

SE
SUHAS MODAK
EMP - No. 5787

AMT-3
Please Tick

Saving A/C No: 40548133257		Branch FILE No.					
CIF NO.:		Tie up no (if applicable)					
LOS Reference No.:		PAL/Take Over/NEW/Resale/Top up					
Applicant Name: BANJ AMAR SHRINGARPURE							
Co-Applicant Name: _____							
Contract (Resi.):		Mobile:					
Loan Amount: 32,00,000		Tenure: 264 MONTH					
Interest Rate: 8.65		EMI:					
Loan Type: NEW HOME LOAN		SBI LIFE: YES					
Hsg. Loan _____		Maxgain _____					
Realty _____		Home Top up _____					
Property Location: ULWE							
Property Cost: 60,00,000							
Name of Developer / Vendor:							
RBO -		ZONE -		Branch: ULWE		(Code No) 18108	
Contact Person: SUHAS MODAK				Mobile No. 9137836491			
Name of RACPC Co-ordinator along with Mob No:							
		DATE				DATE	
SEARCH - 1				RESIDENCE VERIFICATION		02/05	
SEARCH - 2				OFFICE VERIFICATION		02/05	
VALUATION - 1				SITE INSPECTION			
VALUATION - 2							
HLST / MPST / BM / FS / along with Mob No.:							



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

HL TO BE PARKED AT _____ BRANCH

* Legal & valuation cheque attached dt. 20/4/24
SBI ch. # 176978 & 176979
Legal Amt + valuation Amt.

SSL

SUHAS MODAK
EMP-NO-5787

CODE
NO.

MUM99999

Lead ID - 02474029

FILE
REF NO.

HLSE SUHAS MODAK - 5787

HLSM SALMAN SHEK

HLQM POOJA VALMIKI

6211555

LOS NUMBER	
LOS BRANCH NAME	ULWE - 18108
BRANCH CODE	18108
SOURCE TYPE	CONNECTOR
EXPECTED DISBURSEMENT DATE	06-04-2024

REFERENCE ID	
APPLICANT NAME	BANI AMAR SHRINGARPURE
CO-APPLICANT NAME	IL
DATE OF BIRTH	30-06-1981
PAN CARD NUMBER	AIGPB9794C
BANK ACCOUNT NUMBER	40548133257
EMAIL ID	bani.shringarpure@gmail.com
MOBILE NO.	9833233006
LOAN AMOUNT & INTREST RATE	32,00,000 - 8.65
TENURE	264 MONTH
CONNECTOR NAME & CODE	SONAL PARAB - MUM00005078
PROPOSAL TYPE	NEW HOME LOAN
Builder's Name	SAI KIRAN
Project Name	
Email ID of Builder / Particular Project	SAI PRIDE
Contact Number (Project in Charge/ Builder)	-
PROPERTY FINAL : YES / NO	YES
RACPC	PANVEL
RBO	PEN
AMT NO.	NA

TransUnion^{tu} CIBIL

CONSUMER CIR

CONSUMER BANI AMAR SHRIGARPURE
MEMBER ID BS00115012_MUMBCIR73108
MEMBER REFERENCE NUMBER:

DATE: 24-0
TIME: 12:2
CONTROL

CKYC 30071212355049

TELEPHONE(S):

TELEPHONE TYPE	TELEPHONE NUMBER	TELEPHONE EXTENSION
NOT CLASSIFIED	09833233006	
NOT CLASSIFIED	7304610852	
MOBILE PHONE	7304610852	
NOT CLASSIFIED	9833696850	

EMAIL CONTACT(S):

EMAIL ADDRESS
BANI.SHRINGARPURE@GMAIL.COM
BANI.SHRINGARPURE@GMAIL.COM
POO.DREAMGIRL@GMAIL.COM
BANISHRINGARPURE@GMAIL.COM

ADDRESS(ES):

ADDRESS PODAR INTERNATIONAL SCHOOL PLOT NO 56 SECTOR 36 SEAWOOD NERUL NEAR PALM BEACH ROAD MUMBAI
CATEGORY OFFICE ADDRESS
RESIDENCE CODE: DATE REPORTED: 29-0

ADDRESS 502 BHOOMI OSCAR PLOT NO. 16 17 SECTOR 09 GHANASOLI NAVI MUMBAI NEAR GHARONDA MAHARASHTRA 400706
CATEGORY PERMANENT ADDRESS
RESIDENCE CODE: DATE REPORTED: 29-0

ADDRESS FLAT NO 108 NAND SAI GANESH CHS PLOT 88A SECTOR 50 NEAR APAN BAZAR NERUL NEAR UNION BANK MAHARASHTRA 400706
CATEGORY RESIDENCE ADDRESS
RESIDENCE CODE: DATE REPORTED: 29-0

ADDRESS 502 BHOOMI OSCAR PLOT NO-16 17 NEAR GHAR ONDA SECTOR-09 GHANASOLI NAVI MUMBAI MAHARASHTRA 400706
CATEGORY NOT CATEGORIZED
RESIDENCE CODE: DATE REPORTED: 29-0

40549133257

First Name: BANI Middle Name: AMAR Last Name: SHRINGAPPURE

30061981 PAN: AIGPB9794C

9833233006 bani.shringarpure



PRASHANT KUMAR BANERJEE

Bani

Male Female Third Gender
Single Married Divorced Widowed

NYC (Minimum one to be filled)

UID No: 817815948359

P No.
 T No.
 License No.
 SA Job card No.

Issued by National Population Register Containing Name and Address:

[Grid for address details]

Status: Resident Indian (RI) Non-Resident Indian (NRI) Foreign Citizen Person Of Indian Origin (PIO)

Service Personnel: Army Indian Navy Indian Air force

Service Under: Benefit Pension New Pension Scheme

Address:
Address:

106 NAND SAI GANESH CHS PLOT NO. 88A.
SEKTOR-50 (New) NEAR UNION BANK SEAWOODS
NERUL VTR
City: NAVIMUMBAI
State: MAHARASHTRA
Pin Code: 400706

Is same as the permanent address: Yes No
Same as above.

[Grid for address details]

Customer: Yes No

CIF No/ Account No. 40548133257

First Name: BANI Middle Name: AMAR Last Name: SHRINGARPURE

30061981

PAN: AIGPB9794C

✓ 9833233006

✓ bani.shringarpure

Spouse:

Father: PRASHANT KUMAR BANERJEE

Male Female Third Gender

Status: Single Married Divorced Widowed

of KYC (Minimum one to be filled)

Year / UID No. 817815948359

ID No.

Port No.:

ing License No.

REGA Job card No.

issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Foreign Citizen Person Of Indian Origin (PIO)

DEFENCE PERSONNEL:

Army Indian Navy Indian Air force

SERVICE UNDER:

Pension New Pension Scheme

✓

NO. 88A

2

398/7619

Friday, April 19, 2024

2:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8391

दिनांक: 19/04/2024

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-7619-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्रीमती बानी अमर शृंगारपुरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:08 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु. 2198212 /-

मोबदला रु. 4000000/-

भरलेले मुद्रांक शुल्क : रु. 200000/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424194102362 दिनांक: 19/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000840374202425E दिनांक: 19/04/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1

(Policy) : For Women - Corporations Area

Bani



04/2024

सूची क्र.2

दुयम विबंधक : सह द.वि.पनवेल 3

दस्त क्रमांक : 7619/2024

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

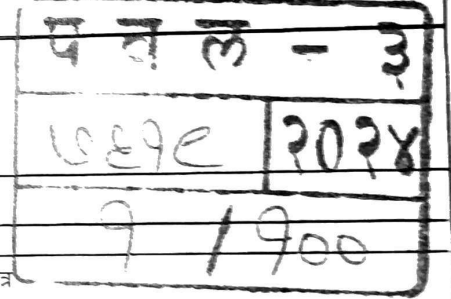
तेखाचा प्रकार	करारनामा
बदला	4000000
जागरभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार रण; देतो की पट्टेदार ते नमुद करावे)	2198212
-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: सदनिका नं -405 ,चौथा मजला,साई प्राईड प्लॉट नं -153,सेक्टर नं -19,उलवे नवी मुंबई,तालुका.पनवेल,जि.रायगड क्षेत्रफळ -24.223 चौ मी कारपेट एरिया (परिपत्रक क्र. 2021/UOR.12@CR.1071. M-1 (policy) नुसार महिला खरेदीदारांस 1% मुद्रांक शुल्कामध्ये सुट असल्याने सदर परीपत्रकानुसार सदर दस्तास मुद्रांक शुल्कामध्ये 1 टक्के सुट घेण्यात आली आहे).((Plot Number : 153 ; SECTOR NUMBER : 19 ;))
त्रफळ	1) 24.223 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल तेव्हा.	
तएवज करून देणा-या/लिहून ठेवणा-या राचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे नाव	1): नाव:-मे. साई किरण इंटरप्रायझेस तर्फे पार्टनर बबन पिराजी घाडगे - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-बी 620, श्री नंदधाम, प्लॉट नं -59, सेक्टर-11 सीबीडी बेलापूर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AEGPG2860J 2): नाव:-मान्यता देणार-नितीन भरत म्हात्रे व प्रशांत भरत म्हात्रे यांच्या अख्यारी श्री. बबन पिराजी घाडगे - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गाव वहाळ, तालुका.पनवेल रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, साईगाड्:(ं:). पिन कोड:-410206 पॅन नं:-AUYPM4636J
एवज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश स,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीमती बानी अमर शृंगारपुरे - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 106 नंद साई गणेश सहकारी गृहनिर्माण संस्था लि., प्लॉट क्रमांक 88अ, सेक्टर 50 (नवीन), युनियन बँकेजवळ, सीवूड्स, नेरुळ नोड 3, नेरुळ, नवी मुंबई, जि.ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AIGPB9794C
एवज करून दिल्याचा दिनांक	19/04/2024
त नोंदणी केल्याचा दिनांक	19/04/2024
मुक्रमांक,खंड व पृष्ठ	7619/2024
जागरभावाप्रमाणे मुद्रांक शुल्क	200000
जागरभावाप्रमाणे नोंदणी शुल्क	30000

