

529/6868

पावती

Original/Duplicate

Saturday, May 04, 2024

नोंदणी क्र.: 39M

12:30 PM

Regn.: 39M

पावती क्र.: 7512 दिनांक: 04/05/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-6868-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अंकिता दीपक श्रीवर्धनकर (पॅन नं-BWIPS3457G) --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:49 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.4109512.2/-

मोबदला रु.4980000/-

भरलेले मुद्रांक शुल्क : रु. 298800/-

सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

1) देयकाचा प्रकार: DHG रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524031719383 दिनांक: 04/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001273564202425E दिनांक: 04/05/2024

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

पावतीची प्रत्यक्षी

मुळदस्तावेज परत मिळाला.

सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)

6oOf

5/4/2024

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04/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 6868/2024

नोंदणी :

Regn.63m

गावाचे नाव : खारघर

(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	4980000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4109512.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल ग.न.पा. इतर वर्णन : - इतर माहिती: विभाग क्र-20/10, दर-108700/- दर प्रति चौ मी सदनिका क्र 202 दुसरा मजला बी-विंग हरे कृष्णा को. ऑप. हो. सो. लि., प्लॉट नं 189 सेक्टर नं 10 खारघर-कोपरा नवी मुंबई ता पनवेल जि रायगड क्षेत्र -339 चौ.फुट कार्पेट. (सदर दस्तातील लिहून घेणा-या महिला खरेदीदार असून शासन आदेश क्र. मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण) दिनांक-31-03-2021 अन्वये 1% मु.शु संवलय दिलेली आहे.) PUI: KH10189088032B202 ( ( Plot Number : 189 ; SECTOR NUMBER : 10 ; ) )
(5) क्षेत्रफळ	1) 339 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुमेधा (पॅन नं-AASPS8774R) - - वय:-65; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं ४३७ सेक्टर नं ३० अमरनगर, फरीदाबाद, हरियाणा, ब्लॉक नं:-, रोड नं:-, हरियाणा, फरिदाबाद. पिन कोड:-121003 पॅन नं:- 2): नाव:-विनोद कुमार (पॅन नं-AAIPK8808L) - - वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं ४३७ सेक्टर नं ३० अमरनगर, फरीदाबाद, हरियाणा, ब्लॉक नं:-, रोड नं:-, हरियाणा, फरिदाबाद. पिन कोड:-121003 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अकिता दीपक श्रीवर्धनकर (पॅन नं-BWIPS3457G) - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र ६०४ साहवा मजला विनायक दर्पण, प्लॉट नं २७ सेक्टर नं २ए करंजाडे, ता पनवेल जि रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाव (००). पिन कोड:-410206 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	04/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	04/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6868/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	298800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) थोरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

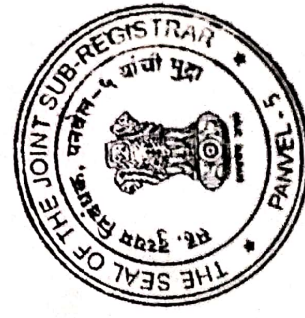
*(Signature)*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

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MI DUAL CAMERA

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		04 May 2024, 11:47:33 AM
Valuation ID	20240504256	पवर्तः
मूल्यांकनाचे वर्ष	2024	
प्रकार	रायगड	
मूल्य विभाग	तालुका : पनावेल	
उप मूल्य विभाग	20/10-खारघर सिडको से.क्र.10 कोपरा गावठाण सह	
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	मोजमापनाचे एकक
खुली जमीन	108700	चौ. मीटर
45-400		
बांधीव क्षेत्राची माहिती	मिळकतीचा वापर- निवासी सदनिका	मिळकतीचा प्रकार-
बांधकाम क्षेत्र(Built Up)-	37.806चौ. मीटर	बांधकामाचा दर-
बांधकामाचे वर्गीकरण-	1-आर सी सी	
उद्दवाहन सुविधा -	आहे	
	मजलां -	
	0 TO 2वर्षे	
	1st To 4th Floor	
Sale Type - Resale	First Sale Date - 31/12/2009	
Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.108700/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )	
	= (((108700-45400) * (100 / 100 ) ) + 45400 )	
	= Rs.108700/-	
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
	= 108700 * 37.806	
	= Rs.4109512.2/-	
Applicable Rules	= 3, 9, 18, 19	
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेझॅगार्डन मजला क्षेत्र मूल्य + लागतच्या गचीचे मूल्य(खुली बाळकनी) + वरील गाळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ	
	= A + B + C + D + E + F + G + H + I + J	
	= 4109512.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
	= Rs.4109512/-	
	= ₹ एक्केचाळीस लाख नऊ हजार पाच शे वारा /-	

