

Receipt (pavti)

B

86/1715

Tuesday, March 12, 2024

12:45 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवस1-1715-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चंदन कुमार -

पावती क्र.: 2541 दिनांक: 12/03/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

एकूण:

रु. 31480.00

आपणास मूळ दस्त, पनवेल प्रिंट, सूची-२ अंदाजे
1:04 PM ह्या वेळेस मिळेल.

JOINT S.R PANVEL 1

बाजार मुल्य: रु.4460321.8/-

मोबदला रु.7500000/-

भरलेले मुद्रांक शुल्क : रु. 301000/-

मह दुष्यम निबंधक, पनवेल-१

1) देयकाचा प्रकार: DHC रकम: रु.1480/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 0324128503052 दिनांक: 12/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेशाचे ऑर्डर क्रमांक: MH017111561202324E दिनांक: 12/03/2024

बँकेचे नाव व पत्ता:





12/03/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्ता क्रमांक : 1715/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) नोंदवला	7500000
(3) बाजारभाव(भांडाट्टयाच्या बाबतितपट्टाकार आकारणी देणे की परदेशात ते नमुद करावे)	4460321.8
(4) भू-सापन,पोट्टिस्या व धरत्रमांक(असल्यास)	1) पानिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र.1/11,दर-63800/- मदनिका क्र. वी. 403,चौथा मजला,वी - विंग,लागेर रेजेन्सी,फायनल प्लॉट नं. 493,पनवेल,ता. पनवेल,जि. रायगड,पुणे श्रेय 55.41 चौ.मी. व ओपन बाल्कनी क्षेत्र 8.96 चौ.मी.(महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 5 वी प-2 नुसार दस्त क्र. पवेल-759/2023,दिनांक - 25/01/2023 या दस्तऐवजास मुद्रांक शुल्क 90000 + 100 शिल्लक ठेऊन उर्वरित मुद्रांक शुल्क रूपये 224900/- या दस्तऐवजास समायोजित केला आहे. कया दस्त ऐवजास आवश्यक मुद्रांक रूपये 301000/- वसूल केले आहे.)((Final Plot Number : 493 ;))
(5) क्षेत्रफळ	1) 55.41 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या/निहून देवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशिष मेहता एचयुएफ - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, ग-504, मानिध्व अपार्टमेंट, गंगेश्वर महादेव, सुरत मिटी, अडाजंग,गुजरात, गुजरात, गुजरात. पिन कोड:-395009 पॅन नं:-AAOHA4536R
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंदन कुमार - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, ग-204, रॉयल रेजिडेन्सी सोसायटी, मार्केट वार्ड रोड, ओल्ड पनवेल,रायगड, महाराष्ट्र, राईगाड(ं). पिन कोड:-410206 पॅन नं:-AOMPK9964M 2): नाव:-प्रिती गिंद - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, ग-204, रॉयल रेजिडेन्सी सोसायटी, मार्केट वार्ड रोड, ओल्ड पनवेल,रायगड, महाराष्ट्र, राईगाड(ं). पिन कोड:-410206 पॅन नं:-DJPPS1146N
(9) दस्तऐवज करून दिल्याचा दिनांक	12/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1715/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	301000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	



[Signature]
सह दुय्यम निबंधक, पनवेल-१

सुल्यांकितसाठी विचारत घेतलेला तपशील:-

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

Payment Details

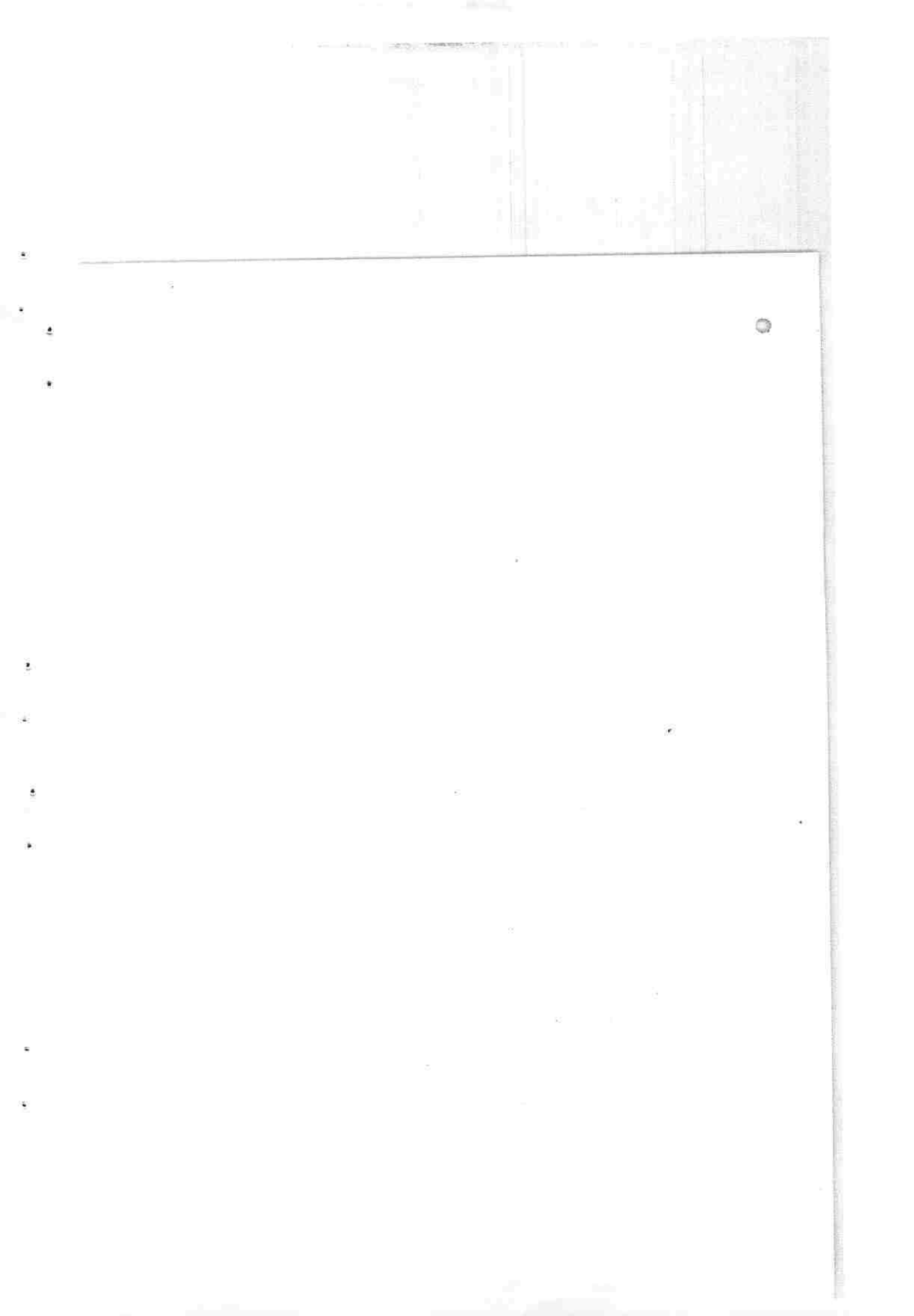
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHANDAN KUMAR AND OTHER	eChallan	69103332024031212658	MH017111561202324E	301000.00	SD	0009036561202324	12/03/2024
2		DHC		0324128503052	1480	RF	0324128503052D	12/03/2024
3	CHANDAN KUMAR AND OTHER	eChallan		MH017111561202324E	30000	RF	0009036561202324	12/03/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0324128503052	Date 12/03/2024
Received from , Mobile number 9987300005, an amount of Rs.1480/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 12/03/2024
Bank CIN 10004152024031202883	REF No. 2891547150
This is computer generated receipt, hence no signature is required.	

प व ल
१०१५ १३२४
१ ०४



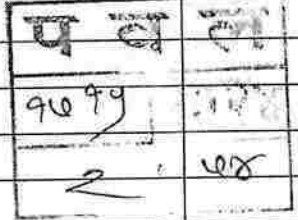




CHALLAN
MTR Form Number-6



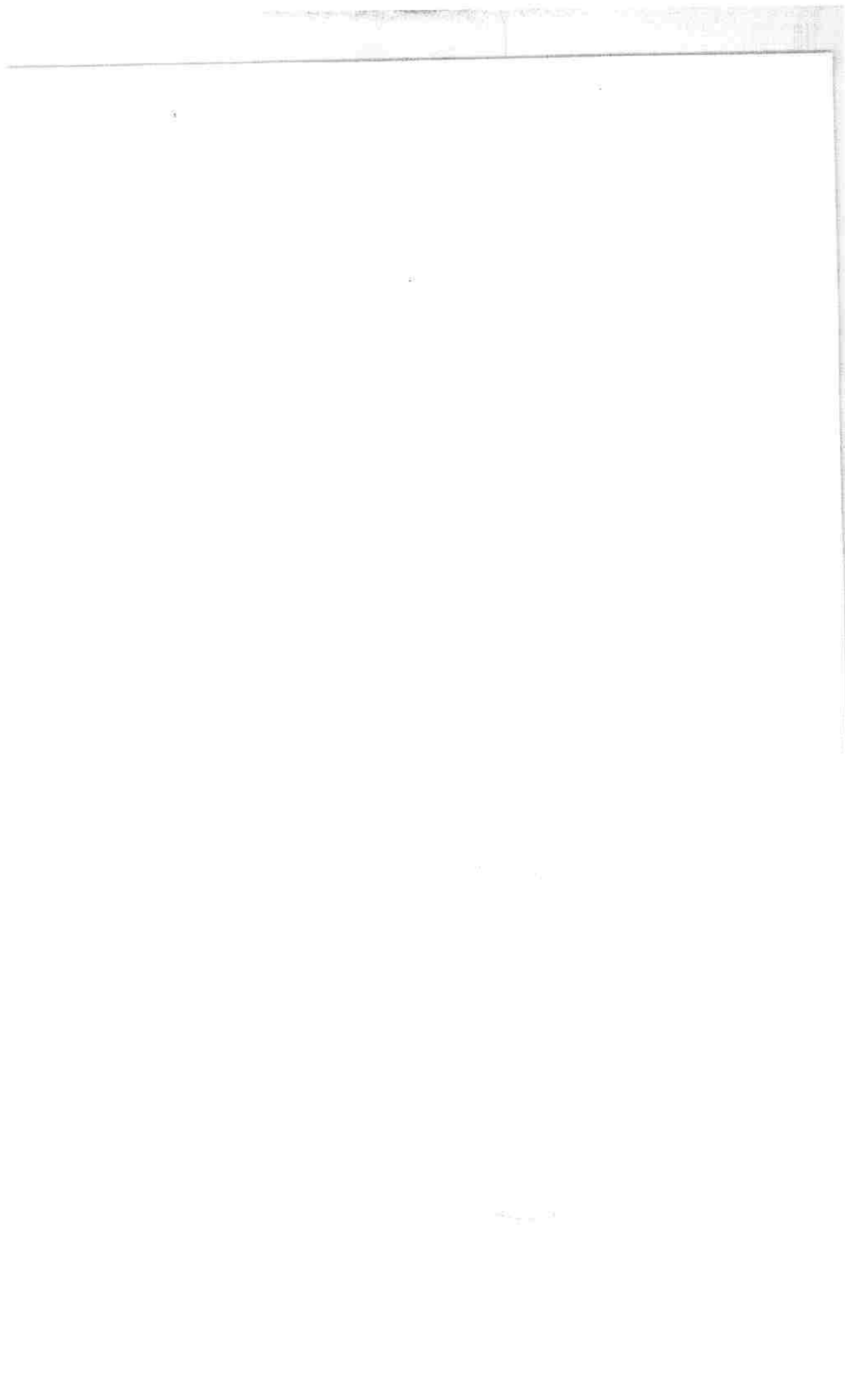
GRN	MH017111561202324E	BARCODE	BY TYPE OF TRANSACTION IT IS EITHER REGISTERED OR UNREGISTERED	Date	12/03/2024-11:07:16	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				PNL1_PANVEL NO 1 SUB REGISTRAR			
Location				RAIGAD			
Year				2023-2024 One Time			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AOMPK9964M			
Full Name				CHANDAN KUMAR AND OTHER			
Flat/Block No.				FLAT NO 403, 4TH FLOOR, B - WING, LAMER			
Premises/Bulding				REGENCY,			
Account Head Details		Amount In Rs.		Road/Street			
0030046401 Stamp Duty		301000.00		FINAL PLOT NO 493, PANVEL,			
0030063301 Registration Fee		30000.00		Area/Locality			
				PANVEL, RAIGAD			
				Town/City/District			
				PIN			
				4 1 0 2 0 6			
Remarks (If Any)							
PAN2=AAOHA4536R-SecondPartyName=ASHIISH MEHTTA HUF-							
Total		3,31,000.00		Amount In			
				Three Lakh Thirty One Thousand Rupees Only			
				Words			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN		Ref. No.		69103332024031212658 2858172074	
Name of Bank		Bank Date		RBI Date		12/03/2024-11:08:28 Not Verified with RBI	
Name of Branch		Bank-Branch		IDBI BANK			
		Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर घटाना केवल दृश्य निबंधक कार्यालय नोंदणी कार्यालय दस्तावेजी लागू आहे. नोंदणी न कार्यालय दस्तावेजी सदर घटाना लागू नाही.