गासाठी विचारात घेतलेला तपशील:-

लक आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मूल्यांकन पत्रक (प्रभाव क्षेत्र बांधीव)		19 April 2024, 02:38:02 PM
Valuation ID	202404195708	पवतल 3
मूल्यांकनाचे वर्ष	2024	
जिल्हा	रायगड	
तालुक्याचे नांव	पनवेल	
गावाचे नांव	उलवे, गव्हाण, खारकोपर	
प्रमुख मूल्य विभाग	27	
उप मूल्य विभाग	27.1	
क्षेत्राचे नांव	Influence Area	सर्व्हे नंबर / न. भू क्रमांक
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक	
मूल्यदर	चौ मीटर	
82500		
बांधीव क्षेत्राची माहिती		
मिळकतीचे क्षेत्र -	26.645 चौ. मीटर	मिळकतीचा प्रकार - बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मूल्यदर/बांधकामाचा दर - Rs.82500/-
उद्भववाहन सुविधा -	आहे	
मिळकतीचा वापर -	निवासी सदनिका	
मिळकतीचे वय -	0 TO 2 वर्षे	
मजला -	1st To 4th Floor	
Sale Type - First Sale		
Sale/Resale of built up Property constructed after circular dt.02/01/2018		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)	
	= (82500 * (100 / 100))	
	= Rs.82500/-	
मजला निहाय घट/वाढ	= 100% of 82500 = Rs 82500/-	
Rules Applicable	3, 19, 18	
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
		= 82500 * 26.645
		= Rs.2198212.5/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य खुली बाल्कनी - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2198212.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2198212/- = २ एकवीस लाख अठ्ठ्याणव हजार दोन शे बारा /-	



Home

Print



CHALLAN
MTR Form Number-6

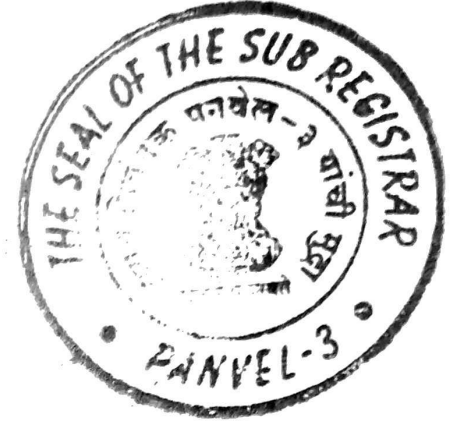


GRN	MH000840374202425E	BARCODE			Date	19/04/2024-10:28:07	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)		AIGPB9794C			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		BANI AMAR SHRINGARPURE			
Location RAIGAD				Flat/Block No.		FLAT NO 405 4TH FLOOR SAI PRIDE			
Year 2024-2025 One Time				Premises/Building		PLOT NO 153 SECTOR NO 19 ULWE NAVI MUMBAI			
Account Head Details			Amount In Rs.	Road/Street		PLOT NO 153 SECTOR NO 19 ULWE NAVI MUMBAI			
0030046401 Stamp Duty			200000.00	Area/Locality		PANVEL RAIGAD			
0030063301 Registration Fee			30000.00	Town/City/District					
				PIN		4 1 0 2 0 6			
				Remarks (If Any)		प व ल - 3			
				PAN2=AEGPG2860J-SecondPartyName=SAI KIRAN ENTERPRISES		2028			
				PROPA BABAN P GHADGE-CA=4000000		20/900			
				Amount In		Two Lakh Thirty Thousand Rupees			
Total				2,30,000.00	Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	6910333202404191700 2864856306			
Cheque/DD No.				Bank Date	RBI Date	19/04/2024-10:31:54 Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 8080254254
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

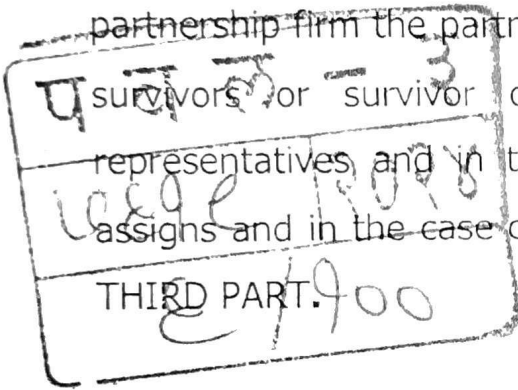
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-7619	0000488899202425	19/04/2024-14:48:40	IGR148	30000.00
2	(IS)-398-7619	0000488899202425	19/04/2024-14:48:40	IGR148	200000.00
Total Defacement Amount					2,30,000.00



AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and entered into at Panvel on this 19th day of April , 2024 between M/S. **SAI KIRAN ENTERPRISES**, a proprietary concern through its Proprietor SHRI BABAN PIRAJI GHADGE, having his office at B-620, Shri Nand Dham, Plot No.-59, Sector No.-11, C.B.D.-Belapur, Navi Mumbai-400 614, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall to mean and include his heirs, executors, administrators and assigns) OF THE FIRST PART; **(1) SHRI NITIN BHARAT MHATRE & (2) SHRI PRASHANT BHARAT MHATRE**, both adults, Indian inhabitants, residing at Village-Vahal, Tal.-Panvel, Dist.-Raigad, hereinafter jointly referred to as "**THE CO-PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof

shall mean and include their respective heirs, executors, administrators and assigns) OF THE SECOND PART and **SMT. BANI AMAR SHRINGARPURE**, having his/her/their address at **106 Nand Sai Ganesh CHS, Plot no: 88A, Sector 50 (New), Near Union Bank, Seawoods, Nerul, Navi Mumbai, PO: Nerul Node 3, DIST Thane, Maharashtra 400 706** , hereinafter referred to as "**THE ALLOTTEE(S)**" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE



Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.- XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

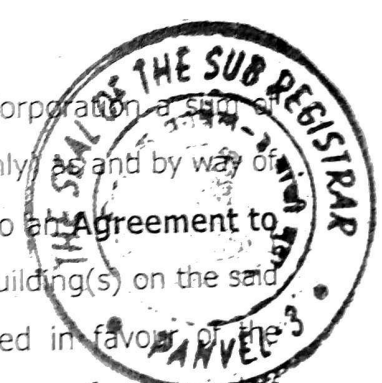
And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

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

And whereas (1) SMT. HIPUBAI @ HIPABAI BHARAT MHATRE (2) SHRI NITIN BHARAT MHATRE (3) SHRI PRASHANT BHAPAT MHATRE (4) SMT. BHARTI DATTARAM @ DATTATRAY PATIL (5) SMT. VARSHA SURESH GHARAT (6) SMT. VANITA SANJAY PATIL (7) SMT. JAYSHPEE BHARAT MHATRE (8) SMT. HEENA BHARAT MHATPE @ SMT. HEENA APUN MHATRE & (9) SMT. DEEPA BHARAT MHATPE, hereinafter jointly and collectively referred to as the "ORIGINAL LICENSEES" had been allotted a plot of land by the said Corporation bearing Plot number 153 admeasuring 699.87 Sq. Mts., under the erstwhile 12.5% Gaothan Expansion Scheme of CIDCO LTD., situated at Sector No.-19, Node-Ulwe, Navi Mumbai, Tal.-Panvel, Dist-Raigad and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;

Handwritten notes in a box: 153-3, 699.87, 2028, 100

And whereas the said Original Licensees paid to the Corporation a sum of ₹44,100/- (Rupees Forty Four Thousand One Hundred Only) as and by way of full and final payment of lease premium and entered into an Agreement to Lease dated 22/12/2015 and after construction of building(s) on the said Plot of land, corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said Plot to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-14259, Document No. PVL2-10860-2015 on 22/12/2015;



And whereas by virtue of a Hakkasod Patra (Release Deed) dated 18/06/2016, duly registered before the Sub-Registrar of Assurances at

Handwritten signature

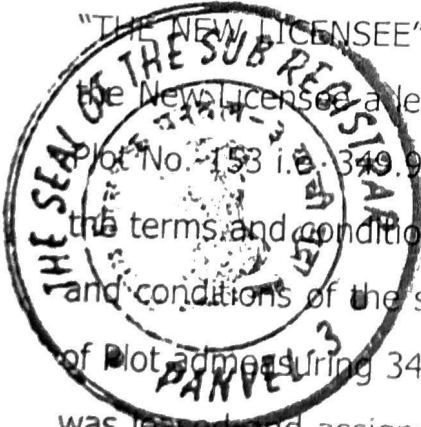
Handwritten signature

Panvel 2 under Receipt No.-8766, Document No. PVL2-7066-2016 on 18.06/2016, the said Original Licensees (1) SMT. HIRUBAI @ HIRABAI BHARAT MHATRE (2) SMT. BHARTI DATTARAM @ DATTATRAY PATIL (3) SMT. VARSHA SURESH GHARAT (4) SMT. VANITA SANJAY PATIL (5) SMT. JAYSHREE BHARAT MHATRE (6) SMT. HEENA BHARAT MHATRE @ SMT. HEENA ARUN MHATRE & (7) SMT. DEEPA BHARAT MHATRE, released all their rights, title, interest and benefits in the said Plot No.-153 to and in favour of their brothers (1) SHRI NITIN BHARAT MHATRE & (2) SHRI PRASHANT BHARAT MHATRE and the Corporation vide its Letter dated 08/09/2016, bearing number CIDCO/Vasahat/Satyo/Ulwe/02/2016/12725,

noted the names of (1) SHRI NITIN BHARAT MHATRE & (2) SHRI PRASHANT BHARAT MHATRE in their records as the Licensees;