पवर्तल - ५  
६६६२०२४  
१/२०

Home Print



AGREEMENT FOR SALE  
(PART PAYMENT)

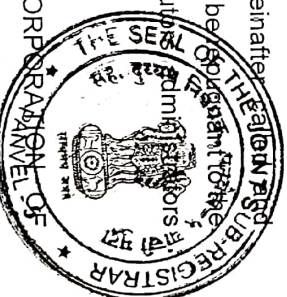
This Agreement for Sale made and executed at Panvel this 04<sup>th</sup> day of the Month of May in the Christian Year Two Thousand Twenty Four (2024).

BETWEEN

(1) MRS. SUMEDHA (PAN No. AASPS8774R), Age 65 years, (2) MR. VINOD KUMAR (PAN No. AAIKK8808L) Age 69 years, both Residing at HOUSE NO. 437, SECTOR-30, PRESTINE MALL, AMARNAGAR, FARIDABAD, HARYANA-121 003, hereinafter called and referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART.**

AND

MISS. ANKITA DEEPAK SHRIWARDHANKAR, Age 34 years (PAN No. BWIPSS14575G) Residing at FLAT NO.604, 6<sup>th</sup> FLOOR, VINAYAK DARPAN, PLOT NO.27, SECTOR-2A, KARANJADE, TAL. PANVEL, DIST. RAIGAD-410 206, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her executors, administrators and assigns) of the **SECOND PART.**



WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "the corporation") having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec (3.a) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII 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 New Town under sub-section (1) of Section 113 of the said Act.

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

महाराष्ट्र-२०२१/३३  
प. नं. १०१/म-१(वि.प.) दिनांक ३१ मार्च  
२०२१ ई. मधील अधिनियम व कानूनानुसार  
"नविम" शहराच्या नवीन शहराच्या मालकी  
हस्तांतरण करीत आहे.  
अ. सुधा निवड, व.  
सुमेधा कुमार, व.  
विनोद कुमार

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*Sumedha*

*Pankaj*

AND WHEREAS vide Agreement to lease dated 23/11/2006 duly registered under Doc. Sr. No. PVL3-8637/2006, made and entered into between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, of the one part and (1) SHRI. PRABHUDAS RAMDAS THAKUR (2) VANDANA RAMDAS THAKUR (3) PRAMILA RAMDAS THAKUR (4) MANDA BHARAT PATIL (5) CHANDRABAI KACHARYA MHATRE therein referred to as the LESSEE of the other part, the said corporation agreed to grant to the Licensee a lease of all that piece or parcel of land bearing Plot No.189, Sector-10, Kharghar – Kopra, Navi Mumbai, admeasuring 749.98 sq. mtrs. Tal. Panvel, Dist. Raigad (hereinafter referred to as the said Property) more Particularly Described in The First Schedule hereunder Written on the terms and conditions contained in the said Agreement.

AND WHEREAS by a Tri-Partite Agreement dtd. 21/12/2006 entered between the Corporation of the One Part, the Lessee of the Second Part and the Builders M/s. SONAL DEV-CON PVT.LTD. of the Third Part duly registered under Doc. Sr. No. PVL-3-1110/2006 between the Corporation and the Builders M/s. SONAL DEV-CON PVT.LTD. and pursuant to the aforesaid Tripartite Agreement, the Corporation by its letter dtd. 23/01/2007 incorporated the name of the Builders in its records as Licensee of the said plot, with right to develop the same.

Handwritten notes in a box: "M/s. SONAL DEV-CON PVT. LTD." and "C Agreement".