Ashish B Mehta

Yamini Banti





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0324128503052

Receipt Date 12/03/2024

Received from , Mobile number 9987300005, an amount of Rs.1480/-, towards Document Handling Charges for the Document to be registered on Document No. 1715 dated 12/03/2024 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

DEFACED

₹ 1480

DEFACED

Payment Details

Bank Name IBKL

Payment Date 12/03/2024

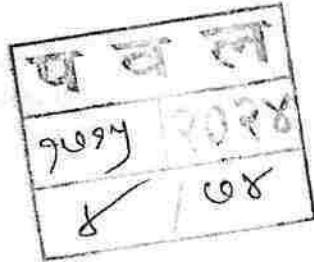
Bank CIN 10004152024031202883

REF No. 2891547150

Deface No 0324128503052D

Deface Date 12/03/2024

This is computer generated receipt, hence no signature is required.





महाराष्ट्र मु. अधिनियम च अनुसूची-1 मधील अनुच्छेद

5 (g-a) (ii) नुसार सदर परतामध्ये भरलेले मुद्रीक

शुल्क रु. 2,24,900/- ची सवलत

AGREEMENT FOR SALE P.V.L. 1-17.1.5.1.8.2-3-2024

मध्ये देण्यात आली आहे

Project Name : "LA MER REGENCY"

Village : PANVEL

Final Plot No. : 493

Postal Code : 410206

Flat/Shop/Office : B-403

Wing : B-wing

Floor No. : 4th Floor

Carpet Area : 55.41 Sq.Mtrs[596.43 Sq.Ft.]

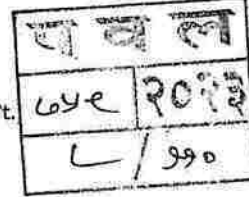
Open Balcony Area : 8.96 Sq.Mtrs[96.45Sq.Ft.]

Terrace area : N.A.

Consideration in Rs. : Rs. 45,00,000/-

Stamp Duty Paid Rs. : Rs. 3,15,000/-

Reg fee Paid Rs. : Rs. 30,000/-



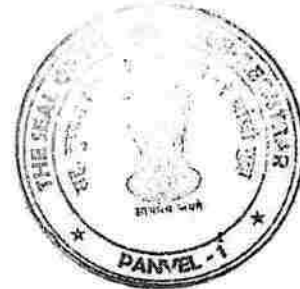
AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Panvel on this 17th day of JAN in the year Two Thousand & TWENTY THREE.

BY AND BETWEEN

M/s La Mer Developers Private Limited (Pan No. AAEC6030A) a Private Limited Company incorporated under Companies Act 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1, Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706 hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) through its authorized representative Mr. Dhanesh Pratap Mehta authorized vide Board Resolution Dated 21st April 2022 of the **ONE PART;**

And



For La Mer Developers Pvt Ltd

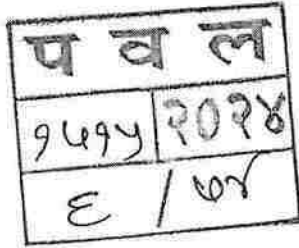
Authorized Signatory/Director

Ashish B. Mehta
Allottee

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	202403136100
13 March 2024, 03:02:25 PM	
मूल्यांकनाचे वर्ष	2023
जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल
उप मूल्य विभाग	1.11-पनवेल इंडस्ट्रीयल विभाग, मार्क ट थार्ड इंडस्ट्रीयल विभाग गाडी नदी लगतचा
क्षेत्राचे नांव	A Class Pulikn सर्व्हे नंबर /न. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवारी सदनिका
21200	63800
कार्यालय	दुकाने
68500	75700
औद्योगिक	मोजमापनाचे एकक
68500	चौ. मीटर
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र (Built Up)-	69.911 चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्भवानुसार सुविधा -	आहे
मिळकतीचा वापर-	निवासी सदनिका
मिळकतीचे वय -	0 TO 2 वर्षे
मजला -	1st To 4th Floor
मिळकतीचा प्रकार-	बांधकामाचा दर-
	बांधीव
	Rs.25289/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.63800/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
	= (((63800-21200) * (100 / 100)) + 21200)
	= Rs.63800/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 63800 * 69.911
	= Rs.4460321.8/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बात्की) + तशील गळीचे मूल्य + बंदिसा बांधन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिसा बात्की - स्वयं तयार बांध-तळ
	= A + B + C + D + E + F + G + H + I + J
	= 4460321.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.4460322/-
	= र चव्वेचाळीस लाख साठ हजार तीन शे बावीस /-

Home

Print



Cur
सह दुय्यम निबंधक, पनवेल-१





महाराष्ट्र मु. अधिनियम चे अनुसुची-१ मधील अनुच्छेद
5(g-a) (ii) नुसार दस्त क्र. P.V.L-1-750-25-1-23
नुसार भरलेले मु.सु.क्र 224/9071 ची सवलत बंद
इस्तामध्ये देण्यात आलेली आहे.

AGREEMENT FOR SALE

Project Name : "LA MER REGENCY"
Village : PANVEL
Final Plot No. : 493
Postal Code : 410206
Flat/Shop/Office : B-403
Wing : B-wing
Floor No. : 4th Floor
Carpet Area : 55.41 Sq.Mtrs[596.43 Sq.Ft.]
Open Balcony Area : 8.96 Sq.Mtrs[96.45Sq.Ft.]
Terrace area : N.A.
Consideration in Rs. : Rs. 75,00,000/-
Stamp Duty Paid Rs. : Rs. 5,25,000/-
Reg fee Paid Rs. : Rs. 30,000/-

सह दुय्यम निबंधक, बर्ग-२
(धनदेल-१)

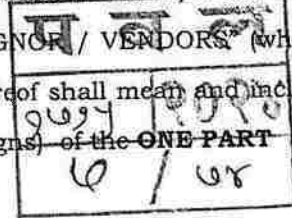
12/3/24

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Panvel on this 12th day of March
in the year Two Thousand & Twenty Four.

BY AND BETWEEN

Mr. Ashiish Mehtta HUF (PAN-AAOHA4536R), aged 51 years, an adult Indian
Inhabitant, residing at A-504, Sanidhya Apartment, Gangeshwara Mahadev, Surat City,
Adajan, Gujrat - 395009; hereinafter called as the "/ ASSIGNOR / VENDORS" (which
expression unless repugnant to the context or meaning thereof shall mean and include
her, her legal heirs, executors, administrators, and assigns) of the ONE PART



And

Ashiish B Mehtta



[Signature]

[Signature]

Vendor

Allottee 1

Allottee 2

Allottee 1

Mr. Chandan Kumar (PAN- AOMPK9964M), aged 42 years, an adult Indian Inhabitant, residing at A-204, Royal Residency Society, Market Yard Road, Old panvel, Raigad, Maharashtra -410206 ;

Allottee 2

Mr. Priti Singh (PAN-DJPPS1146N), aged 41 years, an adult Indian Inhabitant, residing at A-204, Royal Residency Society, Market Yard Road, Old panvel, Raigad, Maharashtra -410206 ;

Allottee 3

Mr. / Mrs. ___ N.A. ___ (PAN- ___ N.A. ___), aged ___ N.A. ___ years, an adult Indian Inhabitant, residing at ___ N.A. ___ ;

hereinafter referred to as the "ASSIGNEE/ PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include them, their legal heirs, executors, administrators and assigns) of the **SECOND PART**.

The "Assignor/s", "Vendor/s" and " Assignee"/S "Purchaser/s" shall hereinafter be collectively referred to as "Parties" and individually as "Party". The use of singular expressions shall also include plural expressions and masculine includes the feminine gender wherever the context of this agreement so demands.

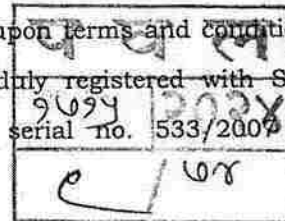
The expression Assignor/s", "Vendor/s" and " Assignee"/S "Purchaser/s" wherever used shall mean and include Assignor/s", "Vendor/s" /Transfers/ Sellers & Assignee"/s "Purchaser/s", Vendee/s Transferee/s of flat, respective shares and all respective rights as the case may be.

AND WHEREAS The Transferor having purchased the said Flat as an investor and in view thereof the Stamp Duty payable on this Deed of Transfer has been assessed to be paid as per article 5 (g) (ii) of the Bombay Stamp Act, 1958

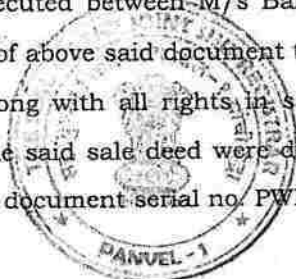
WHEREAS By Virtue of 'Deed of Conveyance' dated 10/03/1989 executed between the M/s Dwarkadish Roller Flour Mills a duly registered partnership firm & the M/s Balaji Promoters duly registered with Sub- Registrar of Assurance at Panvel under document serial no. 1024/89 on 16/03/1989. M/s Balaji Promoters purchased Piece or parcels of open land under Town Planning Scheme of Panvel (T.P.S. (I) FINAL) bearing Plot No. 493, forming a part of Survey Nos. 439, Hissa No. 2 of Panvel, Area Admeasuring 3977 Sq. Mtr. situated at Panvel and within the Limits of District Raigad (M.S.) 421202 (hereinafter for sake of brevity referred as said plot.) owned by M/s Dwarkadish Roller Flour Mills along with all rights in said plot upon terms and conditions mentioned in the above referred deed.