प व र	3
७६९६	२०२४
L And/whereas	

And/whereas by virtue of a **Tripartite Agreement dated 14/08/2018**, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-12560, Document No.PVL2-10819-2018 on 14/08/2018, entered into between the Corporation of the One Part, SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE, the Co-Promoter herein of the Second Part and M/S. SAI KIRAN ENTERPRISES, through its Proprietor SHRI BABAN PIRAJI GHADGE, the Promoter herein and therein referred to as "THE NEW LICENSEE" of the Third Part, the Corporation agreed to grant to the New Licensee a lease of 50% (Fifty Percent) undivided share in the said Plot No.-153 i.e. 349.935 Sq. Mts. out of the total area of 699.87 Sq. Mts. on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by the New Licensee, the said portion of Plot admeasuring 349.935 Sq. Mts. out of the total area of 699.87 Sq. Mts. was leased and assigned in favour of the New Licensee i.e. M/S. SAI KIRAN ENTERPRISES, the Promoter herein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/12.5% Scheme/Ulwe/2/2018/28195, dated 10/10/2018, transferred the said portion of the Plot admeasuring 349.935 Sq. Mts. in favour of the New Licensees M/S. SAI KIRAN



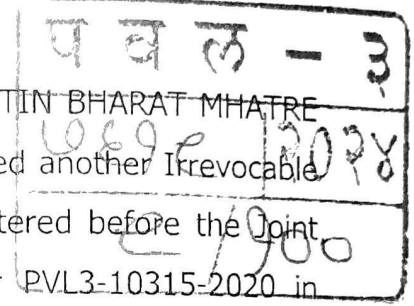
[Handwritten signature]

[Handwritten signature]

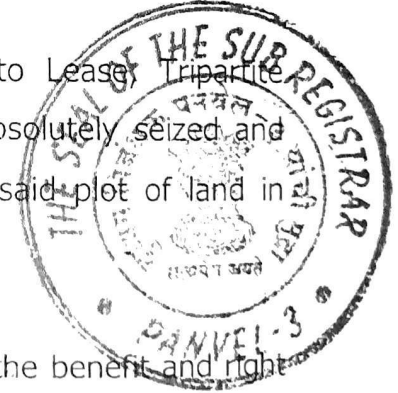
ENTERPRISES, the Promoter herein, instead and in place of the said Original Licensees;

And whereas the said Co-Promoter SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE have also executed a General Power of Attorney dated 14/08/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-12562, Document No. PVL2-10821-2018 on 14/08/2018, in favour of M/S. SAI KIRAN ENTERPRISES, through its Proprietor SHRI BABAN PIRAJI GHADGE, the Promoter herein to do various acts and deeds as mentioned therein;

And whereas subsequently the Co-Promoters SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE have also granted another Irrevocable General Power of Attorney on 11/11/2020 duly registered before the Joint Sub Registrar Panvel-3 under its document number PVL3-10315-2020 in favour of M/S. SAI KIRAN ENTERPRISES herein to do various acts and deeds and to sell and dispose off their share of all or any of the flats/shops and other premises as per the list annexed their to;



And whereas by virtue of the aforesaid Agreement to Lease, Tripartite Agreement, the Promoter and the Co-Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land in equal proportion;

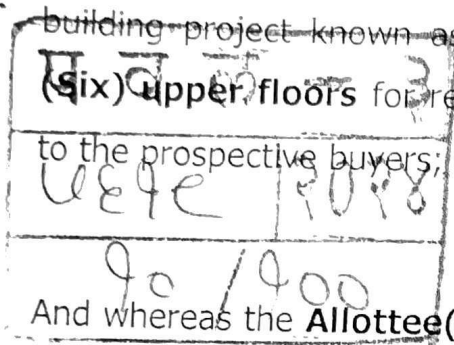


And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority;

And whereas the Promoter is entitled and enjoined upon to construct the residential cum commercial building on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide its **Commencement Certificate bearing reference number CIDCO/BP-16033/TPO(N M &**

K)/2018/ 4709, dated 25/05/2019, including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the Commencement Certificate is annexed herewith as "Annexure-A";

And whereas the Promoter has proposed to construct on the project land a building project known as "SAI PRIDE" consisting of Ground plus 6


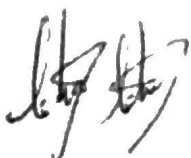


And whereas the Allottee(s) is/are offered a Flat bearing number 405 on the 4th (Fourth) Floor (hereinafter referred to as "THE SAID FLAT") of the Building project called "SAI PRIDE" (hereinafter referred to as "THE SAID BUILDING") being constructed on the said project land by the Promoter;

And whereas the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

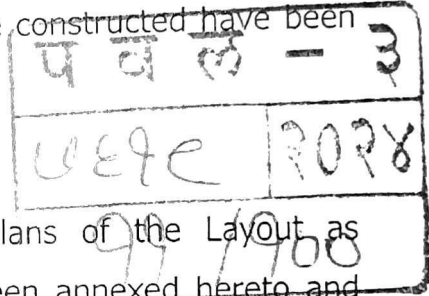
And whereas the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accept the professional supervision of the Architect and the structural Engineer till the completion of the building(s);

And whereas by virtue of the aforesaid Agreements, the Promoter has sole and exclusive right to sell his share of Flats, Shops and Other Units in the proposed building(s) to be constructed by the promoter on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats, Shops and Other Units therein and to receive the sale price in respect thereof;



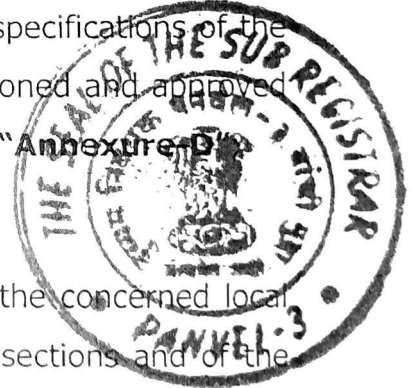
And whereas on demand from the allottee(s), the Promoter has given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect ATUL PATEL and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "THE SAID ACT") and the Rules and Regulations made there under;

And whereas the authenticated copy of Certificate of Title issued by the Advocate of the Promoter showing the nature of the title of the Promoter to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as "Annexure-B";



And whereas the authenticated copies of the plans of the Layout as approved by the concerned local authority have been annexed hereto and marked as "Annexure-C";

And whereas the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-D";



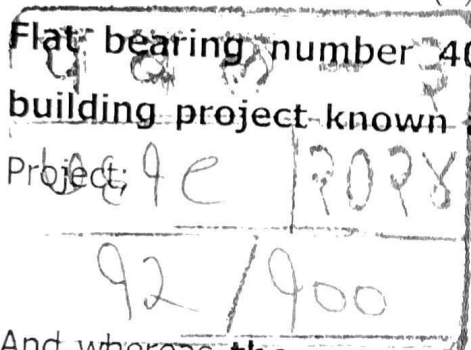
And whereas the Promoter has got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

And whereas while sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance

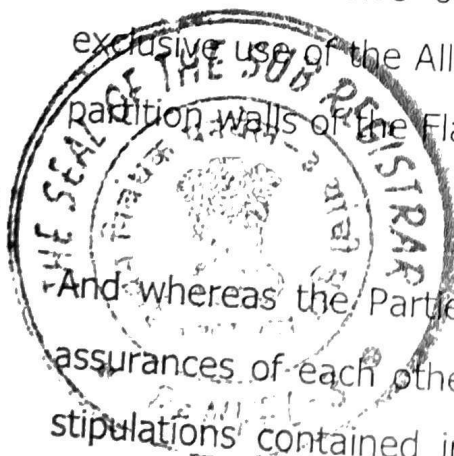
and performance of which, the Completion or Occupancy Certificate in respect of the said building shall be granted by the concerned local authority;

And whereas the Promoter has accordingly commenced construction of the said building(s) in accordance with the said proposed plans;

And whereas the Allottee(s) have applied to the Promoter for allotment of a Flat bearing number 405 on the 4th (Fourth) Floor of the said building project known as "SAI PRIDE" being constructed of the said Project;



And whereas **the carpet area of the said Flat is 24.223 Sq. Mts.** and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat;



And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter;

And whereas prior to the execution of these presents, **the Allottee(s) has/ have paid to the P...**

being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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

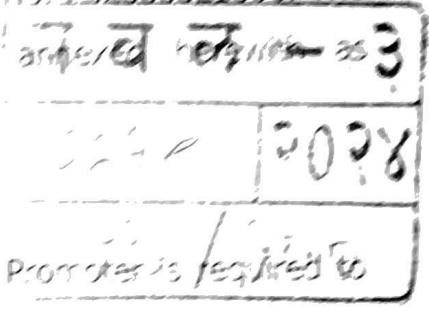


Now therefore this agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

- 1) The Promoter shall construct the said building project to be known as "SAI PRIDE" comprising Ground plus 6 (Six) upper floors on the project land bearing Plot No.-153 admeasuring 699.87 Sq. Mts., situated at Sector No.-19, Node-Ulwe, Navi Mumbai, Tal.-Panvel, Dist-Raigad, in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only

payment or application fee (the payment and receipt thereof the Promoter doth hereby admit and acknowledge) and the Allottee(s) hereby agree(s) to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

And whereas the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai having PEPA No. P52000021095. The authenticated copy of the RERA Certificate is annexed herewith as **"Annexure-E"**;