AND WHEREAS the Builders have submitted the building plans, specifications and drawings to the Corporation for grant of a Commencement Certificate vide letter No. SDC/1308 dtd. 26/11/2009. And the builders constructed the building on the said plot named "HARE KRISHNA" in accordance with the sanctioned plans and as per the terms and conditions in the Agreement to Lease, Tripartite Agreement and in accordance with Commencement Certificate.

AND WHEREAS by an Agreement for Sale dtd. 31/12/2009, registered under Doc. Sr. No. PVL1-09550-2009 dtd. 31/12/2009 between M/S. SONAL DEV-CON. PVT. LTD. having its registered office at Indraprasth Complex, B-3/3/0:4, Sector -2, Vashi, Navi Mumbai-400 703, therein referred to as the "BUILDERS" of the One Part and (1) MRS. SUMEDHA (2) MR. VINOD KUMAR (the Vendors herein) had purchased Flat No. 202, 2<sup>nd</sup> floor, B-wing, admeasuring 339 sq. ft. carpet area in the building HARE KRISHNA, Plot No.189, Sector-10, Kharghar -Kopra, Navi Mumbai, Tal. Panvel, Dist. Raigad.

Handwritten signature: Sumedha / [Signature]

Handwritten signature: [Signature]

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**AND WHEREAS** due to oversight at the time of Registration, the flat area was wrongly mentioned as 361 sq. ft. in the above said Agreement For Sale dated 31/12/2009, and the Index-II, which should be read & substituted as 339 sq.ft. carpet area. The Deed of Rectification dtd. 10/02/2010 was made and registered vide Doc. Sr. No. PVL1-01529-2010

**AND WHEREAS (1) MRS. SUMEDHA (2) MR. VINOD KUMAR**, the party of First Part herein, is legally, lawfully Owners, exclusively seized, possessed and occupied the said Flat No. 202, 2<sup>nd</sup> floor, B-wing, admeasuring 339 sq.ft. carpet area in the building HARE KRISHNA, Plot No.189, Sector-10, Kharghar-Kopra, Navi Mumbai, Tal. Panvel, Dist. Raigad.

**AND WHEREAS (1) MRS. SUMEDHA (2) MR. VINOD KUMAR**, the party of First Part herein are the members & shareholders of the HARE KRISHNA CHS LTD., registered under Maharashtra Co-operative Societies Act, 1960 having Registration No. NBOM/CIDCO/HSG(TC)/5061/JTR-2013-2014 dtd. 16/05/2013 and the VENDORS are holding 10 Shares member registration No. 01 of Rs.50/- each having Nos. from 241 to 250.



**AND WHEREAS** The VENDORS desired to sale, transfer the said premises in favour of any prospective PURCHASERS and the 'PURCHASER herein have taking the relevant papers and documents have approached to the VENDORS and shown their interest, desire in purchasing, acquiring the said premises and the VENDOR has agreed to sell, transfer all there right, title, interest and ownership in the said premises against the payment of total agreed consideration amount of **Rs.49,80,000/- (RUPEES FORTY NINE LAKHS EIGHTY THOUSAND ONLY)**.

**AND WHEREAS** the party of the First Part, is in actual possession of the said flat with existing all amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self-acquired property nobody else have any right, title and interest in the said property. In spite of this, if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with their own funds and shall see that the second part remains intact and unaffected.

**AND WHEREAS** The party of the first part had got full right and absolute authority to sell/ disposed off and transfer all his right, title and interest in the said flat as his self-acquired property.

*Sumedha / [Signature]*

*[Signature]*

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties as appearing herein below.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The ASSIGNORS hereby agrees to sell and the ASSIGNEES hereby agrees to purchase Flat No. 202, 2<sup>nd</sup> floor, B-wing, admeasuring 339 sq. ft. carpet area, HARE KRISHNA CHS LTD., Plot No.189, Sector-10, Kharghar-Kopra, Navi Mumbai, Tal. Panvel, Dist. Raigad and within the limits CIDCO Ltd. and more particularly described in the First Schedule written hereunder.

2. The area of the Flat hereby agreed to be sold is having 339 sq. ft. carpet area, as shown by red boundary line on the plan attached herewith.

Handwritten note: The area of the Flat hereby agreed to be sold is having 339 sq. ft. carpet area, as shown by red boundary line on the plan attached herewith.