AND WHEREAS Vide, 'Agreement' dated 15th May 1995 registered along with 'Deed of Confirmation' dated 29th Dec 2006 both executed between Balaji Promoters and the M/s. Kwaliti Developers and by virtue of above said document the M/s Balaji Promoters agreed to sale and the M/s Kwaliti Developers agreed to purchase the said plot along with all rights in said property upon terms and conditions mentioned therein. The said Agreement with Deed of confirmation were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL 77/2007 on 03/01/2007. M/s Kwaliti Developers paid entire consideration to the M/s Balaji Promoters in terms of agreement referred here in above.

AND WHEREAS Vide 'Development Agreement' dated 15/01/2007 executed between the M/s. Kwaliti Developers and the M/s Kaveri Constructions a registered partnership firm and by virtue of above said agreement M/s. Kwaliti Developers granted development rights in favour of M/s Kaveri Constructions upon terms and conditions mentioned therein. The said development agreement is duly registered with Sub- Registrar of Assurance of Panvel -1 under document serial no. 533/2007 on 17/01/2007.



AND WHEREAS Vide, 'Sale Deed dated 7th May 2008 executed between M/s Balaji Promoters and the M/s Kaveri Constructions and by virtue of above said document the M/s Kaveri Constructions purchased the said property along with all rights in said property upon terms and conditions mentioned therein. The said sale deed were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-1 3718/2008 on 9th May 2008



Ashish B Mehta

Vendor

[Signature]

Allottee 1

Prithi

Allottee 2

AND WHEREAS Vide, 'Deed of Conveyance' dated 27th April 2018 executed between the M/s Kaveri Constructions and M/s La Mer Developers (A Partnership Firm) and duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 5728/2018 on 27th April 2018. M/s La Mer Developers Purchased the said Plot from M/s Kaveri along with all rights in said plot upon terms and conditions mentioned therein.

AND WHEREAS Vide, 'Deed of Conveyance/Sale Deed' dated 30th May 2021 executed between duly registered with Sub-Registrar of Assurance at Panvel under document serial no. PWL-3 8843/2021 on 31st May 2021. M/s La Mer Developers Pvt. Ltd. (The Promoters/builders) purchased the said Plot from M/s La Mer Developers (A Partnership Firm) along with all rights in said plot upon terms and conditions mentioned therein.

AND WHEREAS In pursuance of the above, the promoters/ builders herein has become absolute owner and are absolutely , seized, occupied and possessed of and /or otherwise sufficiently entitle and is in undisturbed occupation of the said plot i.e. Plot No. 493, forming a part of Survey Nos. 439, Hissa No. 2 of Panvel, Area Admeasuring 3977 Sq. Mtr. situated at Panvel and within the Limits of District Raigad (M.S.) 410206 more particularly described in the Schedule - 1 hereunder written (hereinafter referred to as the project land). and by diverse means of assignments and acts in Law and ultimately and under deeds and writings as mentioned herein above promoters is /are entitled and enjoined upon to construct buildings on the said plot in accordance with the recitals herein above

AND WHEREAS The Promoter has decided to develop the said land by constructing multistore 2 residential cum commercial building upon the said plot /project land and said project shall be known as "La Mer Regency" here in after referred as "Said Project" and area admeasuring 10,288,977 Sq. Mtrs. Or thereabouts.

AND WHEREAS The Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed.

AND WHEREAS The said Promoters have also appointed as their Architects to "M/s 07 Associates" through its Authorized Signatory Adinath V. Patkar having its office at Shop No. 7 & 8, Sai Prasad CHS, Panvel, Dist Raigarh Maharashtra- 410206 and entered into such agreement as prescribed by the Council of Architects, and The Promoters have also appointed a Structural Engineer to Vastukalp through Authorized Signatory

Ashish B. Melst
Vendor

[Signature]
Allottee 1

[Signature]
Allottee 2

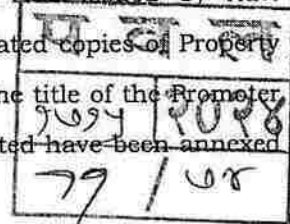
ateesh Tare having office at Sushil Pride, Plot No 67/1 1st Floor, Unit No 101&102 Nr. Garden Hotel, Old Panvel 410206 for the preparation of the structural design and drawing of the buildings and the Promoters accept the professional supervision of the Architect and Structural Engineer till the completion of the buildings/project. However, the promoter herein has reserved the rights to change such Architect and Structural Engineer at any time if so desired by the promoter at its sole discretion.

AND WHEREAS Promoters with help of their Architect has prepared plans specifications and design of the building/s to be constructed on the said project land and submitted to the Competent Authority of said area Panvel Municipal Corporation (PMC) for its approvals.

AND WHEREAS Panvel Municipal Corporation (PMC) after scrutinizing and perusal of plans specifications and design of the proposed building/s on the said project land and by following due process of law has given development permission and commencement certificate for residential cum Commercial building on Project Land (Final Plot No 493 at Panvel Tq. Panvel Dist Raigad) and approved submitted building plans, specifications and designs on the terms and condition mentioned in the said permission.

AND WHEREAS Promoters made the following list documents available for inspection in respect of title and necessary approvals of the project. Copies of the said documents also annexed with this agreement and marked as annexures as mentioned herein written.

AND WHEREAS the authenticated copies of Certificate of Title issued by Adv. Vasantkumar R. Bang the Advocate of the Promoter, authenticated copies of Property card and other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B', respectively.**



AND WHEREAS The authenticated copies of the commencement certificate dated 23/03/2022 bearing no. PMC/TP/Panvel/493/21-22/16293/8667-2022 issued by Panvel Municipal Corporation (PMC) by for constructing residential cum Commercial building on Project Land (Final Plot No 493 at Panvel Tq. Panvel Dist Raigad) have been annexed and marked as **Annexure 'C'**. and shall obtain the balance approvals from time to time, as well as to obtain Building Completion or Occupancy Certificate of the said Building.



Ashish B Melkani
Vendor

[Signature]
Allottee 1

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Allottee 2

AND WHEREAS The Layout Plan of the Project Land is annexed and marked as **Annexure C-1**.

AND WHEREAS The authenticated copies of the floor wise approved plans proposed by the Promoter and according to which the construction of the buildings and open spaces along with floor wise units to be constructed have been annexed and marked as **Annexure C-2**.

AND WHEREAS the specific drawing map Apartment /Shop/ Unit agreed to be purchased by the Allottee have been annexed and marked as **Annexure-D**.

AND WHEREAS List of Common Amenities agreed to be provided by the promoter Annexed and Marked as **Annexure E**.

AND WHEREAS List of Apartment Amenities agreed to be provided by the promoter Annexed and Marked as **Annexure E-1**

AND WHEREAS The Promoter has registered the Project as REAL ESTAE PROJECT under the provisions of the Act with the Real Estate Regulatory Authority at No **P52000034668** authenticated copy have been annexed and marked as **Annexure F**.

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

AND WHEREAS the Promoter has in compliance with rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Promoter while constructing/developing the said project has accordingly commenced construction Project Land of the project, which is to be developed on the in the name and style of "La Mer Regency" for predominantly residential/mixed use (including commercial, retail, hospitality or any other commercial use or purpose as per permission/s obtained from the competent authorities consisting of 2 no. of Building(s)/Wing(s)/Tower (s) comprising each Wing Ground + 13 Floor. Building 1 and 2 are collectively hereinafter referred to as "Wings / Buildings / Towers ". Further (i)ground floor of the Wing(s) /Building(s) / Tower(s) consists of common areas of the Project along with development of commercial/retail/shop use; and (ii) 1st floor of Building(s) /Wing (s)/Tower (s) consists of Commercial Office Space and Residential

Ashish B. Mehta
Vendor

[Signature]
Allottee 1

[Signature]
Allottee 2

Flat/s and iii) second and upper floor consist of Common Amenities and Residential Flats as decided by the Promoter and approved by the competent authority from time to time ("Retail Component").

AND WHEREAS by virtue of the recitals as mentioned herein above the Promoter herein alone has sole and exclusive right to sell the Apartments/Shops/Units in the said project to be constructed by the Promoter on the project land and is fully competent to enter into agreement/s with the Prospective Purchaser/Allottee/s, Lessee, Mortgagee, of the Flat/ Apartments/Shops/Units and to receive the consideration in respect thereof.

AND WHEREAS Promoter were desirous of selling residential flats/ Units /Car Parking in podium in the said Building named as "**La Mer Regency**".

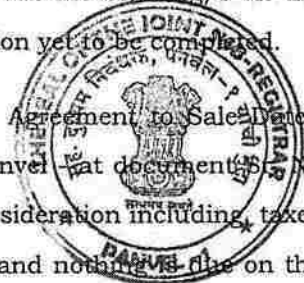
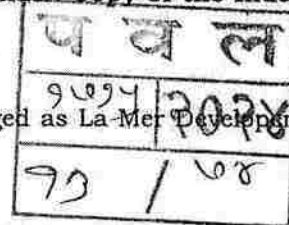
AND WHEREAS Purchaser/Investor being desirous of purchasing/investing in Flat / Apartment/ unit/ shop has carried out independent necessary search regarding title of the said land and plans specification and other terms and conditions of the above referred under construction building.

AND WHEREAS on satisfying the plans and other terms and conditions including the Title of Promoters, Vendors herein **Mr. Ashiish Mehtta HUF** (PAN-AAOHA4536R) residing at A-504, Sanidhya Apartment, Gangeshwara Mahadev, Surat City, Adajan, Gujrat - 395009 Hereinafter called the Purchaser/ Investor by Virtue of Agreement to Sale Dated **25/01/2023**. Registered at office of Joint Sub Registrar , Panvel - at document Sr. No **PVL-1-759/2023** (herein after referred as said agreement) agreed to purchase under construction flat Described in schedule -II herein and which is to be constructed upon project land described in schedule - I hereunder. **Copy of the Index II Annexed with this Agreement.**

AND WHEREAS Promoters La Mer Developers Pvt Ltd. Changed as La Mer Developers Ltd. **Copy of Reg Certificate Annexed herewith.**

AND WHEREAS the Prompter has commenced the constructed the building/s on the said land in accordance with sanctioned plans and construction yet to be completed.

AND WHEREAS in view of the terms and condition of the Agreement to Sale Dated **25/01/2023**. Registered at office of Joint Sub Registrar, Panvel - at document No **PVL PVL-1-759/2023** Vendors herein paid all amount of consideration including taxes and all miscellaneous charges to the promoters in advance and notified on the part of Vendors herein. Building is Under construction and Possession of the flat yet to receive from Promoters.



Ashiish B Mehtta
Vendor

[Signature]
Allottee 1

[Signature]
Allottee 2

AND WHEREAS by virtue of the recitals as mentioned herein above the Vendors herein are absolutely and sufficiently entitled to occupy the Flat Described in Schedule - II herein and having all legal rights including the right to sale, assign and transfer the said flat to any prospective purchasers /assignee subject to terms and conditions of Agreement to Sale executed between Vendors and Promoters.

AND WHEREAS present Assignor /Vendors herein decided to dispose of / Assign the said flat and respective rights of the Assignor /Vendors for valuable consideration and therefore obtained Necessary NOC/ Permission / No Due Certificate from the promoters with respect to Flat Described in the Schedule -II hereunder.

AND WHEREAS on coming to know the intention of the Assignor /Vendors regarding Assign/sale of the said under construction Flat, the Assignees/Purchasers approached the Assignor /Vendors and negotiated for Assign /sale and transfer of the said flat with all respective rights related to the said flat.