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

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

Now therefore this agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

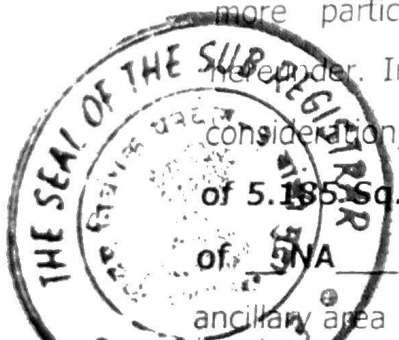


- 1) The Promoter shall construct the said building project to be known as **"SAI PRIDE"** comprising Ground plus 6 (Six) upper floors on the project land bearing Plot No.-153 admeasuring **699.87 Sq. Mts., situated at Sector No.-19, Node-Ulwe, Navi Mumbai, Tal.-Panvel, Dist-Raigad**, in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only

such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority Government to be made in any of the Premises, provided that the Promoter shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

2) ~~The Allottee(s) hereby agree(s) to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) the said Flat bearing No. 405 admeasuring 24.223 Sq. Mts. carpet area on the 4th (Fourth) Floor of the said building project known as "SAI PRIDE" hereinafter referred to as "THE SAID FLAT" and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D" for a lump sum price of `40,00,000/- (Rupees Forty Lac Only) including and being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder. In addition to the above, without any further monetary consideration, the Allottee(s) is/are entitle to enclosed balcony of 5.185 Sq. Mts., cupboard of ___NA___ Sq. Mts., flower bed of ___NA___ Sq. Mts. and terrace of ___NA___ Sq. Mts., the ancillary area (the additional area) for his/her/ their exclusive use.~~

प व ल
६६९८
१४/१००



THE SEAL OF THE SUB-REGISTRAR
PANVEL

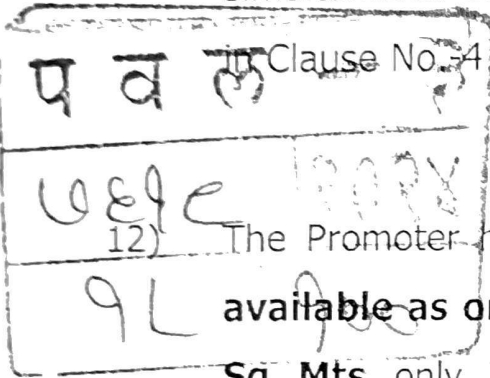
3) The Allottee(s) hereby agree(s) to purchase from the Promoter and the Promoter hereby agree(s) to sell to the Allottee(s) **covered car parking space situated at stilt area being constructed in the layout for the consideration of ` ___NA___ (Rupees ___NA___ Only). The total aggregate consideration**

[Handwritten signature]

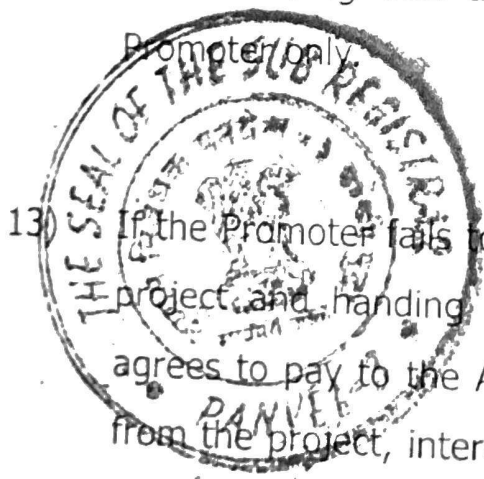
[Handwritten signature]

11) Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided

Clause No. 4 herein above.



The Promoter hereby declares that the **FSI (Floor Space Index) available as on date in respect of the project land is 1049.81 Sq. Mts.** only. The Promoter has disclosed the **FSI of 1.5 (One & Half)** as proposed to be utilized by them on the project land in the said Project and Allottee(s) has/have agreed to purchase the said Flat/ Shop based on the proposed construction and sale of Flat to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.



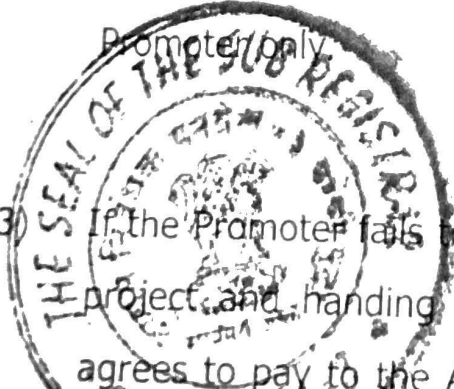
13) If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) the Promoter agrees to pay to the Allottee(s) who do/does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agree(s) to pay to the Promoter, interest as specified in the Rule i.e. interest as per State Bank of India marginal cost of lending rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which...

11) Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided

प व ल
12) 1049.81
9L

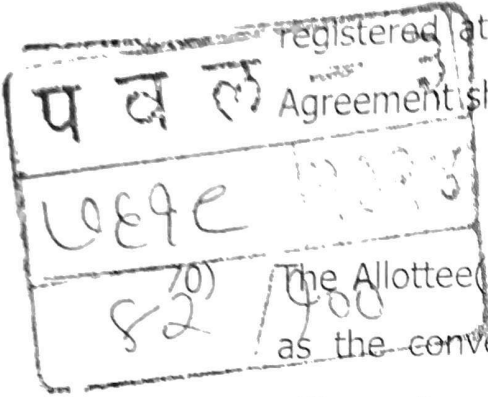
Clause No. 4 herein above.

The Promoter hereby declares that the **FSI (Floor Space Index)** available as on date in respect of the project land is **1049.81 Sq. Mts.** only. The Promoter has disclosed the **FSI of 1.5 (One & Half)** as proposed to be utilized by them on the project land in the said Project and Allottee(s) has/have agreed to purchase the said Flat/ Shop based on the proposed construction and sale of Flat to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.

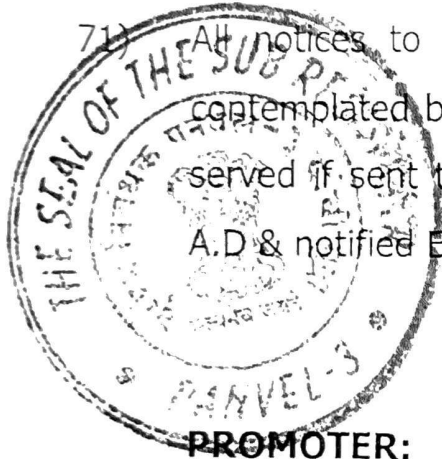


13) If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) the Promoter agrees to pay to the Allottee(s) who do not

Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s), in Panvel after the Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at Panvel. Hence, this Agreement shall be deemed to have been executed at Panvel, Raigad.



The Allottee(s) and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.



All notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered Post A.D & notified Email ID at their respective addresses specified below:

PROMOTER:

M/S. SAI KIRAN ENTEPRISES

PROPRIETOR – SHRI BABAN PIRAJI GHADGE

B-620, Shri Nand Dham, Plot No.-59, Sector No.-11,

C.B.D.-Belapur, Navi Mumbai-400 614

CO-PROMOTERS:

SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE

Village-Vahal, Tal.-Panvel, Dist.-Raigad.

ALLOTTEE(S):

SMT. BANI AMAR SHRINGARPURE

106 Nand Sai Ganesh CHS, Plot no: 88A,

Sector 50 (New), Near Union Bank, Seawoods,

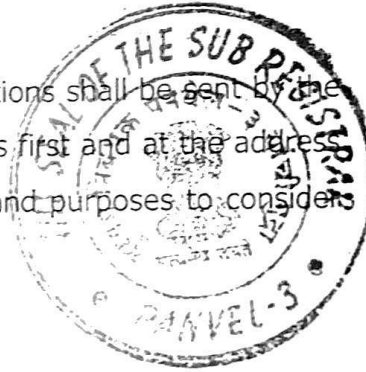
Nerul, Navi Mumbai, PO: Nerul Node 3,

DIST Thane, Maharashtra 400 706

प च ल - ३	
८८९८	२०२४
८३/१००	

It shall be the duty of the Allottee(s) and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post, failing which, all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee(s), as the case may be.

- 72) That in case of Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
- 73) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the allottee(s) only.
- 74) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the



[Handwritten signature]

[Handwritten signature]

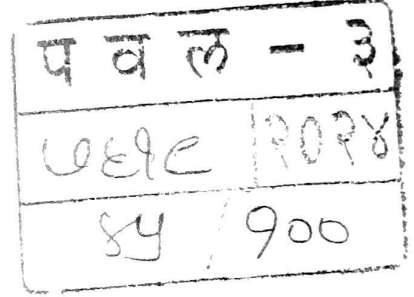
: 41 :

FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece and parcel of land under erstwhile 12.5% Goathan Expansion Scheme admeasuring 699.87 Sq. Mts., bearing Plot number 153, situated at Sector No.-19, Ulwe Node, Navi Mumbai, Tal.-Panvel, Dist.-Raigad and bounded as follows; that is to say:

On or towards the East by : Plot Nos.-144, 145, 146, 147 & 148
On or towards the West by : 15 Mts. wide Road
On or towards the North by : Plot No.-152
On or towards the South by : Plot No.-154



SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

All that Residential/Commercial premises bearing Flat number 405, admeasuring 24.223 Sq. Mts. carpet area on the 4th (Fourth) Floor of the building to be known as 'SAI PRIDE' being constructed on Plot bearing No.-153 situated at Sector No.-19, Node-Ulwe, Navi Mumbai, Tal. Panvel, Dist.-Raigad.