Consideration for the said transfer is settled and agreed between the parties (RUPEES FORTY NINE LAKHS EIGHTY THOUSAND ONLY) is paid



Paid by NEFT Ref Id. DDE2499980 dated 10/04/2024 Drawn on ICICI BANK, CHURCHGATE, MUMBAI Branch.

Paid by NEFT Ref Id. 0101004256 dated 26/04/2024 Drawn on ICICI BANK, CHURCHGATE, MUMBAI Branch.

Rs. 3,38,000/-

Paid by RTGS Ref Id. 0101014258 dated 30/04/2024 Drawn on ICICI BANK, CHURCHGATE, MUMBAI Branch.

Rs.44,91,000/-

Will be paid within 45 working days after passing the loan from any financial institution or Bank.

=====  
Rs.49,80,000/- (RUPEES FORTY NINE LAKHS EIGHTY THOUSAND ONLY)  
=====

4. The VENDORS and the PURCHASER declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties have any grievances about the same.

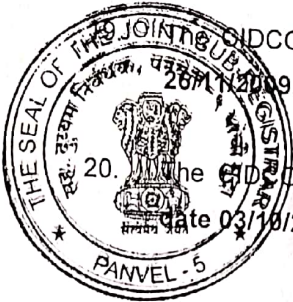
*Bhamedha*

*Bhamedha*

- b) The VENDORS will sign the Transfer form and submit the same to society for transferring the above said Premises in the name of PURCHASER when the balance money is paid.
14. The VENDORS hereby undertakes to make out a clear and marketable title to the property agreed to be sold.
15. The PURCHASER hereby undertakes to become a member of such society and undertakes to sign all papers necessary for that purpose.
16. The expenses for conveying the said Premises such as Stamp Duty, Registration fees and CIDCO Transfer charges and legal charges shall be borne and paid by the PURCHASER alone.
17. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Premises Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

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18. All the terms and conditions of the builder's agreement will be applicable to this agreement.



The CIDCO issued Commencement Certificate No. CIDCO/ATPO/1308 dtd. 26/11/2009.

The CIDCO issued Occupancy Certificate No. CIDCO/ATPO(BP)/2011/1278 date 03/10/2011.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Land comprised and known as Plot No.189, Sector-10, Kharghar – Kopra, Navi Mumbai, admeasuring 749.94 sq. mtrs. Tal. Panvel, Dist. Raigad and Bounded as under:

On the North by	:	Plot No. 179 to 182
On the South by	:	24 mtr. Wide road
On the East by	:	Plot No. 188A
On the West by	:	11.00 mtr. Wide road

*Sunmedha Khatke*

*Ans: 10*



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SECOND SCHEDULE ABOVE REFERRED TO

१६/२०२४

९३/४०

FLAT NO. 202, 2<sup>nd</sup> floor, B-Wing, measuring 339 sq. ft. carpet area HARE KRISHNA CHS LTD., Plot No.189, Sector-10, Kharipar - Kopra, Navi Mumbai, Tal. Panvel, Dist. Raigad.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED "THE VENDORS"

(1) MRS. SUMEDHA *Sumedha*



(2) MR. VINOD KUMAR *Vinod Kumar*

IN THE PRESENCE OF.....

1. Mr. Deepak Tukaram Shriwardhankar *Shriwardhankar*



2. Mr. Parmeshwar Ningsesh Mane *Pmane*

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED "THE PURCHASER"  
MISS. ANKITA DEEPAK SHRIWARDHANKAR *Ankita*



IN THE PRESENCE OF.....

1. Mr. Deepak Tukaram Shriwardhankar *Shriwardhankar*

2. Mr. Parmeshwar Ningsesh Mane *Pmane*

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

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

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

Ref. No.

Date **3 OCT 2011**

CIDCO/ATPO(BP)/2011/278

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	0	9	9	8	0	2
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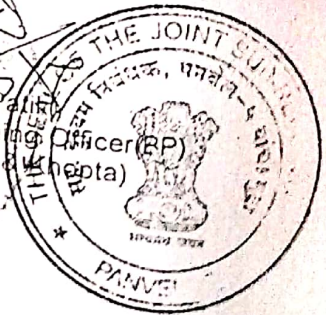
OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Gr. +07 floors) [ Res. BUA= 1045.949 Sq.mtrs. Comm. BUA=77.609 Sq.mtrs. Total BUA=1123.558 Sq.mtrs. (No. of Units, Res.35 Nos. & Comm. 02 Nos.) on Plot No. 189, Sector 10, at Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Rajesh R. C. has been inspected on 11/08/2011 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 26/06/2011 and that the development is fit for the use for which it has been carried out.