Assignor/s /Vendor/s made following representations to the Purchasers in respect of the said Premises.

- a. There are no suits, litigation, civil or criminal or any other proceedings pending as against the Assignor /Vendors in respect of the said flat.
- b. There are no attachments or prohibitory orders against the said Premises and the said Premises is not subject matter of any lispendance or attachments either before or after judgments.
- c. Except Assignor /Vendors, no other person or authority have got right, title or interest of whatsoever nature against the said Premises.
- d. The Assignor /Vendors has not received any notice either from Income Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Premises.
- e. There are no encumbrances created against the said Premises and the title of the Assignor /Vendors to the said Premises are clear, marketable and free from all other encumbrances.
- f. The Assignor /Vendors has not been adjudicated insolvent nor he has committed any act of insolvency nor is there any order of any Court or Authority restraining him or creating any inability from entering in to this agreement.

Ashish B Mehta
Vendor

[Signature]
Allottee 1

[Signature]
Allottee 2

AND WHEREAS Relying upon the aforesaid representations made by the Assignor/s /Vendor/s, the Assignee/s Purchaser/s hereinabove have agreed to acquire all the rights, title and interest of the Vendors in respect of the under construction flat described in the Schedule II hereunder. on the terms and conditions appearing hereinafter.

NOW THIS AGREEMENT TO SALE WITNESSETH AS UNDER:

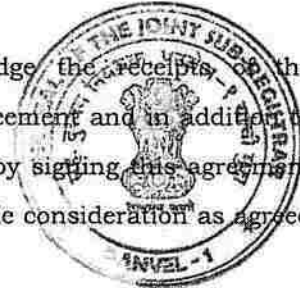
1. The Assignor / Vendors have agreed to Assign /sale and transfer all their rights, title and interest in the said flat described in the II scheduled of the property and the Assignee/Purchaser herein have also agreed to get assign /Purchase and acquire all their rights, title and interest in the said flat described in the II scheduled property for a total valuable consideration of Rs. only in lump sum. That amount of sale consideration shall be paid subject to deduction of 1% TDS and said amount of TDS will be deposited against Tax Liability of Assignor /Vendors as per rule and within reasonable time.
2. The Assignee/s / Purchasers shall pay the sale consideration amount as follows:
 - i. Out of the above sale consideration Purchasers has paid **Rs. 1,00,000/-** in advance towards part payment of sale consideration amount as follows :

Sr No.	Date	Bank Name	Cheque / RTGS No.	Amount
1	2023-01-25	indusInnd Bank	974582	1,00,000
Total				1,00,000/-

- ii. **Rs. 1,000/-** will be deducted against TDS and shall be deposited to Income Tax department against Assignor / vendors Tax Liability as per rule. And
- iii. Balance sale consideration of **Rs. 74,00,000/-** shall be paid by availing loan from Bank and or from personal source as per schedule mentioned hereunder.

Schedule of Payments

- iv. The Assignor/s/Vendor/s herein also acknowledge the receipts the advance payment and same annexed with this agreement and in addition to above Vendors herein also confirms and declared by signing this agreement that they have received part payment amount of sale consideration as agreed



Vendor

Allottee 1

Allottee 2

against property described in the second scheduled of this agreement. Assigner/s also assured to sign and execute receipts of further payments time to time.

v. In case of any financing arrangement entered by the Assignee / Purchaser with any financial institution with respect to the purchase of the Flat/Shop/Office, the Allottee/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Assignor / Vendor through an account payee cheque/demand draft drawn in favour of "Assignor / Vendor " as per schedule mentioned herein above.

vi. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/s is/are not honored for any reason whatsoever, then the same shall be treated as default and the Assignor / Vendor may at its option be entitled to exercise the recourse available thereunder. Further, the Assignor / Vendor may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 3,000/- (Rupees Three Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 6,000/- (Rupees Six Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted, and payments shall be accepted through bank demand draft(s) only.

vii. The Total Consideration is escalation-free, save and except escalations / increases / impositions levied by any statutory authority (ies), local bodies/ government competent/planning authorities ("Authorities") from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc payable

3. The Assignor /Vendors hereby agree assign, releases, relinquishes, gives up, and surrenders, all their rights, title and interest in said Flat, along with respective reserve parking in favour of the assignee/s /purchasers forever subject to timely payment as per schedule mentioned herein above. In case of delay in payment Purchaser shall be liable to Pay 18% interest for delay period on the amount due from the due date.

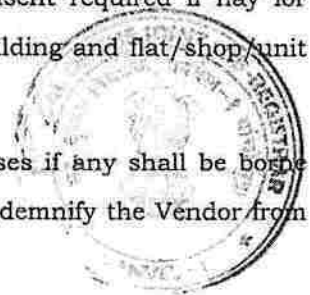
Ashish B Mehta
Vendor

[Signature]
Allottee 1

[Signature]
Allottee 2

4. The Assignor /Vendors also agreed to sign and execute all such transfer forms, application, affidavit, Indemnity bond papers and documents as may be necessary to Assign/transfer of said Flat and respective rights in favour of the Assignee/s / Purchaser/s or their nominee/s as the case may be.
5. The Assignor /Vendors herein shall give vacant and peaceful possessions to the Assignee/Purchaser after completion of the project and receipt of the possession from the Promoters against full and payment of consideration as per schedule mentioned hereunder.
6. The Assignee/ Purchasers have hereby agreed to pay all the charges payable by way of Municipal taxes and other dues/outgoings relating to the said flat from the date of taking over the possession of the said Flat Premises and hereby declare and confirm that they shall be abide by terms and condition of agreement to sale between Vendors herein and promoters and Rules and regulation of the building and the bye-laws of the prospective society without any reservations whatsoever.
7. Assignee/s Purchaser/s **has/have represented to the Assignor / Vendors :-**
- That he/She/they shall always abide by all the terms and conditions of agreement to sale executed between the Vendors herein and promoters as referred hereinabove.
 - That he/She/they shall always abide by he Rules, Regulations and By-laws of the said Society after formation of the society without any reservation and shall pay the municipal taxes and maintenance charges in respect of the said Flat from the date of Flat ready for possession.
 - That he/She/they shall not raise any objection for alteration / changes in flat size or in any other aspect as the building is under construction.
 - Promoter shall have all the rights to amend Plan and increased the floor flats/ units time to time as the case may be.
 - Assignee/ Purchaser shall give his /her/their consent required if nay for changes/ amendment/ alteration in plan of the building and flat/shop/unit as the case may be.
8. The Stamp Duty, Registration charges and other expenses if any shall be borne and payable by the Purchasers alone. The Purchasers indemnify the Vendor from any such claim laid in this regard at a later date.
9. This Agreement to is subject to the jurisdiction of Navi Mumbai Court and District Court of Panvel.

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Ashish B. Melha
Vendor

[Signature]
Allottee 1

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Allottee 2

THE FIRST SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF PROJECT LAND

ALL THOSE Piece or parcels of open land under Town Planning Scheme of Panvel (T.P.S. (I) FINAL) bearing Plot No. 493, forming a part of Survey Nos. 439, Hissa No. 2 of Panvel, Area Admeasuring 3977 Sq. Mtr. situated at Panvel within the limits of Panvel Municipal Corporation and within the Limits of District Raigad (M.S.) 410206 boundaries of the said land bounded as fallows :-

Towards East : Final Plot No. 494 & Final Plot No.496
Towards West : Plot No. 491 & Road
Towards North : 60 Ft Wide Road
Towards South : 30 Ft Wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Apartment /Shop and Parking Space/s)

All that the proposed Flat bearing no. B-403 , admeasuring 55.41 Sq.Mtrs. along with open balcony area attached to the Apartment is 8.96 Sq.Mtrs, and Open terrace area attached to the Apartment is N.A., on 4th Floor, B-wing of the Project Known as La Mer Regency , together with vehicle Parking Space/s.



Ashish B Mehta.

[Signature]

Bhikhi

IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement at in the presence of attesting witness, signing as such on the day first above written.

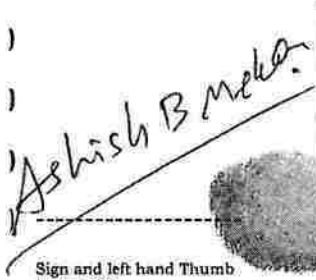

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR

Through its Authorized Signatory

Mr. Ashiish Mehtta HUF

)
)
) *Ashiish B Mehta*

Sign and left hand Thumb Impression  

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED ALLOTTEE

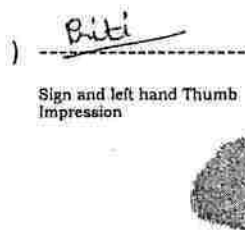

Mr. Chandan Kumar

)
) 

Sign and left hand Thumb Impression 

Mr. Priti Singh

) *Priti*

Sign and left hand Thumb Impression  

In the Presence of

1 *Mr. Lakhman V. Parmar*

Lakhman V. Parmar

2 *Mr. Deepak M. Gudawatekar*

Deepak M. Gudawatekar

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RECEIPT

Received with thanks from Allottee **Mr. Chandan Kumar & Mr. Priti Singh** Adult, and Indian Inhabitant, has paid a sum of Rs. 51,000 /- (Rupees in Fifty One Thousand only) as part payment on execution hereof as per terms & conditions of this Agreement for Sale of **B-403**, on 4th Floor in the Building **B-wing**, in the project known as "**La Mer Regency**" to be constructed on all that piece and parcel of land more particularly described in **FIRST SCHEDULE** to this Agreement for sale.

Sr No.	Date	Bank Name	Cheque / RTGS No.	Amount
01	02/02/2024	SBI	758222	51,000/-
Total				51,000/-

The receipt is subject to realization of Cheques and receipt of TDS Certificate.

We say Received

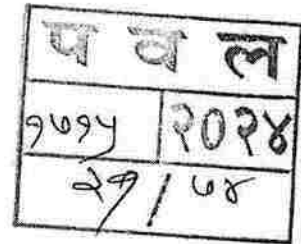
for **Mr. Ashiish Mehta HUF**

Ashiish B Mehta



List of Annexures

A	The authenticated copies of Certificate of Title Certificate issued by the Advocate of the Promoter,
B	The authenticated copies of Property card and other relevant revenue record
C	The authenticated copies of the commencement certificate
C-1	Layout Plan of the Project Land
C-2	The authenticated copies of the Approved floor Plan
D	Drawing map Apartment /Shop/ Unit agreed to be purchased by the Allottee
D-1	Details of Apartment/ Shop to be Agreed to Purchase by Allottee with other details
D-2	Payment Schedule
D-3	Other Charges
E	List of Common Amenities
E-1	List of Fitting and Fixtures of the Apartment
F	Rera Registration Certificate



Ashish B Mehta

[Signature]

Biti

Vendor

Allottee 1

Allottee 2

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Receipt (pavti)

B

86/759

पावती

Original/Duplicate

Wednesday, January 25, 2023

नोंदणी क्र.: 39M

11:30 AM

Regn.: 39M

पावती क्र.: 1002 दिनांक: 25/01/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल1-759-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आशिष मेहता एचयुएफ - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 2200.00

पृष्ठांची संख्या: 110

एकूण: ₹. 32200.00

JOINT S B PAVELI

बाजार मूल्य: ₹. 4460321.8/-

मोबदला ₹. 4500000/-

भरलेले मुद्रांक शुल्क : ₹. 315000/-

१० दुय्यम निव्वळ फलोल-१

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1701202309936 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1701202310078 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013877077202223E दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