पत्रक - ३
२०२६
१०/१००

In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PROMOTER M/S. SAI KIPAN ENTERPRISES, THROUGH ITS PROPRIETOR SHRI BABAN PIRAJI GHADGE P.A.N.-AEGPG 2860 J



IN THE PRESENCE OF

- 1) _____
- 2) _____

SIGNED AND DELIVERED BY THE WITHINNAMED CO-PROMOTERS

- 1) SHRI NITIN BHAPAT MHATRE P.A.N.-AUYPM 4636 J
 - 2) SHRI PRASHANT BHAPAT MHATRE P.A.N.-BCRPM 3219 F
- ACTING THROUGH THEIR CONSITITUED ATTPONEY SHRI BABAN PIRAJI GHADGE



IN THE PRESENCE OF

- 1) _____
- 2) _____

SIGNED, SEALED & DELIVERED BY THE WITHINNAMED ALLOTTEE(S)

- 1) SMT. BANI AMAR SHRINGARPURE P.A.N.- AIGPB 9794 C



IN THE PRESENCE OF

- 1) _____
- 2) _____



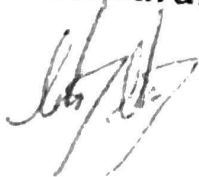
RECEIPT

Received of and from the withinnamed Allottee(s) **SMT. BANI AMAR SHRINGARPURE** the day and the year first herein above written the sum of `1,00,000/- (Rupees One Lac Only) being part payment of the consideration amount against sale of Flat No.- 405 admeasuring 24.223 Sq. Mts. carpet area on the 4th (Fourth) Floor of the building to be known as "Sai Pride" being constructed on Plot No.-153, Sector No.-19, Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the following details:

प व ल - 3
७६९९२०२५
८६,१००

Date	Cheque/RTGS/ DD/PO No.	Drawn on (Bank & Branch)	Amount in `
16/04/2024	176977	State Bank Of India Ghansoli Branch	1,00,000/-
Total Rupees One Lac Only.			

We say received
For Sai Kiran Enterprises



Proprietor

WITNESS:

in witness whereof we hereunto set and subscribed our hands
at Panvel on this 11th day of March, 2020.

पवळ-३
2020
96/155

Handwritten signature
P.B.Mhate

The Specimen Signature of our said Attorney is given below:

SHRI BABAN PIPALI GHADGE)
PROPRIETOR OF M/S. SAI KIRAN)
ENTERPRISES)

Handwritten signature



SIGNED AND DELIVERED BY THE)
WITHIN NAMED EXECUTANTS)

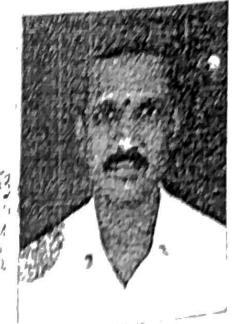
पवळ - ३
७६९८ २०२०
१) SHRI NITIN BHAPAT MHATRE
६४/१००

Handwritten signature



2) SHRI PRASHANT BHAPAT MHATRE)

Handwritten signature



In witness whereof we hereunto set and subscribed our hands
at Panvel on this 11th day of ~~March~~, 2020.
November

प
३०
९

S. M. Mhatre

The Specimen Signature of our said Attorney is given below:

SHRI BABAN PIRAJI GHADGE)
PROPRIETOR OF M/S. SAI KIRAN)
ENTERPRISES)

SIGNED AND DELIVERED BY THE)
WITHIN NAMED EXECUTANTS)

प व ठ - ३
७६९६ २०२४
६४/१००

1) SHRI NITIN BHARAT MHATRE)

2) SHRI PRASHANT BHARAT MHATRE)

P. B. Mhatre

ANNEXURE

Area coming to the share of the Land Owner i.e

Shri Nitin Bharat Mhatre

Sr. No.	Flat No./ Shop No.	Floor	Type
1	3	Ground	Shop
2	103	First	1 BHK
3	104	First	1 BHK
4	105	First	1 BHK
5	301	Third	1 BHK
6	302	Third	1 BHK
7	306	Third	1 BHK
8	501	Fifth	1 BHK
9	502	Fifth	1 BHK

प व ल - ३
 ८०९९८ २०२४
 ६५ / १००

प व ल - ३
 १०३९५ / २०२०
 १५ / २०

Area coming to the share of the Land Owner i.e

Shri Prashant Bharat Mhatre

Sr. No.	Flat No./Shop No.	Floor	Type
1	4	Ground	Shop
2	101	First	1 BHK
3	102	First	1 BHK
4	106	First	1 BHK
5	303	Third	1 BHK
6	304	Third	1 BHK
7	305	Third	1 BHK
8	506	Fifth	1 BHK
9	604	Sixth	1 RK



Handwritten signature/initials

Area coming to the share of the Land Developers i.e

M/s. Saikiran Enterprises

Sr. No.	Flat No./ Shop No.	Floor	Type
1	1	Ground	Shop
2	2	Ground	Shop
3	201	Second	1 BHK
4	202	Second	1 BHK
5	203	Second	1 BHK
6	204	Second	1 BHK
7	205	Second	1 BHK
8	206	Second	1 BHK
9	401	Fourth	1 BHK
10	402	Fourth	1 BHK
11	403	Fourth	1 BHK
12	404	Fourth	1 BHK
13	405	Fourth	1 BHK
14	406	Fourth	1 BHK
15	503	Fifth	1 BHK
16	504	Fifth	1 BHK
17	505	Fifth	1 BHK
18	602	Sixth	1 RK
19	603	Sixth	1 RK

पंचल-३
 Type 70394 2020
 Shop
 7E/22
 Shop

पंचल-३
 2020
 7E/100



Handwritten signature and initials
 P.B. mlhA

Handwritten signature



COMMENCEMENT CERTIFICATE

SAI KIRAN ENTERPRISES AND 2.
SHARAT MHATRE +1
6TH FLOOR, SHREE NANDDAM, PLOT
SECTOR-11, CBD BELAPUR, NAVI MUMBAI.
400614

Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 153, Sector 19 at Ulwe(New) 12.5
Scheme Plot, Navi Mumbai.

Your Architects Online Application dated 16.04.2019
Maveja NOC- CIDCO/ESTATE/12.5%/ULWE/02/2018/28529 DT.24.09.2018
Provisional fire NOC- CIDCO/FIRE/HQ/539/2018 DT.15.11.2018

Madam,

प व ल - ३
७६९८ २०१४
७३/१००



Document certified by PATIL MITHLESH
JANARDHAN, janardhan.patil@gmail.com

Name : PATIL MITHLESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Reference No. : CIDCO/BP-16033/TPO(NM & K)/2018/4709

Date : 25/5/2019

Please refer to your application for Development Permission for **Residential!**

[Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on Plot No. 153, Sector 19 at Ulwe(New) 12.5 % Scheme Plot, Navi Mumbai.

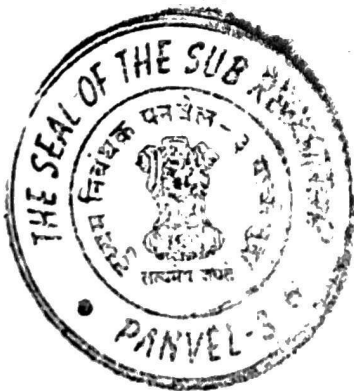
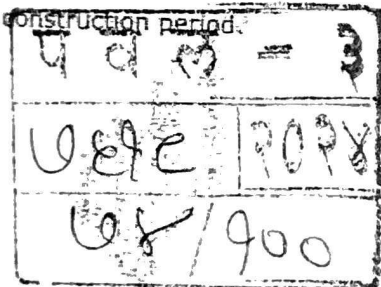
The Development Permission is hereby granted to construct **Residential** [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1956 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

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



Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Reference No. : CIDCO/BP-16033/TPD(NM & K)/2018/4709

Date : 25/5/2019

COMMENCEMENT CERTIFICATE

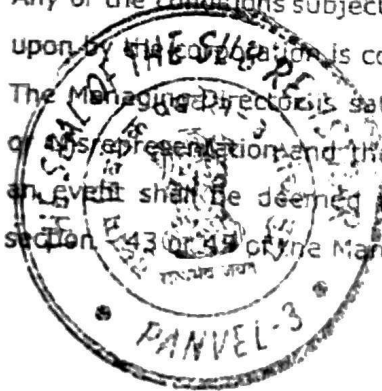
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s 1. M/S.SAI KIRAN ENTERPRISES AND 2. MR.NITIN BHARAT MHATRE +1 , B-620,6TH FLOOR,SHREE NANDDAM,PLOT NO.59,SECTOR-11,CBD BELAPUR,NAVI MUMBAI. for Plot No. 153 , Sector 19 , Node Ulwe(New) . As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 12.5 % Scheme Plot 1Ground Floor + 6Floor Net Builtup Area [Residential [Resi+Comm] =853.92,Mercantile / Business (Commercial) [Resi+Comm] =128.15 Other [Others] =63.32 Total BUA = 1045.39 Total BUA = 1045.39] Sq m .

Nos. Of Residential Units :- 33, Nos. Of Mercantile / Business (Commercial) Units :- 4

<p>A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.</p> <p>B. Applicant Should Construct Hutments for labors at site.</p> <p>C. Applicant should provide drinking water and toilet facility for labors at site.</p> <p>U E / 900</p>

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans;
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 or 44 of the Maharashtra Regional and Town Planning Act- 1966.



Document certified by PATIL ANHILESH
JANARDHAN (mailto:anil-jesh.patil@gmail.com)

Name : PATIL ANHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Reference No. : CIDCO/BP-16033/TPO(NM & K)/2018/4709

Date : 25/5/2019

9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

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

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

b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.

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

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

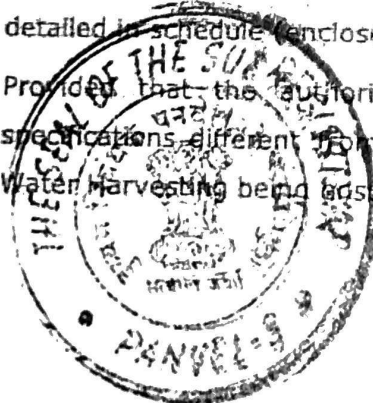
e) Address where copies of detailed approved plans shall be available for inspection.

