration on the even day at SERIAL NO. 2522 - 2001, whereby the said SMT SHAKUNTALA NARAYAN SAMANT made the gift of the undivided portion admeasuring 0 H. 27 ARES 00 POINT out of the total admeasuring 0 H. 47 ARES 00 POINT of the said piece of land bearing GAT NO. 99/B/2 (गट नंबर ९९/ब/२) to her son SUSHAS NARAYAN SAMANT, with full and sole consideration.
- (C) the GIFT DEED dated 12.04.2001, which was lodged with the SUB-REGISTRAR, PANVEL, for registration on the even day at SERIAL NO. 2521 - 2001, whereby the said SMT SHAKUNTALA NARAYAN SAMANT made the gift of the remaining portion admeasuring 0 H. 20 ARES 00 POINT of the said piece of land bearing GAT NO. 99/B/2 (गट नंबर ९९/ब/२) to her nephew VIKAS SHIVRAM SAMANT, without any consideration.
- (D) the DEED OF CONVEYANCE dated 20.05.2021, which was lodged in the office of the SUB-REGISTRAR, PANVEL-4, for registration on the even day at SERIAL NO. पत्रक - 5582 - 2021, whereby the said VIKAS SHIVRAM SAMANT sold, transferred and conveyed absolutely the said piece of land bearing GAT NO. 99/B/2/A (गट नंबर ९९/ब/२/अ), admeasuring 0 H. 20 ARES 00 POINT, to M/s. AIKYAM BUILDTECH LLP, represented by its partners (1) SHRI SUNIL KRISHNAJI PARANJPE, (2) SHRI MADANMOHAN BALDEV INGAVLE, (3) SHRI PRADEEP RATAN PATIL, (4) MRS. MEDHA SUNIL GADGIL, and (5) SHRI LATESH BHARAT SHAH.
- (E) the DEED OF DECLARATION (घोषणापत्र) dated 26.08.2021, which was lodged with the SUB-REGISTRAR, PANVEL-5, for registration on the even day at SERIAL NO. पत्रक 5- 10290 - 2021, executed by SHRI VIKAS SHIVRAM SAMANT and (1) SHRI SUNIL KRISHNAJI PARANJPE, (2) SHRI MADANMOHAN BALDEV INGAVLE, (3) SHRI PRADEEP RATAN PATIL, (4) MRS. MEDHA SUNIL GADGIL, and (5) SHRI LATESH BHARAT SHAH, the partners of M/s. AIKYAM BUILDTECH LLP, declaring the change in old GAT NO. 99/B/2/A to new GAT NO. 99/2 admeasuring 0 H. 20 ARES 00 POINT;
- has taken place in respect of the aforesaid piece of N.A. land.

11. I, therefore, certify that the title of the owners, namely, M/s. AIKYAM BUILDTECH LLP, represented by its partners (1) SHRI SUNIL KRISHNAJI PARANJPE, (2) SHRI MADANMOHAN BALDEV INGAVLE, (3) SHRI PRADEEP RATAN PATIL, (4) MRS. MEDHA SUNIL GADGIL, and (5) SHRI LATESH BHARAT SHAH, either to the said piece or parcel of bearing old GAT NO. 99/B/2/A (गट नंबर ९९/ब/२/अ), or new GAT NO. 99/2 admeasuring 0 H. 20 ARES 00 POINT, assessed at Rs. 3=43 Ps., situate at VILLAGE GIRAVALE, TALATHI, SAJA SOMATANE, within the limits of GRAMPANCHAYAT GIRAVALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD, more specifically described in the schedule hereunder written, is clear and marketable and free from any encumbrances, charge and/or claim whatsoever.

-A/N
AVINASH Y. NARVEKAR
B.Com.LL.B.
ADVOCATE HIGH COURT
Regn. No.: MAH/1753/1990

Avinash Y. Narvekar
B.Com.,LL.B
ADVOCATE HIGH COURT

Off. to: Spar Plaza, Behind Adarsh Lodge, Kamdarwadi, Raigad
Panvel 410 700 District Raigad
Tel. Phones: (off) (022) 2745 0405 4045 (res.) 2561 5291
Mobile No.: 9821584121
Email: advavinashnarvekar@gmail.com

(3)

THE SCHEDULE OF THE LAND REFERRED TO ABOVE (OLD)

ALL THAT piece and parcel of land bearing GAT NO. 99/2 (पट्टा नंबर ९९/२) admeasuring 0 H. 15 ARES 00 POINTS (totaly 0 H. 20 ARES 00 POINTS), assessed at Rs. 4=00 Ps., situate at VILLAGE GIRAVALE, TALATHI, SAJA SOMATANE, within the limits of GROUP GRAMPANCHAYAT GIRAVALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD, which are bounded as follows :-

THE SCHEDULE OF THE LAND REFERRED TO ABOVE (NEW)

ALL THAT piece and parcel of land bearing GAT NO. 99/2 (पट्टा नंबर ९९/२) admeasuring 0 H. 15 ARES 60 POINT + POT KHANDELA 0 H. 01 ARES 40 POINTS (totaly 0 H. 20 ARES 00 POINT), assessed at Rs. 3=43 Ps., situate at VILLAGE GIRAVALE, TALATHI, SAJA SOMATANE, within the limits of GROUP GRAMPANCHAYAT GIRAVALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD, which are bounded as follows :-

BOUNDARIES OF ORIGINAL GAT NO. 99/2 (NEW) :