Ashish B Mehta

पवल
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२५ / ०२





25/01/2023

सूची क्र.2

दुय्यम निबंधक दु.नि. पनवेल 1

दम्न क्रमांक : 759/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1)चिनिखाचा प्रकार	कगरनामा
(2)मोबदला	4500000
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टयाकर आकारणी देतो की पट्टेदार ने नमुद करावे)	4460321.8
(4) भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 1/11,दर- 63800/- सदनिका क्र. वी - 403,चौथा मजला,वी - बिय,लामेर रेजेन्सी,फायनल प्लॉट नं. 493,पनवेल,ता. पनवेल,जि. रायगड,चटई क्षेत्र 55.41 चौ.मी. व ओगन वाग्वनी क्षेत्र 8.96 चौ.मी.((Final Plot Number : 493 ;))
(5) क्षेत्रफळ	1) 55.41 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना.	1): नाव:-मे. ला मेर डेव्हलपर्स प्रा. लि. वरिष्ठ भागीदार धनेश प्रताप मेहता -- वय:-48; पना:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , गेड नं. शॉप नं. 21, फुल स्टॉप मॉल, प्लॉट नं.1, मेक्टर नं. 19, मानपाडा, तवी मुंबई, जि. ठाणे, महाराष्ट्र, राणे. पिन कोड:-400706 पॅन नं:-AAECL6030A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना	1): नाव:-आशिष मेहता एचयुएफ - - वय:-50; पना:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , गेड नं:- ए-504, मानिधय अपार्टमेंट, गणेश्वर महादेव, सुरत सिटी, अहाजन, गुजरात, गुजरात, सुरत. पिन कोड:-395009 पॅन नं:-AAOHA4536R
(9) दस्तऐवज करून घेण्याचा दिनांक	17/01/2023
(10)दम्न नोंदणी केल्याचा दिनांक	25/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	759/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक पनवेल

मुल्यांकनासाठी विचागत घेतलेला तपशील:-

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



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२९ / ७४



VASANTKUMAR R. BANG

Advocate High Court

Office No. 117, 1st Floor, Bhoomi Mall, Plot No. 9, Sec - 15,
CBD - Belapur, Navi Mumbai, Dist : Thane (M.S). 400614



Cell 9372433440/ 9029433440 Email: advvasantbang@yahoo.com/bangvasant@gmail.com

Ref : SRTC/05/2022

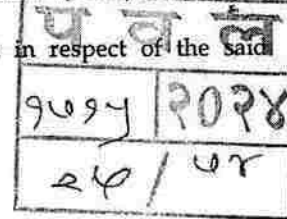
Date 01/04/2022

To,
Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub. : Title Clearance Certificate with respect to Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Scheme of Panvel (T.P.S. -1) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Municipal Corporation and within the limits of District Raigad (M.S.) 410206 Herein after referred as said Plot " Project Land".

I have investigated the title of the said plot on the request of La Mer Developers Private Limited (Pan No. AAEL6030A) a Private Limited Company incorporated under Companies Act 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1, Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706 and perused copy of available documents and taken search in respect of the said property, which is described as follows.



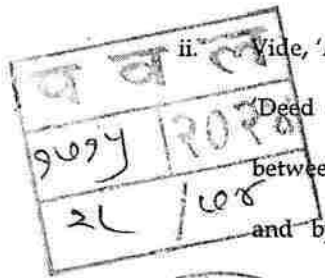
i. PROPERTY DESCRIPTION:-

Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Scheme of Panvel (T.P.S. -1) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Municipal Corporation and within the limits of District Raigad (M.S.) 410206.

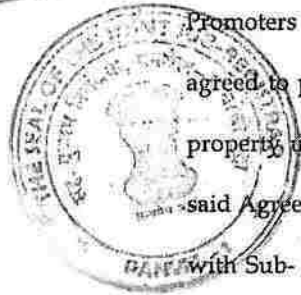


ii. The Chain of Documents for Title/allotment/ownership of Plot.

i. By Virtue of 'Deed of Conveyance' dated 10/03/1989 executed between the M/s Dwarkadish Roller Flour Mills a duly registered partnership firm & the M/s Balaji Promoters duly registered with Sub- Registrar of Assurance at Panvel under document serial no. 1024/89 on 16/03/1989. M/s Balaji Promoters purchased Piece or parcels of open land under Town Planning Scheme of Panvel (T.P.S. (I) FINAL) bearing Plot No. 493, forming a part of Survey Nos. 439, Hissa No. 2 of Panvel, Area Admeasuring 3977 Sq. Mtr. situated at Panvel and within the Limits of District Raigad (M.S.) 421202 (hereinafter for sake of brevity referred as said plot.) owned by /s Dwarkadish Roller Flour Mills along with all rights in said plot upon terms and conditions mentioned in the above referred deed.



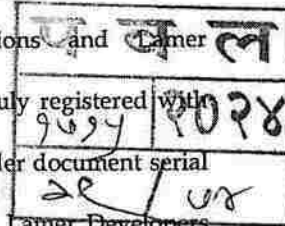
ii. Vide, 'Agreement' dated 15th May 1995 registered along with 'Deed of Confirmation' dated 29th Dec 2006 both executed between Balaji Promoters and the M/s. Kwality Developers and by virtue of above said document the M/s Balaji Promoters agreed to sale and the M/s Kwality Developers agreed to purchase the said plot along with all rights in said property upon terms and conditions mentioned therein. The said Agreement with Deed of confirmation were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL 77/2007 on 03/01/2007. M/s Kwality Developers paid entire consideration to the M/s Balaji Promoters in terms of agreement referred here in above.



iii. Vide 'Development Agreement' dated 15/01/2007 executed between the M/s. Kwaliry Developers and the M/s Kaveri Constructions a registered partnership firm and by virtue of above said agreement M/s. Kwaliry Developers granted development rights in favour of M/s Kaveri Constructions upon terms and conditions mentioned therein. The said development agreement is duly registered with Sub-Registrar of Assurance of Panvel -1 under document serial no. 533/2007 on 17/01/2007.

iv. Vide, 'Sale Deed' dated 7th May 2008 executed between Balaji Promoters and the M/s Kaveri Constructions and by virtue of above said document the M/s Kaveri Constructions purchased the said property along with all rights in said property upon terms and conditions mentioned therein. The said sale deed were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-1 3718/2008 on 9th May 2008.

v. Vide, 'Deed of Conveyance' dated 27th April 2018 executed between the M/s Kaveri Constructions and Lamer Developers (A Partnership Firm) and duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 5728/2018 on 27th April 2018. Lamer Developers Purchased the said Plot from M/s Kaveri along with all rights in said plot upon terms and conditions mentioned therein.



vi. Vide, 'Deed of Conveyance/Sale Deed' dated 30th May 2021 executed between duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-3 8843/2021 on 31st May 2021. Lamer Developers Pvt Ltd. (The Promoters/builders) purchased the said Plot from Lamer Developers (A Partnership Firm) along with all rights in said plot upon terms and conditions mentioned therein.

iii. Online Digital Property Card issued by Dy Superintendent of Land Records Panvel, Tq. Panvel Dist Raigad. Dated

iv. Search Report for 30 Years from 1993 to 2022

On perusal of above-mentioned documents and all other relevant documents relating to title documents of the said property I am of the opinion that the title of La Mer Developers Private Limited is clear, marketable and without any encumbrances.

Owners of Land

La Mer Developers Private Limited a Private Limited Company incorporated under Companies Act, 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1, Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706

The reports reflecting the flow of the title of the La Mer Developers Private Limited (Owner/Promoter/Developer/Company) on the said land is enclosed as annexure.



Place : Belapur Navi Mumbai

Date : 01/04/2022

Encl : Annexure : Notes of Search

For

Vasantkumar R. Bang

Advocate High Court

Notes of Search

1. SEARCH:

Accordingly, my office has carried out online/offline search of the said property for the period of 30 Years i.e. from Year 1993 to Year 2022, Receipt No. 6054 Dated 31/03/2022 With respect to the said property. Notes of search are reproduced herein below.

- i. **On perusal of Digital property Card issued Dy. Superintendent of Land Records Panvel, Tq. Panvel Dist Raigad. Dated 01/04/2022 following Mutations entries are found and noted**

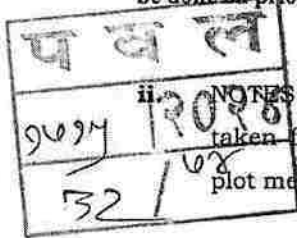
Sr. No.	Mutation Entry No.	Date	Particulars
1	2372	07/01/2021	By order of District Superintendent of Land Records Raigad, Dated 30/12/2020 and order of Dy. Superintendent of Land Records Panvel Dated 07/01/2021 opened new sheet and Name of Dwarkdish Roller Floor Mill recorded as per revenue record.
2	2412	22/04/2021	By Virtue registered Conveyance Deed/Documents Dated 13/03/1989 registered under document serial no.PWL-2 1024/89 on 16/03/1989. Name of Balaji Promoters recorded as per revenue record.
3	2413	22/04/2021	By Virtue registered Conveyance Deed/Documents Sale Deed dated 7 th May 2008 duly registered Panvel under document serial no. PWL-1037/18/2008 on 9 th May 2008 Name of Kaveri Constructions recorded as per revenue

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			record.
4	2414	22/04/2021	By Virtue registered Conveyance Deed/Documents Sale Deed dated 27 th April 2018 registered under document serial no. PWL-2 5728/2018 on 27 th April 2018 name of Lamer Developers (Partnership Firm) recorded as per revenue record.

On perusal of other relevant document / letter dated 16/06/2021 issued to Shri Dhanesh Pratap Mehta by Dy. Superintendent of Land Records Panvel said office hereby confirmed that application of La Mer Developers Private Limited received for mutation in respect of Plot No 493 situated at Panvel, Tq. Panvel Dist Raigad but the said office is busy in restructuring work EPCIS and therefore all mutation entries will recorded online. Once technical issue resolved the mutation shall be done on priority.

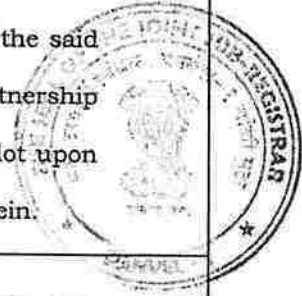


ii. NOTES OF SEARCH FROM INDEX II for 30 Years Since 1993 to 2022 taken from the Sub Registrar office Panvel 1,2,3,4 &5 in respect of plot mentioned herein above.