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

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

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

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



Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

SCHEDULE

RAIN WATER HARVESTING

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

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

i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well or a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

40 mm stone aggregate as bottom layer up to 50% of the depth.



Document certified by PATIL MITHLESH
JANARDHAN <mithlesh.patil@gmail.com>

Name : PATIL MITHLESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

RAMAKANT G. PAWAR

B.Com. LL B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor Lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706, mob- 9324861992

Date : 11/07/2019

SEARCH REPORT

To,

**M/S. SAI KIRAN ENTERPRISES,
AT- B-620, 6TH FLOOR,
SHREE NAND DHAM, PLOT NO. 59,
SECTOR NO. 11, CBD BELAPUR,
NAVI MUMBAI.**

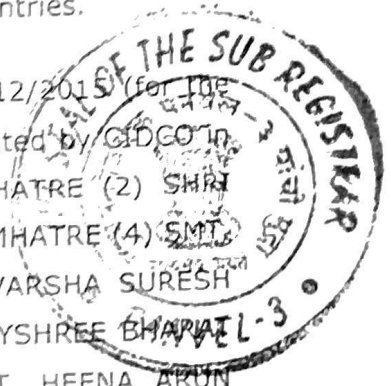
Sir,

Sub :- Search and title report in respect of. Plot No. 153,
Sector No. 19, Village - Ulwe, Taluka - Panvel, District - Raigad.

U. D. D. - 3
06/07/2019
900

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel-1 from January 2005 to June, 2017, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2005 to June, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to June, 2017 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2017 (some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. Paval-2-10860/2015 registered on 22/12/2015 (for the Area 699.87 Sq. Mts.) is an Agreement to Lease executed by CIDCO in favor of (1) SMT. HIRUBAI @ HIRABAI BHARAT MHATRE (2) SHRI NITIN BHARAT MHATRE (3) SHRI PRASHANT BHARAT MHATRE (4) SMT. BHARTI DATTARAM @ DATTATRAY PATIL (5) SMT. VARSHA SURESH GHARAT (6) SMT. VANITA SANJAY PATIL (7) SMT. JAYSHREE BHARAT MHATRE (8) SMT. HEENA BHARAT MHATRE @ SMT. HEENA ARUN MHATRE & (9) SMT. DEEPA BHARAT MHATRE in the records of Sub-Registrar Panvel-2 for the Plot bearing number 153, situated at Sector No. 19, Village - Ulwe, Taluka- Panvel, District-Raigad. The Market Value is Rs. 44100/- . Consideration amount is Rs. 44100/- & the Stamp Duty paid is Rs. 2500/-, Registration fee paid is Rs. 450/-



RAMAKANT G PAWAR
B.Com, LI .B
ADVOCATE HIGH COURT

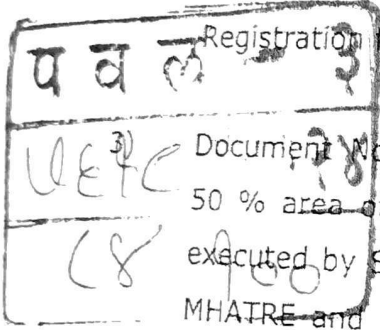
RAMAKANT G. PAWAR

B.Com. LL. B
Advocate,

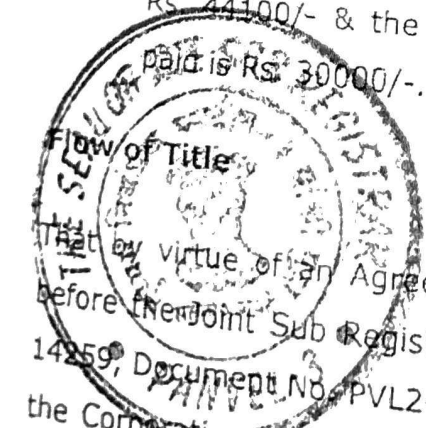
Off 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

: 2 :

- 2) Document No.-PVL-2-7066/2016, registered on 18/06/2016 (for the area 699.87 Sq. Mts.) is a Release Deed executed by (1) SMT. HIRUBAI @ HIRABAI BHARAT MHATRE (2) SMT. BHARTI DATTARAM @ DATTATRAY PATIL (3) SMT. VARSHA SURESH GHARAT (4) SMT. VANITA SANJAY PATIL (5) SMT. JAYSHREE BHARAT MHATRE (6) SMT. HEENA BHARAT MHATRE @ SMT. HEENA ARUN MHATRE & (7) SMT. DEEPA BHARAT MHATRE in favour of (1) SHRI NITIN BHARAT MHATRE & (2) SHRI PRASHANT BHARAT MHATRE in the records of Sub-Registrar Panvel-2 for the Plot bearing Number-153, situated at Sector No.-19, Village - Ulwe, Taluka-Panvel, District-Raigad. The Market Value is Rs. 0/-. Consideration amount is Rs.0/- & the stamp duty paid is Rs. 500/-.



- 3) Document No.-PVL-2-10819/2018, registered on 14/08/2018 (for the 50 % area of total area 699.87 Sq. Mts.) is a Tripartiate Agreement executed by SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE and CIDCO LTD in favour of M/S. SAI KIRAN ENTERPRISES, through its Proprietor SHRI BABAN PIRAJI GHADGE in the records of Sub-Registrar Panvel-2 for 50% portion of the Plot bearing Number-153, situated at Sector No.-19, Village - Ulwe, Taluka-Panvel, District-Raigad. The Market Value is Rs. 7755000/-. Consideration amount is Rs. 44100/- & the stamp duty paid is Rs. 387800/-. Registration fee paid is Rs. 30000/-..



Flow of Title
That by virtue of an Agreement to Lease dated 22/12/2015 duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No. 14259, Document No. PVL2-10860-2015 on 22/12/2015, entered into between the Corporation of the One Part and (1) SMT. HIRUBAI @ HIRABAI BHARAT MHATRE (2) SHRI NITIN BHARAT MHATRE (3) SHRI PRASHANT BHARAT MHATRE (4) SMT. BHARTI DATTARAM @ DATTATRAY PATIL (5) SMT. VARSHA SURESH GHARAT (6) SMT. VANITA SANJAY PATIL (7) SMT. JAYSHREE BHARAT

RAMAKANT G. PAWAR

RAMAKANT G. PAWAR

B.Com. LL. B
Advocate.

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

: 3 :

MHATRE (8) SMT. HEENA BHARAT MHATRE @ SMT. HEFNA ARUN MHATRE & (9) SMT. DEEPA BHARAT MHATRE, therein jointly and collectively referred to as "THE LICENSEES" of the Other Part, the Corporation had agreed to grant a lease of land under the erstwhile 12.5% Gaothan Expansion Scheme of CIDCO LTD., bearing Plot number 153 admeasuring 699.87 Sq. Mts., situated at Sector No.-19, Node-Ulwe, Navi Mumbai, Tal.-Panvel, Dist-Raigad, hereinafter referred to as "THE SAID PLOT OF LAND" and more particularly described in the Schedule hereunder written, in favour of the said Licensees at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all terms and conditions of the said Agreement to Lease, the Corporation placed the said plot in possession of the aforesaid Licensees.

And whereas by virtue of a Hakkasod Patra (Release Deed) dated 18/06/2016, duly registered before the Sub-Registrar of Assurances at Panvel-2 under Document No. PVL2-7066-2016 on 18/06/2016, the aforesaid Licensees (1) SMT. HIRUBAI @ HIRABAI BHARAT MHATRE (2) SMT. BHARTI DATTARAM @ DATTATRAY PATIL (3) SMT. VARSHA SURESH GHARAT (4) SMT. VANITA SANJAY PATIL (5) SMT. JAYSHREE BHARAT MHATRE (6) SMT. HEENA BHARAT MHATRE @ SMT. HEENA ARUN MHATRE & (7) SMT. DEEPA BHARAT MHATRE, released all their rights, title, interest and benefits in the said Plot to and in favour of (1) SHRI NITIN BHARAT MHATRE & (2) SHRI PRASHANT BHARAT MHATRE and the Corporation vide its Letter dated 28/09/2016, noted in the reference number CIDCO/Vasahat/Satyo/Ulwe/02/2016/12723, in the names of (1) SHRI NITIN BHARAT MHATRE & (2) SHRI PRASHANT BHARAT MHATRE in their records as the Licensees;

That by virtue of a Tripartite Agreement dated 14/08/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No. 12560, Document No.PVL2-10819-2018 on 14/08/2018, entered into between the Corporation of the One Part, SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE of the Second Part and M/S. SAI KIRAN ENTERPRISES, through its Proprietor SHRI BABAN PIRAJI GHADGE, therein;

RAMAKANT G. PAWAR
B.Com, LI B
ADVOCATE HIGH COURT

RAMAKANT G. PAWAR

B Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shivajinagar, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

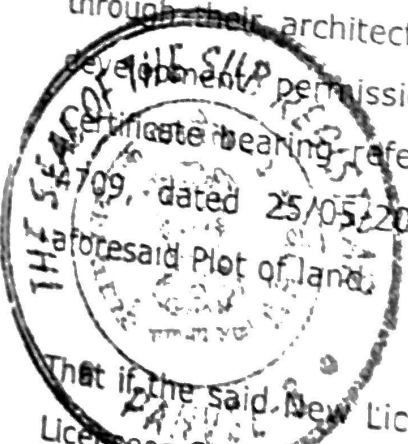
: 4 :

referred to as "THE NEW LICENSEE" of the Third Part, the Corporation agreed to grant to the New Licensee a lease of 50% (Fifty Percent) undivided share in the said Plot No.-153 i.e. 349.935 Sq. Mts. out of the total area of 699.87 Sq. Mts. on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by the New Licensee, the said portion of Plot admeasuring 349.935 Sq. Mts. out of the total area of 699.87 Sq. Mts. was leased and assigned in favour of the New Licensee i.e. M/S. SAI KIRAN ENTERPRISES and CIDCO vide its letter bearing number CIDCO/Vasahat/12.5%Scheme/Ulwe/2/2018/28195 dated 31/08/2018, transferred the said portion of the Plot admeasuring 349.935 Sq. Mts. in favour of the New Licensee M/S. SAI KIRAN ENTERPRISES instead and in place of the said Licensees;

पत्रक - ३
1098
1098

That SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE also executed a General Power of Attorney dated 14/08/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-12562, Document No. PVL2-10821-2018 on 14/08/2018, in favour of M/S. SAI KIRAN ENTERPRISES, through its Proprietor SHRI BABAN PIRAJI GHADGE to do various acts and deeds as mentioned therein;

That the New Licensee M/S. SAI KIRAN ENTERPRISES and the Original Licensees SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE through their architect got the building plans sanctioned and obtained the development permission from the Corporation vide its Commencement certificate bearing reference number CIDCO/BP-16033/TPO(N M & K)/2018/709, dated 25/05/2019, permitting to construct the building(s) on the aforesaid Plot of land.