येश र. सी.  
26/06/2011  
out. WC

पत्र - 4  
११/०८/२०११  
११/०८/२०११

*[Signature]*  
R. B. Patil  
Addl. Town Planning Officer (BP)  
(Navi Mumbai Development Authority)





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

OFFICE:

2nd Floor, Nariman Point,  
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PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
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FAX : +91-22-6791 8166

Date **3 OCT 2011**

CIDCO/ATPO(BP)/2011/278

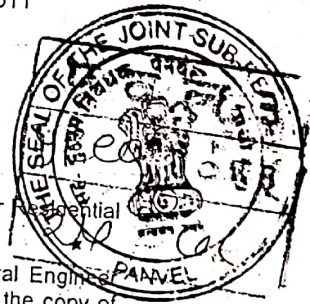
Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	0	9	9	8	0	2
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To,  
M/s. Sonal Dev-Con Pvt. Ltd.,  
B-3/3/0:4, Sector-2,  
Vashi, Navi Mumbai

Sub :- Occupancy Certificate for Residential Building on Plot No.189, Sector-2 at Kharghar (12.5% scheme), Navi Mumbai.

- Ref :-
- 1) Your architect's letter dated 15/07/2011
  - 2) No dues certificate issued by M(TS-II) vide letter dtd.04/07/2011
  - 3) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.05/09/2011
  - 4) Extension in time limit NOC issued by M(TS-II) vide letter dtd.04/07/2011
  - 5) PSIDC NOC issued by EE(Elect) vide letter dtd.26/05/2011
  - 6) 100% IDC paid of Rs.7,50,000/- vide
    - i) Challan No.120415, dtd.06/11/2009, Amount of Rs.3,75,000/-
    - ii) Receipt No.6703, dtd.30/09/2011, Amount of Rs.3,75,000/-

**पत्र - ६**  
**६६६२०२४**  
**२३/१०**



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Building on above mentioned plot alongwith as built drawings duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the registrar society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since, you have paid 100% IDC paid of Rs.7,50,000/- vide i) Challan No.120415, dtd.06/11/2009, Amount of Rs.3,75,000/- ii) Receipt No.6703, dtd.30/09/2011, Amount of Rs.3,75,000/-, you may approach to the Office of Executive Engineer (Env.) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,  
*(Signature)*

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

REF. NO. CDD/01/1308 - -

26 NOV 2009

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

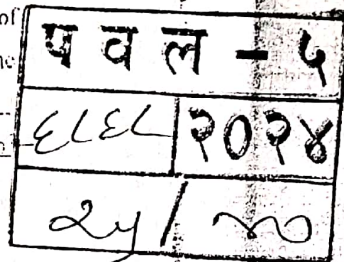
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/s. Sonal Dev-Con Pvt.

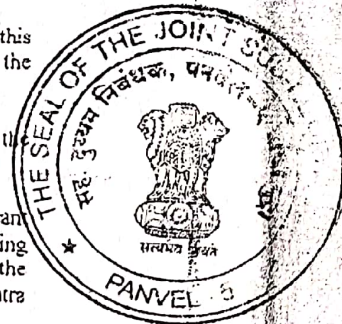
Plot No. 189 Road No. - Sector 10 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (4+7) Str.

Residential BUA = 1034.0431 m<sup>2</sup> ; Comm. BUA = 77.6089 m<sup>2</sup>  
Total BUA = 1111.652 m<sup>2</sup>

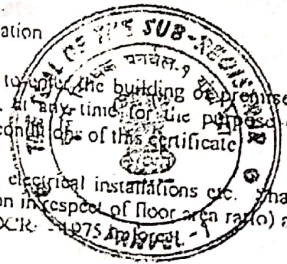
(Nos. of Residential Units 35 Nos. of Commercial units 02)



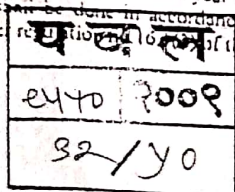
1. This Certificate is liable to be revoked by the Corporation if :-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the 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 45 of the Maharashtra Regional and Town Planning Act-1966.