YEAR	FINDINGS
1993 to 2006	INDEX are in Torn Condition / Entry Not Found
2007	<p><i>Deed of confirmation</i> were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL 77/2007 on 03/01/2007.</p> <p>ii. Development agreement is duly registered with Sub- Registrar of Assurance of Panvel -1 under document serial no. 533/2007 on 17/01/2007.</p>

2008	i. Vide, 'Sale Deed' duly registered with Sub-Registrar of Assurance at Panvel under document serial no. PWL-1 3718/2008 on 9 th May 2008.
2009 to 2017	Entry Not Found
2018	i. 'Deed of Conveyance' dated 27 th April 2018 executed between the M/s Kaveri Constructions and Lamer Developers (A Partnership Firm) and duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 5728/2018 on 27 th April 2018. Lamer Developers Purchased the said Plot from M/s Kaveri along with all rights in said plot upon terms and conditions mentioned therein.
2019 to 2020	Entry Not Found
2021	i. Vide, 'Deed of Conveyance/Sale Deed' dated 30 th May 2021 executed between duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-3 8843/2021 on 31 st May 2021. Lamer Developers Pvt Ltd. (The Promoters/builders) purchased the said Plot from Lamer Developers (A Partnership Firm) along with all rights in said plot upon terms and conditions mentioned therein.
2022	Entry Not Found

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 30/05/2021
 33/08



For

V. Bang

Vasantkumar R. Bang
 Advocate High Court

Place : Belapur Navi Mumbai
 Date : 01/04/2022

529/0

इतर पावती

Original/Duplicate

Thursday, 31 March 2022 4:50 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6054 दिनांक: 31/03/2022

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवेल5-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: वसंत रा. बंग

वर्ग नं. क्र. 265/2022 सर्व्हे नं. 439/2 (प्लॉट नं. 493) मीने-पनवेल ता. पनवेल जि. रायगड

शोध व निरीक्षण

₹. 750.00

एकूण:

₹. 750.00

Joint Sub Registrar Panvel 5

1); देवकाचा प्रकार: eChallan रकम: ₹.750/-

सीरी/घनादेश/पि ऑर्डर क्रमांक: MH015920379202122E दिनांक: 31/03/2022

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
(पनवेल ५)





706/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 8843/2021

नोंदणी :

Regn:83m

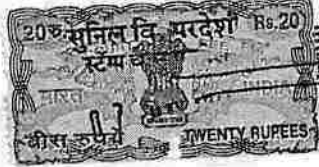
गावाचे नाव : पनवेल

(1) वित्तखाचा प्रकार	सेत डीठ
(2) मोबदला	96000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	70790600
(4) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पासिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: टी पी एस 1 फायनल, प्लॉट नं.493, सर्व्हे नं.439 हिस्सा नं.2, पनवेल ता.पनवेल जिल्हा रायगड क्षेत्रक 3977 चौ.मी. ((Plot Number : 493 ;)) 1) 3977 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा चुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देण-या/सिद्धन देण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सा मेर डेवळपर्स तर्फे पार्टनर डिम्पल जीवा परमार - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रॉप नं २१, फुल स्टॉप मॉल, प्लॉट नं १, सेक्टर १९, सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAEFL6223E
(8) दस्तऐवज करून घेण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सा मेर डेवळपर्स प्रा.सि. तर्फे डायरेक्टर पनीषा प्रताप मेहता - - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रॉप नं २१, फुल स्टॉप मॉल, प्लॉट नं १, सेक्टर १९, सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAECL6030A
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2021
(10) दस्त नोंदणी केल्याचा दिनांक	31/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	8843/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4800000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विधायक घेतलेला तपशील:-:

मुद्रांक शुल्क 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.



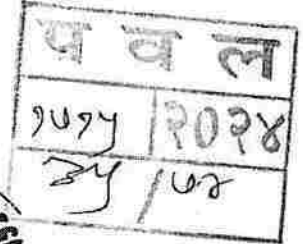
सयणक
मी नक्कल केली
वाचली
रजवत पेटली

अस्सल बरहुकुम नक्कल

सह दुय्यम निबंधक बर-
पनवेल-3

अर्ज क्र. ५९९/२०२१
दिनांक:- २१/५/२०२१
अर्जदार:- अंड वंसत कुमार बंग
यांचे अर्जानुसार सदर
नक्कल देण्यात आली.

सह दुय्यम निबंधक बर-२
पनवेल क्र.३



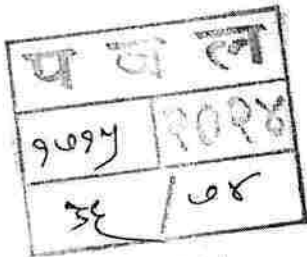
6/2/2021

Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LA MER DEVELOERS PRIVATE LIMITED	eSBTR/Simple Receipt	69103332021053050020	MH001666054202122R	4800000.00	SD	0000803049202122	31/05/2021
2		DHC		3105202100023	800	RF	3105202100023D	31/05/2021
3	LA MER DEVELOERS PRIVATE LIMITED	eSBTR/SimpleReceipt		MH001666054202122R	30000	RF	0000803049202122	31/05/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



महाराष्ट्र शासन

मालमत्ता पत्रक

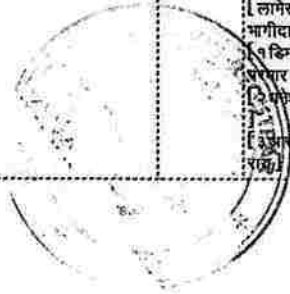
4438

गाव/पेट : पनवेल-TP09	तालुका/न.मु.का. : उप अधीक्षक भूमि अभिलेख, पनवेल			जिल्हा : रायगड	
नगर शुभापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	खेत्र ची.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरितपासणीची नियत वेळ
अंतिम मूखंड क्र. TP स्कीम 09 493			3989.00		

सुविधाधिकार
हक्काचा मूल धारक वर्ष:
पट्टेदार
इतर मार
इतर श्रे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा मार	साक्षात्कन
09/09/2021	आदेशाने - मा. जिल्हा अधीक्षक भूमि अभिलेख रायगड मु. अलिबाग यांचेकडील आदेश क्र.न.मु./प.श.न.र.यो./पनवेल/प्र.फे/अं.मु.क्र. 493/2020 अलिबाग दि. 30/9/2020 या इमकील आदेश क्र.न.मु./पनवेल/न.र.यो./प्र.फे/अं.मु.क्र.493/2020 पनवेल दि. 08/09/2021 अन्वये पनवेल न.र.यो (प्र.फे/अं) चे व पत्रकाप्रमाणे अं.मु.क्र.493 ची नविन निककत पत्रिका उघडुन क्षेत्र 3989.0 ची.मी. दाखल करुन खालील प्रमाणे धारक सदरी नांव दाखल केले.		M [ब्यारकाधीश रोलेर मिल]	फेरफार क्र.2892 प्रमाणे सही- 08/09/2021 उ.अ.मु.अ. पनवेल
22/08/2021	खरेदीने स र.द.क्र.पवल-2/9028/9929 दि. 13/03/21		M [बालाजी प्रमोटर्स तर्फे भागीदार] [1 विरेंद्रकुमार र बाठिया] [2 अजित ग. राजे] [3 धरमचंद एम जैन] [4 कविता रा. जैन] [5 मोहनलाल रा. जैन] [6 पदमचंद रा. जैन] [7 महेंद्रकुमार रा. जैन] [8 भागचंद रा. जैन]	फेरफार क्र.2892 प्रमाणे सही- 22/08/2021 उ.अ.मु.अ. पनवेल
22/08/2021	खरेदीने स र.द.क्र.पवल-1/3892/2002 दि.09/04/21		M [शे. कावेरी कन्स्ट्रक्शन तर्फे भागीदार] [1 श्री. विपीन चंद्रकांत मुनघ] [2 श्री. नितोन चंद्रकांत मुनघ] [3 श्री. जयेश नृपेंद्र गांधी] [4 श्री. मनिष जवाहरलाल गिन्हा]	फेरफार क्र.2893 प्रमाणे सही- 22/08/2021 उ.अ.मु.अ. पनवेल
22/08/2021	खरेदीने व पार्टनरशिप डिड अन्वये- स र.द.क्र.पवल-2/4922/92 दि.28/08/21		M [लागेर डेव्हलपर्स तर्फे भागीदार] [1 किम्पल जीवा धरवार] [2 प्रमोदा प्रताप मेहता] [3 सुभाषिणा राजीव शर्मा]	फेरफार क्र.2894 प्रमाणे सही- 22/08/2021 उ.अ.मु.अ. पनवेल

प व ल
9094 / 1092
22/08/21



<p>खरेदी नोंद - सह दु.नि.पनवेल ३ यांचेकडील र.द.क्र. ८८४३/२०२१ दिनांक ३१/०५/२०२१ अन्वये लागेर डेव्हलपर्स तर्फे १६/०४/२०२२ भागीदार , डिम्पल जीवा परमार, धनेश प्रताप मेहता, आराधना राजीव राय यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी देणार यांचे नाव दाखल केले.</p>	<p>सह दु.नि.पनवेल ३ ८८४३/२०२१ ३१/०५/२०२१</p>	<p>क्र.प्रकार क्र.१०१ प्रमाणे सही- १६/०४/२०२२ उ.अ.पु.अ., उ.अ.पु.अ. पनवेल</p>
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हि निव्वकत पत्रिका (दिनांक ४/१६/२०२२ ७:५३:०३ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. निव्वकत पत्रिका डाऊनलोड दिनांक ४/२६/२०२२ ६:३५:३२ PM वेधता पडताकमी साठी <http://appleabhirokh.mahabhm.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २४०२१००००२३७७४२० हा क्रमांक वापरावा.



प व ल
१०१५ २०२४
३८/०४





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/493/21-22/16293/ *LEE* /2022

Date : 23/03/2022

To,

M/s. La mer Developers Pvt. Ltd.,
Shop no. 21, The full Shop Mall,
Plot No.- 01, Sector- 19,
Sanpada, Navi Mumbai 400 705.

SUB :- Development Permission for Residential cum Commercial Building on Final Plot No.- 493, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

- REF:-**
- 1) Your Architect's application no.14813, Dt.09/08/2021 & no.52, Dated 03/01/2022.
 - 2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/110320/508596, Dated 13/01/2021.
 - 3) Provisional Fire NOC issued by PMC Fire Officer vide letter no. PMC/Fire/2121/ Ref.no.92/2410/2021, Dated 10/08/2021.

Sir,

Please refer to your application for Development Permission for Residential cum Commercial Building on Final Plot No.- 493, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

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

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C./Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-**
- 1) Architect,
Ar. Adinath V. Patkar,
M/s. O7 Associates,
Shop No. 7, 8, Sai Prasad CHS,
Panvel 410 206.
 - 2) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.





PANVEL MUNICIPAL CORPORATION

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Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/493/21-22/16293/ *CEE* 2022

Date: 23/03/2022

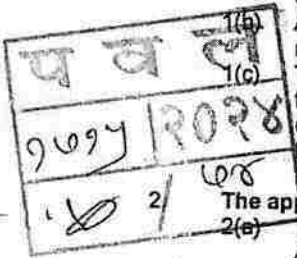
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. La mer Developers Pvt. Ltd. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building no. A & B Wing (Ground + 09 Upper Floors) on Final Plot No.- 493, At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 3977.00 Sq.mt., Residential Built Up Area = 9659.265 sq.mt., Commercial Built Up Area = 629.712 sq.mt., Total Built Up Area = 10288.977 sq.mt.)

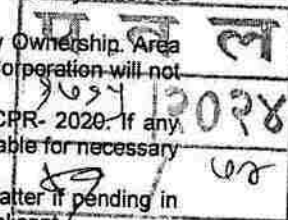
(No. of Residential Unit – 136 Nos., No. of Commercial Unit – 11 Nos.)

This Commencement Certificate is issued subject to condition According to clause no. 2.2.14 of UDCPR-2020 Owner/Applicant shall require to pay the balance amount prior to applying for OC.

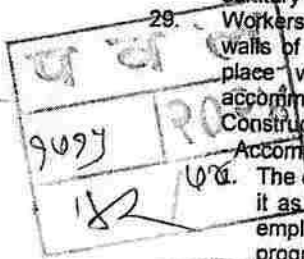
1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner 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) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
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.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996. 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. Prior Permission is necessary for any deviation / Change in Plan.