That if the said New Licensee M/S. SAI KIRAN ENTERPRISES and the Original Licensees SHRI NITIN BHARAT MHATRE & SHRI PRASHANT BHARAT MHATRE, have observed all the

LAYOUT PLAN

WATER REQUIREMENT

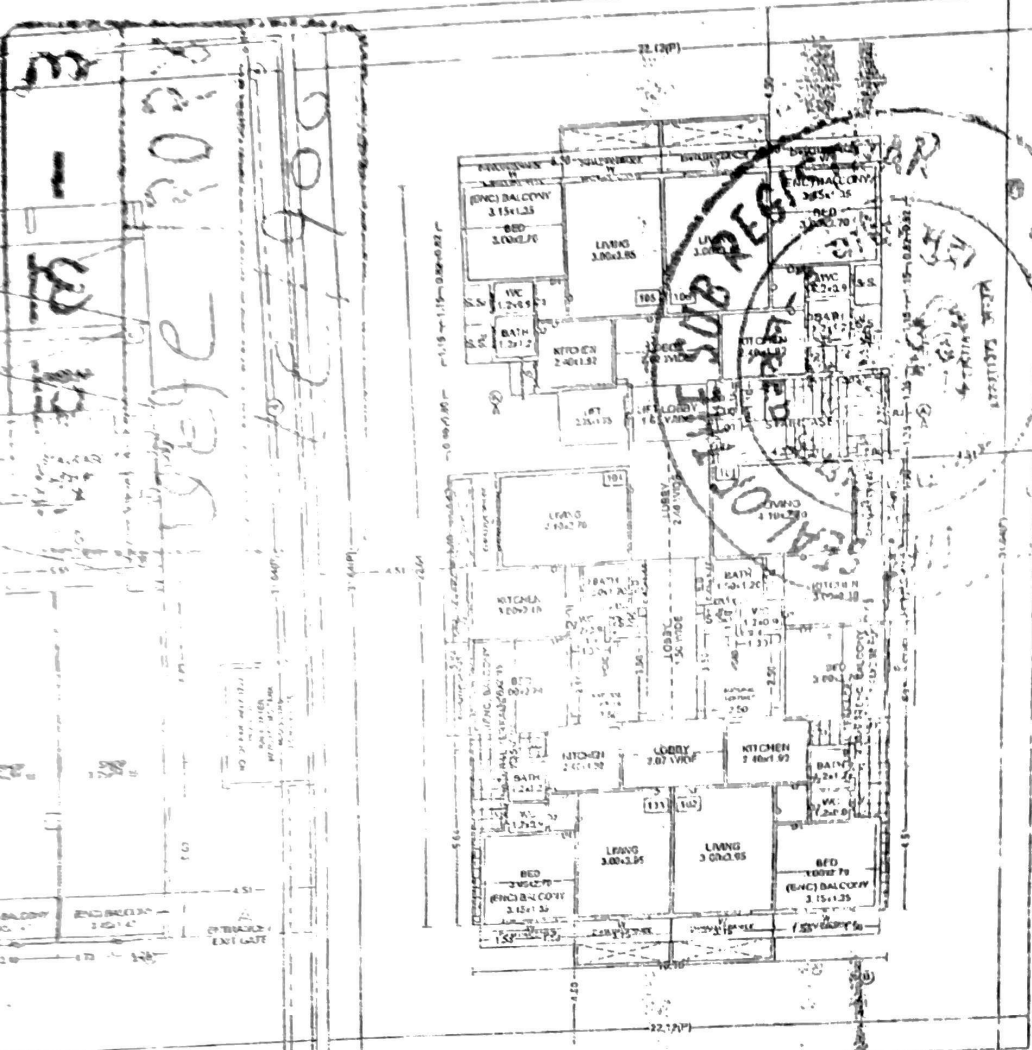
TANK		OCCUPANT LOAD (NOS.)			CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
		TRMTS/AREA	FACTOR				
OHWT & UGWT	TENEMENT	33	7.5	248	200	4950.00	
	-----	00.00	00.00	00.00	00.00	00.00	
	TOTAL					4950.00	
	OVERHEAD (40%)					1980.00	43425.00
	UNDERGROUND (60%)					2970.00	53324.91
TOTAL					4950.00	101749.91	

PARKING CALCULATION

TYPE	CARPET AREA FSI (FZ)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0.0 - 45.0	4	33	1	9	-	-	-	-
Residential	45.0 - 60.0	2	0	1	0	-	-	-	-
Residential	60.0 - ..	1	0	1	0	-	-	-	-
Commercial	0 - 800 (PROP B: 1A-12800)		2	1	2	-	-	-	-
Commercial	800.0 - (BALANCE B: 5000)		0	1	0	-	-	-	-
Total	Required	-	-	-	11	-	-	-	-
Total	Proposed	-	-	-	11	-	-	-	-

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.						
1/2/15	122.15	653.92	0.00	0.00	210.62	205.97	73.41	26.43	33	1129.07
1/2/15	122.15	653.92	0.00	0.00	210.62	205.97	73.41	26.43	33	1129.07

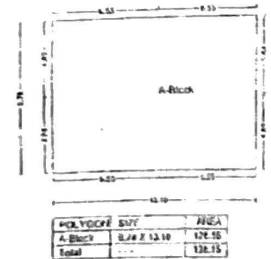


FIRST FLOOR PLAN

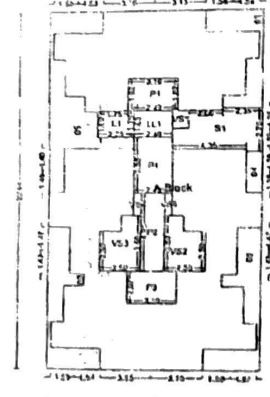
ROAD

R PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



NO.	YGN	SIZE	AREA
A-Block	13.10 X 8.78	215.58	8.23
R1	---	---	13.82
R2	---	---	13.82
R3	---	---	13.82
R4	---	---	13.82
R5	---	---	13.82
R6	---	---	13.82
R7	---	---	13.82
R8	---	---	13.82
R9	---	---	13.82
R10	---	---	13.82
R11	---	---	13.82
R12	---	---	13.82
R13	---	---	13.82
R14	---	---	13.82
R15	---	---	13.82
R16	---	---	13.82
R17	---	---	13.82
R18	---	---	13.82
R19	---	---	13.82
R20	---	---	13.82
R21	---	---	13.82
R22	---	---	13.82
R23	---	---	13.82
R24	---	---	13.82
R25	---	---	13.82
R26	---	---	13.82
R27	---	---	13.82
R28	---	---	13.82
R29	---	---	13.82
R30	---	---	13.82
R31	---	---	13.82
R32	---	---	13.82
R33	---	---	13.82
R34	---	---	13.82
R35	---	---	13.82
R36	---	---	13.82
R37	---	---	13.82
R38	---	---	13.82
R39	---	---	13.82
R40	---	---	13.82
R41	---	---	13.82
R42	---	---	13.82
R43	---	---	13.82
R44	---	---	13.82
R45	---	---	13.82
R46	---	---	13.82
R47	---	---	13.82
R48	---	---	13.82
R49	---	---	13.82
R50	---	---	13.82
R51	---	---	13.82
R52	---	---	13.82
R53	---	---	13.82
R54	---	---	13.82
R55	---	---	13.82
R56	---	---	13.82
R57	---	---	13.82
R58	---	---	13.82
R59	---	---	13.82
R60	---	---	13.82
R61	---	---	13.82
R62	---	---	13.82
R63	---	---	13.82
R64	---	---	13.82
R65	---	---	13.82
R66	---	---	13.82
R67	---	---	13.82
R68	---	---	13.82
R69	---	---	13.82
R70	---	---	13.82
R71	---	---	13.82
R72	---	---	13.82
R73	---	---	13.82
R74	---	---	13.82
R75	---	---	13.82
R76	---	---	13.82
R77	---	---	13.82
R78	---	---	13.82
R79	---	---	13.82
R80	---	---	13.82
R81	---	---	13.82
R82	---	---	13.82
R83	---	---	13.82
R84	---	---	13.82
R85	---	---	13.82
R86	---	---	13.82
R87	---	---	13.82
R88	---	---	13.82
R89	---	---	13.82
R90	---	---	13.82
R91	---	---	13.82
R92	---	---	13.82
R93	---	---	13.82
R94	---	---	13.82
R95	---	---	13.82
R96	---	---	13.82
R97	---	---	13.82
R98	---	---	13.82
R99	---	---	13.82
R100	---	---	13.82
Total	---	---	132.15