2. The applicant shall :
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation
  - 2(d) Permit authorised officers of the Corporation to inspect the building at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GIDCR - 1975.



4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation 16 of the GIDCRs - 1975.

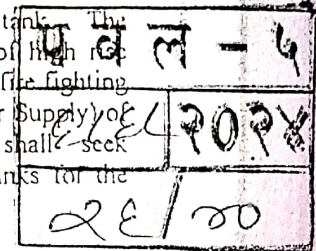


5 The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

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

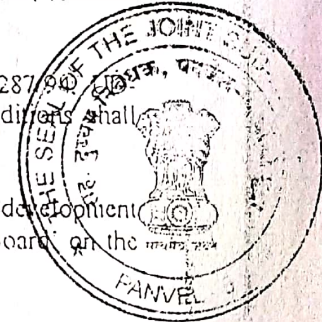
7 The amount of Rs 4000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

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



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

10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/90/11/RDP, Dated 19<sup>th</sup> July,1994 for all buildings following additional conditions shall apply.

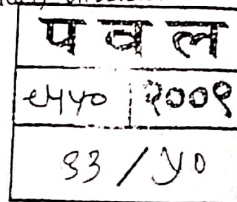


i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number. Plot. Number/Sector & Noxe of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with area.
- 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



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

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

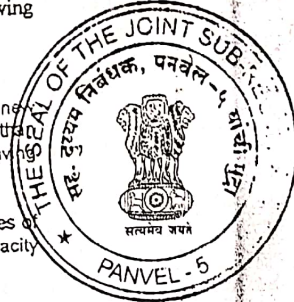
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12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional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

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



*Handwritten signature*  
26/11/09

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

C.C. TO: ARCHITECT  
Rajesh R.S.