7. The applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & section 13.3 of UDCPR- 2020.
 - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
 - b) The Authority may impose a levy of not exceeding Rs. 1000/- 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 regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
9. The owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter no. PMC/Fire/2121/Ref.no.92/2410/2021, Dated 10/08/2021 by Chief Fire Officer, Fire Brigade Department, PMC.
10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH/RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
11. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.
12. The owner / Developer shall obtain all the necessary final NOC's /completion certificates/clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation / CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. No work should be started unless the existing structures area to be demolished with utmost care.
15. The owner / Developer & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
16. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
17. The owner / Developer & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
18. F.S.I. Calculation submitted in the drawings shall be as per UDCPR- 2020. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
19. The owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
20. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
21. The owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
22. It is Mandatory to provide Temp. Toilet to labourers at site during construction period.
23. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.



24. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
25. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number & date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats /Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
26. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
The owners / Developers 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.
27. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
28. The owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1986" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
29. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
- Accommodation :-
- The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 - The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 - As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.
 - In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.



493/21-22/16293/2022

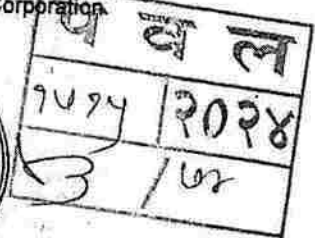
30. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
 31. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
 32. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
 33. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
 34. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
 35. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
 36. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
 37. The design of the septic tank will be in accordance with the design of (IS-2470& UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
 38. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
 39. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
 40. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
 41. The owner / Developer is required to construct the discharge line at his own cost.
 42. The owner / Developer should set up electrical vehicle charging point in the said plot.
- Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

- C.C.TO:-
- 1) M/s. La mer Developers Pvt. Ltd.,
Shop no. 21, The full Shop Mall,
Plot No.- 01, Sector- 19,
Sanpada, Navi Mumbai 400 705.
 - 2) Architect,
Ar. Adinath V. Patkar,
M/s. O7 Associates,
Shop No. 7, 8, Sai Prasad CHS,
Panvel 410 206.
 - 3) Ward Officer,
Prabhag Samati 'A, B, C, D',
Panvel Municipal Corporation, Panvel.

PMC/TP/Panvel/493/21-22/16293/2022

(अतिरिक्त)
Assistant Director of Town Planning
Panvel Municipal Corporation





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter 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 groundwater may be done through a bore-well around which a pit of 1m. Width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank 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 conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-

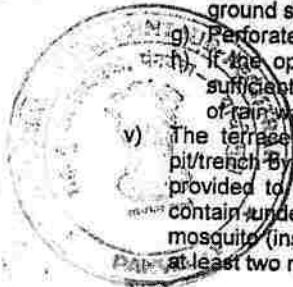
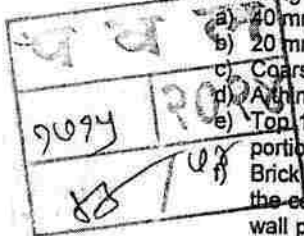
- a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
- c) Coarse sand as upper middle layer up to 20% of the depth.
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.

g) Perforated concrete slabs shall be provided on the pits/trenches.

h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.



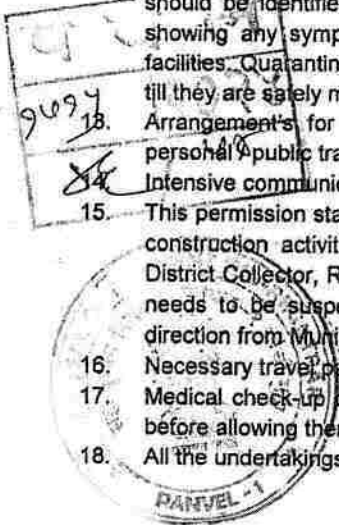
- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.
- The structures constructed under this provision shall not be counted towards FSI computation.

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Annexure-A

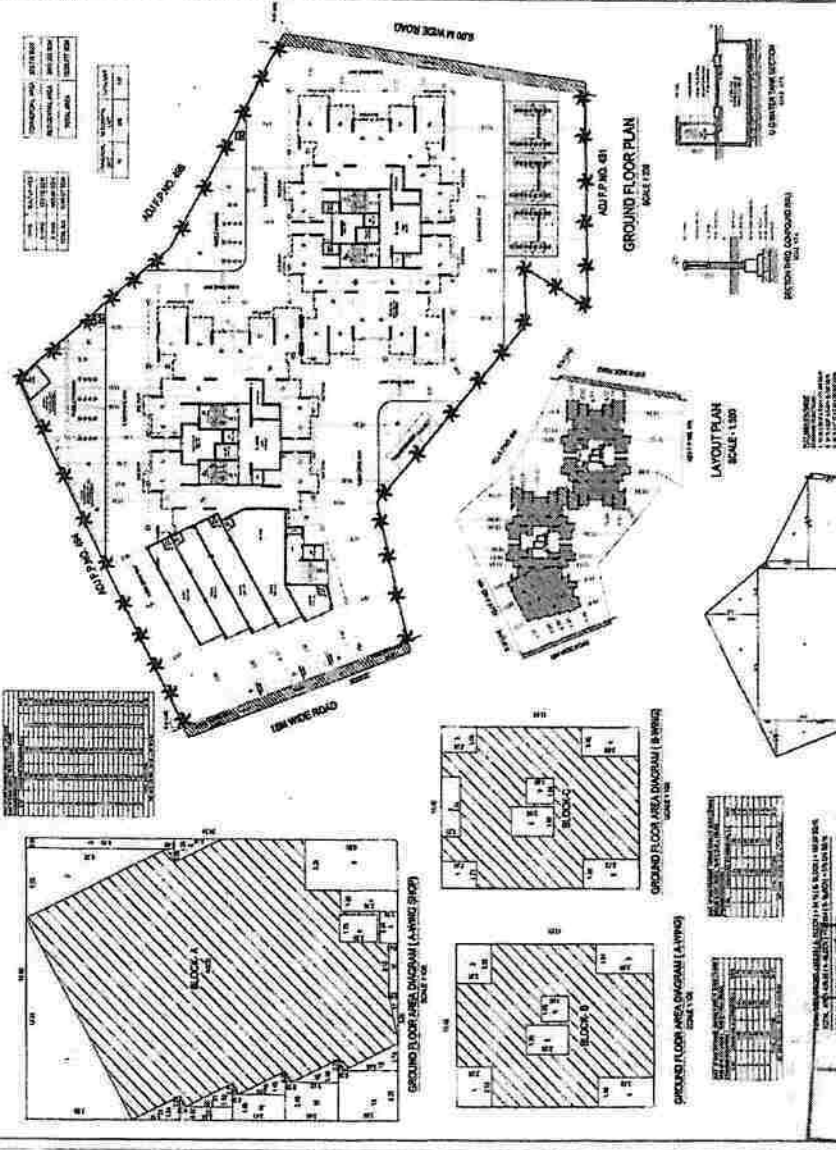
1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & its Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangements for transport facilities shall be ensured with social distancing, wherever personal & public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.



A 01/13

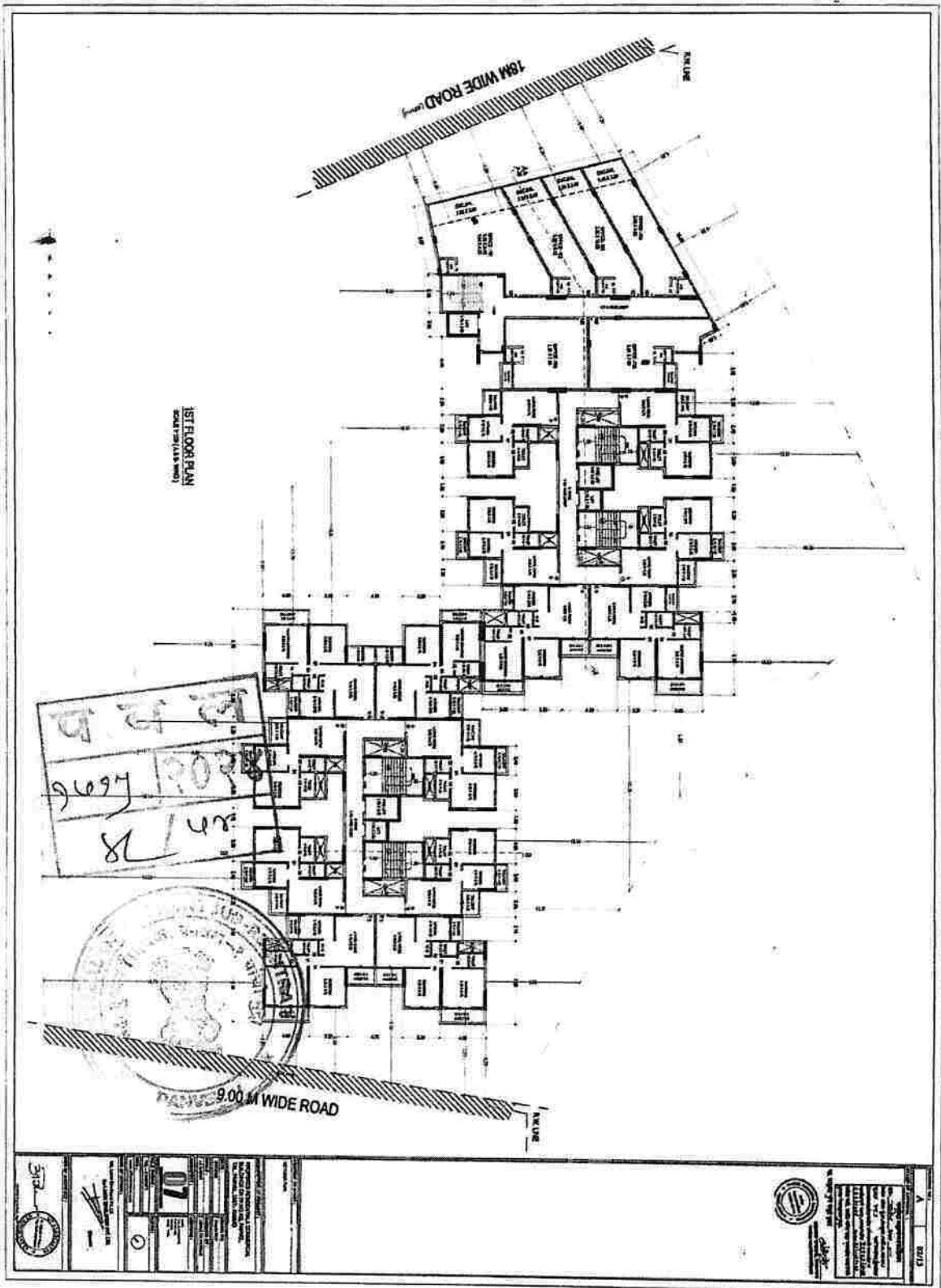
1. GENERAL NOTES	1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.	
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE.	
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.	
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE FROM THE SITE.	
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM DAMAGE.	
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM POLLUTION.	
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM NOISE.	
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM VIBRATION.	
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM AIR POLLUTION.	
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM WATER POLLUTION.	
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM CLIMATE CHANGE.	
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM SOCIAL INEQUALITY.	
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM CULTURAL HERITAGE.	
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM BIODIVERSITY.	
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM LANDSCAPE ARCHITECTURE.	
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM URBAN DESIGN.	
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM TRANSPORTATION.	
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES FROM INFRASTRUCTURE.	