SEAL OF APPROVAL
 APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

No. CDDCOBP-16013/PO(NM) 2018
 Southy Date 20-10-2018

APPROVED SUBJECT TO THE CONDITION MENTIONED IN this Office Letter
 Dtd. 25 May 2019
 CIVIL ENGINEER, PATA MUMBAI
 Mr. PATIL MR. RAJESH
 JAWAHAR
 Designation: Chief Planner
 Office: CDDCO LIMITED
 Date: 20 May 2019 10:18:04

Chief Planner/Asso. Planner (DP)
 CDDCO of Maharashtra Ltd
 Rajghat Bhavan, 4th Floor.
 Plot No 4, Sector-11
 CBD Belapur, Navi Mumbai.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	699.87
2. BALANCE PLOT AREA	699.87
3. PERMISSIBLE PFA	1300.00
4. PFA PROVIDED	1019.81
5. TOTAL PFA AVAILABLE	1019.81
6. PFA PROVIDED	853.92
(a) PFA PROVIDED IN SPECIAL AREA	170.15
(b) PFA PROVIDED IN GENERAL AREA	0.00
(c) PFA PROVIDED IN SPECIAL AREA	0.00
(d) PFA PROVIDED IN GENERAL AREA	983.77
TOTAL PFA PROVIDED	853.92
7. EXCESS BALANCE PFA	0.00
8. EXCESS BALANCE PFA	0.00
9. SUBSTITUTION PROJECTED	0.00
10. EXCESS BALANCE PFA IN SPECIAL AREA	0.00
11. EXCESS BALANCE PFA IN GENERAL AREA	0.00
12. TOTAL BALANCE PFA PROVIDED	1019.81
13. COVERED PFA	1.49
14. NO. OF PFA PROVIDED	1
15. NO. OF RES. UNITS PROVIDED	33
16. NO. OF CO-OP UNITS PROVIDED	4

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UPON REFERENCE (R) AND THAT THE DIMENSIONS OF THE AREA, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE DATE AND TIME AS PER THE ABOVE SAID DATA AND THE AREA IS AS STATED IN THE ABOVE SAID PLAN AND THE AREA STATED IN THE DOCUMENT OF CHARGES IN THE PLANNING SCHEME RECORDS.

LEGEND	
PLOT BOUNDARY SHOWN THICK BLACK	—————
PROPOSED VAKRA SHOWN RED FILLED #1	—————
DRAINAGE LINE SHOWN RED DOTTED	—————
WATERLINE SHOWN BLUE DOTTED	—————
EXISTING TO BE RETAINED HATCHED	—————
DEMOLITION SHOWN HATCHED YELLOW	—————

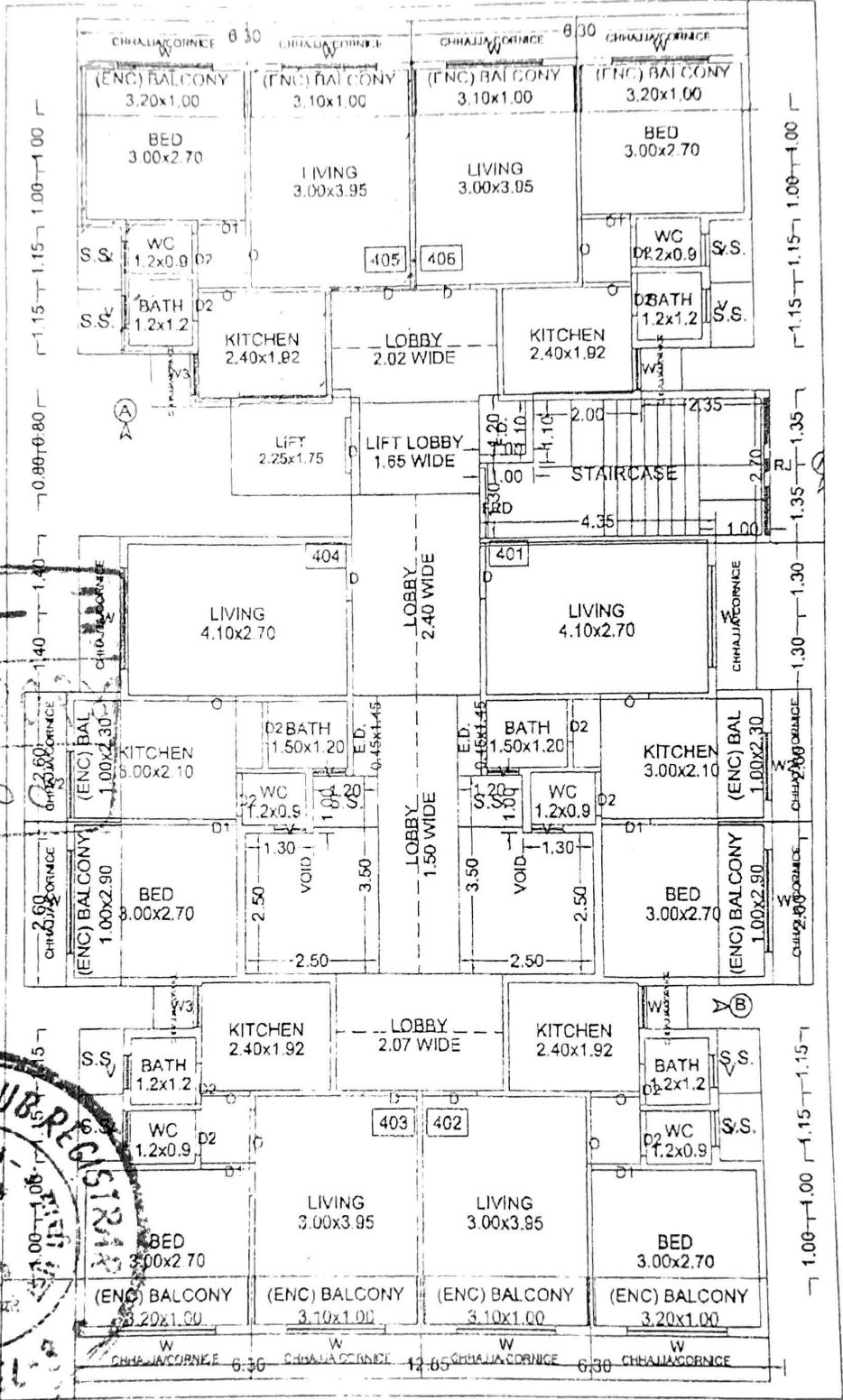
OWNER'S NAME
 M/S. BA. N. RAVI K. ENTERPRISES, THROUGH THE PROP. M/S. BA. N. RAVI K. ENTERPRISES AND M/S. JITHU BHARAT BHARTE 11

PROJECT INFORMATION
 PLOT NO: 153
 NODE: 18-07-04
 SECTION NO: 12

PROJECT TYPE:	CONSULTANT NAME:
ATUL PATEL ARCHITECTS	ATUL PATEL ARCHITECTS
Reg. No.	
JOB NO.	SCALE
1:100	DATE
20-10-2018	CHECKED BY

This is a system generated drawing as per the s/nr (74) submitted by the Architect/ Licensee Engineer

प व ल -
 Wete
 60/90



PROPOSED RESIDENTIAL BUILDING
 AT PLOT NO.153, SECTOR.19, ULWE, NAVI MUMBAI.

DEVELOPERS <i>[Signature]</i>	FLAT NO. 405
FLOOR FOURTH	CARPET AREA 24.223 sq. mtrs.
TERRACE AREA	SIGNATURE OF PURCHASER <i>[Signature]</i>
SIGNATURE OF DEVELOPERS	



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

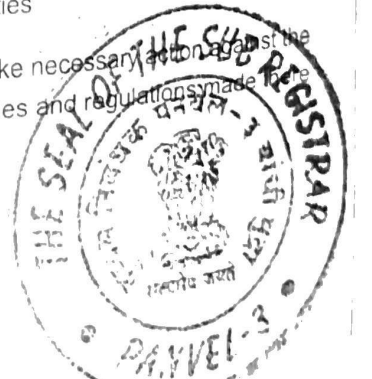
[See rule 6(a)]

प व ल - ३	
वेएए	२०१९
२९/१००	

This registration is granted under section 5 of the Act to the following project under project registration number : P52000021886

Project: **SAI PRIDE**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 153 at Ulawe, Panvel, Raigarh, 410206;**

- 1 Mr./Ms. **Baban Piraji Ghadge** son/daughter of Mr./Ms. **Piraji Balaji Ghadge** Tehsil: **Thane, District: Thane, Pin: 400705**, situated in State of Maharashtra.
- 2 This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **08/08/2019** and ending with **30/06/2023** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date 26-06-2020 11:18:37

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

CIDCO/BP-16033/TPO(NM & K)/2018/10564
Unique Code : 20180402102112401

Date : 10 April, 2023

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [Residential Bldg/Apartment] Building G+6 [Total BUA = 1045.39Sq.mtrs , Residential BUA = 853.92 Sq.mtrs , Commercial BUA = 128.15 Sq.mtrs , Any Other BUA = 63.32 Sq.mtrs Number of units = 37No. , No. of Residential Units = 33No. , No.of Commercial Units = 4No. , Any Other Units = NANO. Ground+No. Of Floors = G+6] Plot No. 153 ,] , Sector - 19 at Ulwe 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of **ATUL PATEL** Architect has been inspected on **23 March, 2023** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **24 May, 2019** and that the development is fit for the use for which it has been carried out.
This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.
The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

प व ल - 3	
८६७८	२०२४
६३/१००	