ON OR TOWARDS THE EAST BY LAND BEARING GAT NO. 93/3
ON OR TOWARDS THE WEST BY LAND BEARING GAT NO. 47,
ON OR TOWARDS THE SOUTH BY LAND BEARING GAT NO. 93/3
ON OR TOWARDS THE NORTH BY LAND BEARING GAT NO. 99/1

PANVEL
DATED . 21.07.2022

A Y Narvekar
AVINASH Y. NARVEKAR
B.Com.LL.B
ADVOCATE HIGH COURT
Regn. No. MAH/1753/1990



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दस्तावेज क्र. 398 दिनांक 21/07/2022

मातृचे नाव

रमणीयबाई अनुसुमिका पवले 3-1-2022

दस्तावेजाचा प्रकार

मातृ करणाऱ्याचे नाव: अॅड. अश्विनी सावंत

वर्षास अर्ज क्र. 672/2022 मोजे निमताने प्राप्त झालेला आयकर वेळीस तसेच 89-21 जुलै 2022 ते 99-21 जून 2021 ते 2022 मधील 02 वर्षांचा शोध मिळवण्यात

शोध व निरीक्षण

₹ 300.00

मूल्या

₹ 300.00

Sub Registrar (M.01)

1) देयकराचा प्रकार, eChallan रकम ₹ 300/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH05283705202223E दिनांक: 21/07/2022 सह दुय्यम निबंधक वर्ग-२,

वेळेचे नाव व पत्ता

पन्वेल क्र. ३.

21/07/2022

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SATYAWAN CHAVAN

Search Clerk
Mob : 9821326507

Date : 21.07.2022

To,
Adv. Avinash Y. Narvekar,
Tal. Panvel, Dist. Raigad.

SEARCH REPORT

PROPERTY : Property Bearing OldGut No. 99/B/2/A, New Gut No. 99/2 area H.R.P. 0-18-0. Pot Kharaba H.R.P. 0-02-0, Total Area H.R.P. 0-20-0. Aakar 4.00 Paise. situated at Village Giravale, Tal. Panvel, Dist. Raigad.

PERIOD OF SEARCH :- 1921 to 2022 (02 year)

I have taken a search of above-mentioned property for the period ~~30~~ years i.e. from ~~1992~~ to ~~2021~~ from the record of the Sub-Register of Assurance, Panvel (Office No. 1, 2, 3, 4 & 5). The Payment of search charges paid to Sub-Registrar, Panve - 3 by me Vide Receipt No. 13695/2022 Dated 21/07/2022. The Payment Receipts are attached hereto I have made the following observations in my search

Years	Transaction Panvel - 1, 2, 3, 4 and 5
2021	Index not ready
2022	Index not ready

Note : In the office of Sub-Registrar Panvel (Office No. 1, 2, 3, 4 & 5) Computerised index II 2021 and 2022 are not maintained properly.

This search report is subject to badly torned and mutilated record of Index - II which is available in the office of Sub-Registrar of Assurance of Panvel

This Search Report is on available as record basis and Online Search up to Dated 21/07/2022.

Transaction for the year : 2021 .

Nature of Transaction : CONVEYANCE DEED.

PROPERTY : Gut No. 99/B/2/A, area H.R.P. 0-18-0. + Pot Kharaba H.R.P. 0-02-0. Total area H.R.F. 0-20-0. Aakar 4.00 Paise, situated at Village Giravale, Tal. Panvel, Dist. Raigad.

Name of Seller : Vikas Shivram Samant.

Name of Purchaser : 1) M/s. Aikyam Buildtec S.S.P through Partner Sunil Krushnaji Paranjape, 2) M/s. Aikyam Buildtec S.S.P through Partner Madanmohan Baldev Ingavale, 3) M/s. Aikyam Buildtec S.S.P through Partner Pradip Ratan Patil, 4) M/s. Aikyam Buildtec S.S.P through Partner Medha Sunil Gadgil, 5) M/s. Aikyam Buildtec S.S.P through Partner Latesh Bharat Shah.

R.R. No. PANVEL-4-5582/2021, Dated 20.05.2021.

Agreement Value : Rs. 1,52,43,900/-
Market Value : Rs. 75,20,000/-

Transaction for the year : 2021

Nature of Transaction : DEED OF DICLERATION

PROPERTY : Property Bearing Old Survey No. 99/B/2/A (as per old 7/12 extract), admeasuring area 0.18.00 H-R-P, Potkharaba area 0.02.00 HRP, Total area 0.20.00 HRP, Aakar Rs 4 paise and New Survey no. 99/2 (as per new 7/12 extract), admeasuring area 0.18.60 HRP, Potkharaba area 0.01.40 HRP, Total area 0.20.00 HRP, Aakar 3.43 Paise, situated at Village Giravale, Talathi Saja Somatane, Taluka Pen, Dist Raigad.

Name of Purchaser : 2nd Party :- 1) M/s. Aikyam Buildtec S.S.P through Partner Sunil Krushnaji Paranjape, 2) M/s. Aikyam Buildtec S.S.P through Partner Madanmohan Baldev Ingavale, 3) M/s. Aikyam Buildtec S.S.P through Partner Pradip Ratan Patil, 4) M/s. Aikyam Buildtec S.S.P through Partner Medha Sunil Gadgil, 5) M/s. Aikyam Buildtec S.S.P through Partner Latesh Bharat Shah.
1st Party :- 1) Vikas Shivram Samant.

R.R. No. PANVEL-6-10290/2021. Dated 26.08.2021.

Agreement Value : Rs. 1.00/-

Market Value : Rs. 0.00/-

Hence this Report.


SATYAWAN CHAVAN
Searcher