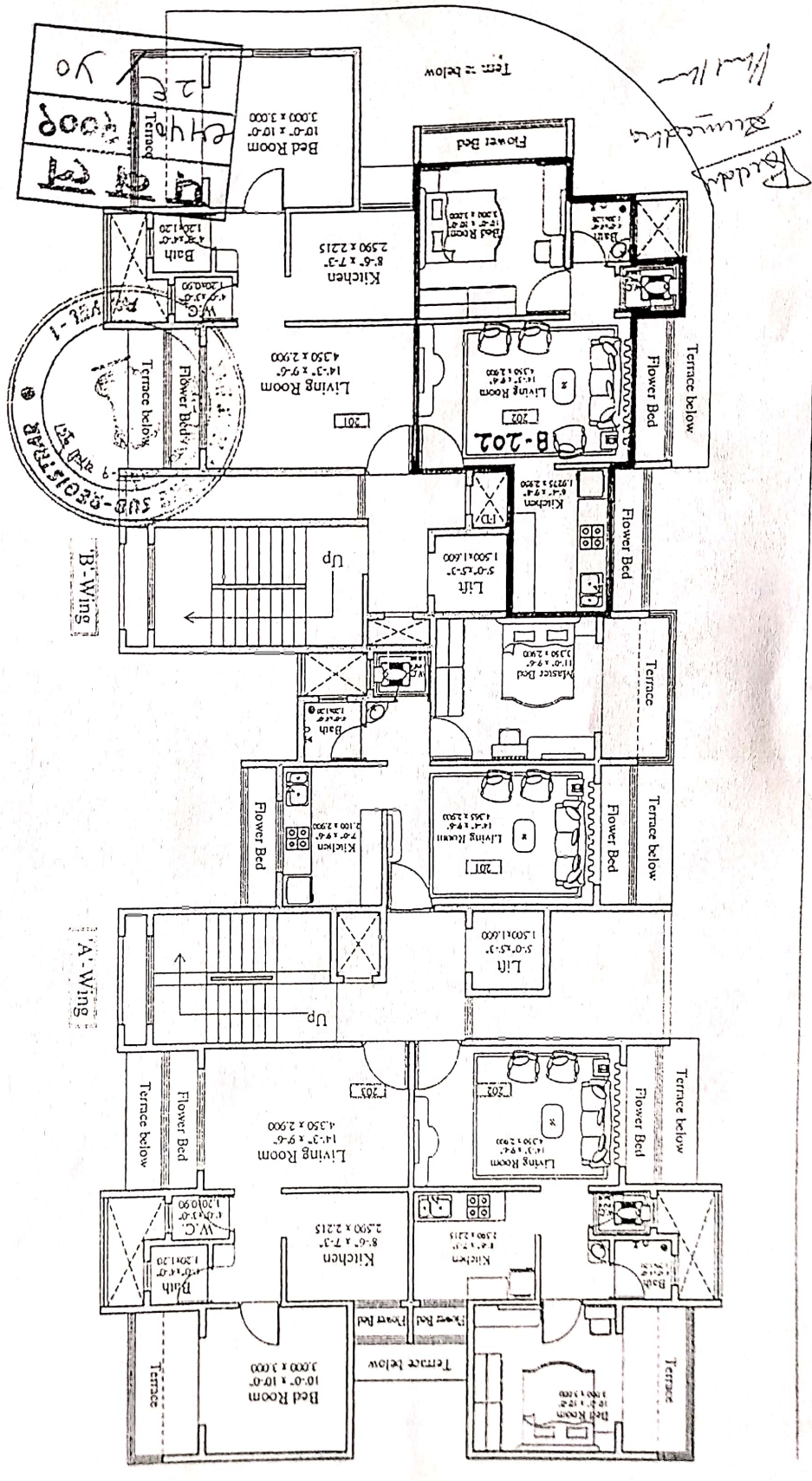
C.C. TO: Separately to

1. M(TS)
2. CUC
3. EE(ARCHITECTURE)
4. EE(MS)



प व ल	
६५०	२००९
३१/१०	

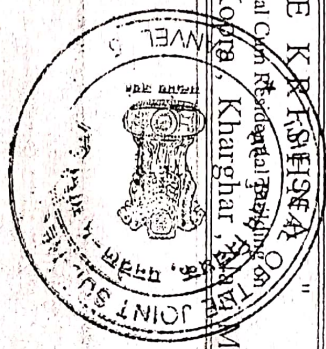
Second Floor Plan



Sonal Dev. Con.  
 D-330-4, SECTOR 2, VASMI  
 HANU NANDA  
 TEL: 27027191/13100019

" HARE KRISHNA "   
 Proposed Commercial Con Residential Building  
 Plot No. 189, Sec. 10, Kirti, Kharghar, Mumbai.

RAJESH R.C.  
 1-13 KANWAR CENTRAL, SECTOR 17  
 VASMI, HANU NANDA  
 TEL: 27026525/27026522



Handwritten notes in a box:  
 201/202  
 203/204  
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 235/236  
 237/238  
 239/240





<b>SSL</b>	Code No.	6215572	
	File Ref No.		
	M Power Lead ID		
HLSE	RAKESH TIWARI	9717783992	SONU.PRAJAPATI@SBICAPSEC.COM
HLSM	ROHAN RAUT	8097138369	ROHAN.RAUT@SBICAPSEC.COM
HLCM	PREM GIRI	9321071557	PREM.GIRI@SBICAPSEC.COM
HLQM	NEHA MADYE	9702327740	NEHA.MADYE@SBICAPSEC.COM

LOS Number	
CRM ID	
Branch Name	TALOJA - PHASE-1
Branch Code	<del>12944</del> 18639
Source Type	CONNECTOR

Applicant Name	ANKITA DEEPAK SHRIWARDHANKAR
Co-Applicant Name	.....
Date of Birth	24/04/1990
Pan Card Number	BWIPS3457G
CIF	
E-mail ID	ANKSH.SHRI253 @GMAIL.COM
Mobile No.	9892136504
Loan Amount & Interest Rate	44.91 LAKHS
Tenure / Moratorium	180 MONTHS [15 YEAR]
Connector Name & Code	
Proposal Type	HOME LOAN
Property Final : Yes / No	YES
RACPC / RBO	

L.G. Naik  
13/05/24  
Kastakada

RO -  
TIR -  
VALUATION -  
CIBIL DATE -  
SITE -