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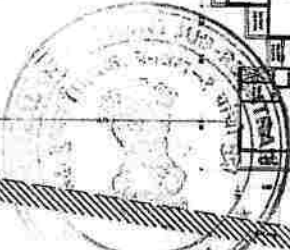
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1	Plot Area	10000		100%
2	Building Area	5000		50%
3	Parking Area	2000		20%
4	Open Space	1000		10%
5	Other	2000		20%
6	Total	10000		100%





1ST FLOOR PLAN
SCALE: 1/100

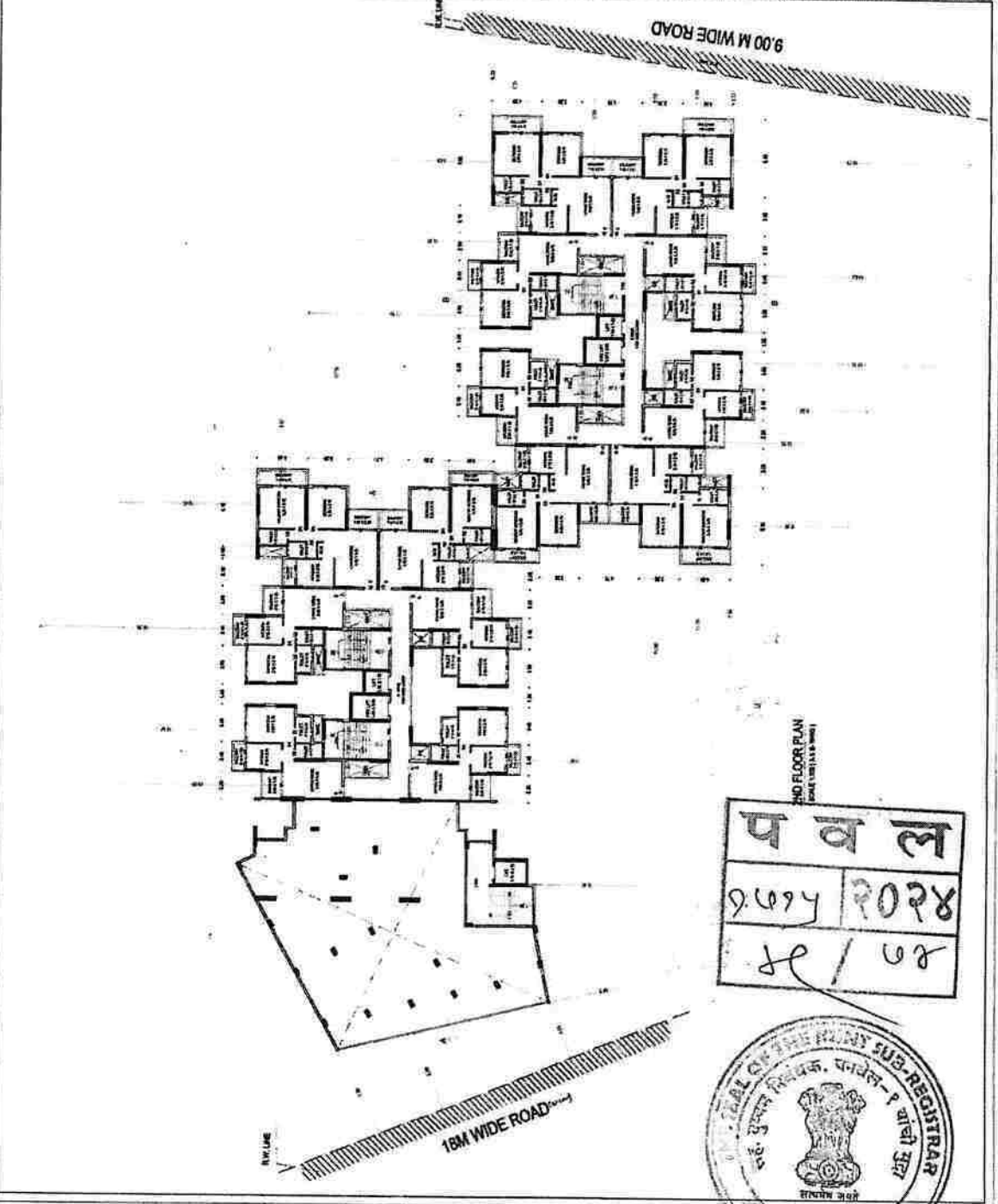
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28/78



	07 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
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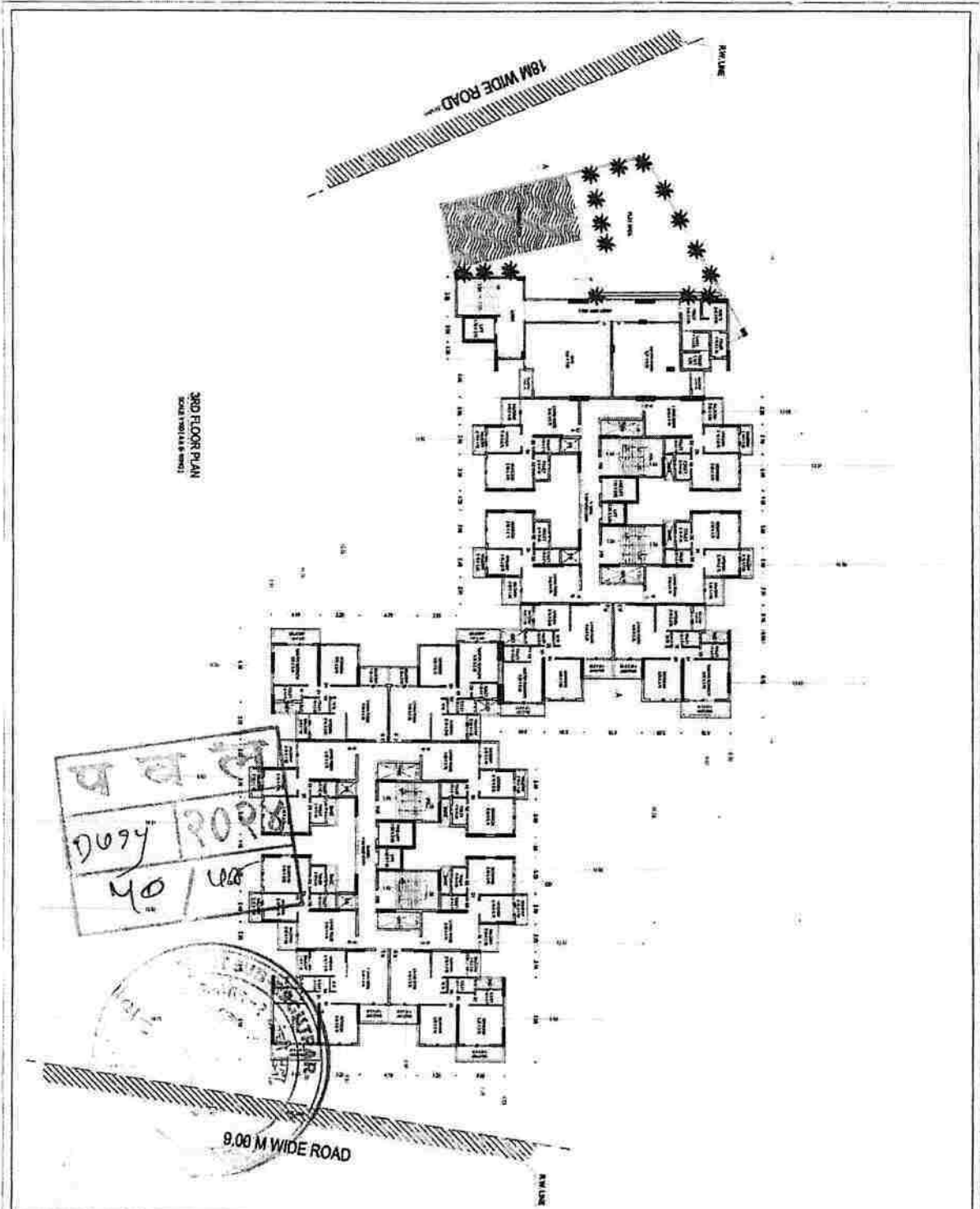
<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>NO. OF FLOORS: _____</p> <p>AREA: _____</p> <p>OWNER: _____</p> <p>DESIGNER: _____</p>	<p>07</p> <p>REGISTERED ARCHITECT</p> <p>REGISTERED ENGINEER</p> <p>REGISTERED SURVEYOR</p> <p>REGISTERED PLANNING</p> <p>REGISTERED ELECTRICAL</p> <p>REGISTERED MECHANICAL</p> <p>REGISTERED CIVIL</p> <p>REGISTERED CHEMICAL</p> <p>REGISTERED METALLURGICAL</p> <p>REGISTERED AERONAUTICAL</p> <p>REGISTERED MARINE</p> <p>REGISTERED MINING</p> <p>REGISTERED FUEL TECHNOLOGY</p> <p>REGISTERED FOOD TECHNOLOGY</p> <p>REGISTERED TEXTILE TECHNOLOGY</p> <p>REGISTERED LEATHER TECHNOLOGY</p> <p>REGISTERED PAPER TECHNOLOGY</p> <p>REGISTERED POLYMER TECHNOLOGY</p> <p>REGISTERED BIOTECHNOLOGY</p> <p>REGISTERED NANO TECHNOLOGY</p> <p>REGISTERED SPACE TECHNOLOGY</p> <p>REGISTERED INFORMATION TECHNOLOGY</p> <p>REGISTERED COMMUNICATION TECHNOLOGY</p> <p>REGISTERED ELECTRONIC TECHNOLOGY</p> <p>REGISTERED OPTICAL TECHNOLOGY</p> <p>REGISTERED ACOUSTIC TECHNOLOGY</p> <p>REGISTERED THERMAL TECHNOLOGY</p> <p>REGISTERED CHEMICAL TECHNOLOGY</p> <p>REGISTERED METALLURGICAL TECHNOLOGY</p> <p>REGISTERED AERONAUTICAL TECHNOLOGY</p> <p>REGISTERED MARINE TECHNOLOGY</p> <p>REGISTERED MINING TECHNOLOGY</p> <p>REGISTERED FUEL TECHNOLOGY</p> <p>REGISTERED FOOD TECHNOLOGY</p> <p>REGISTERED TEXTILE TECHNOLOGY</p> <p>REGISTERED LEATHER TECHNOLOGY</p> <p>REGISTERED PAPER TECHNOLOGY</p> <p>REGISTERED POLYMER TECHNOLOGY</p> <p>REGISTERED BIOTECHNOLOGY</p> <p>REGISTERED NANO TECHNOLOGY</p> <p>REGISTERED SPACE TECHNOLOGY</p> <p>REGISTERED INFORMATION TECHNOLOGY</p> <p>REGISTERED COMMUNICATION TECHNOLOGY</p> <p>REGISTERED ELECTRONIC TECHNOLOGY</p> <p>REGISTERED OPTICAL TECHNOLOGY</p> <p>REGISTERED ACOUSTIC TECHNOLOGY</p> <p>REGISTERED THERMAL TECHNOLOGY</p>
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NO FLOOR PLAN
(SCALE 1:100)

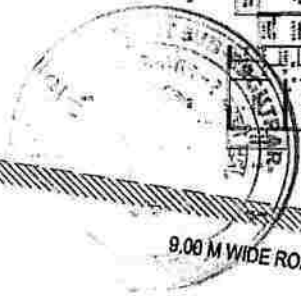
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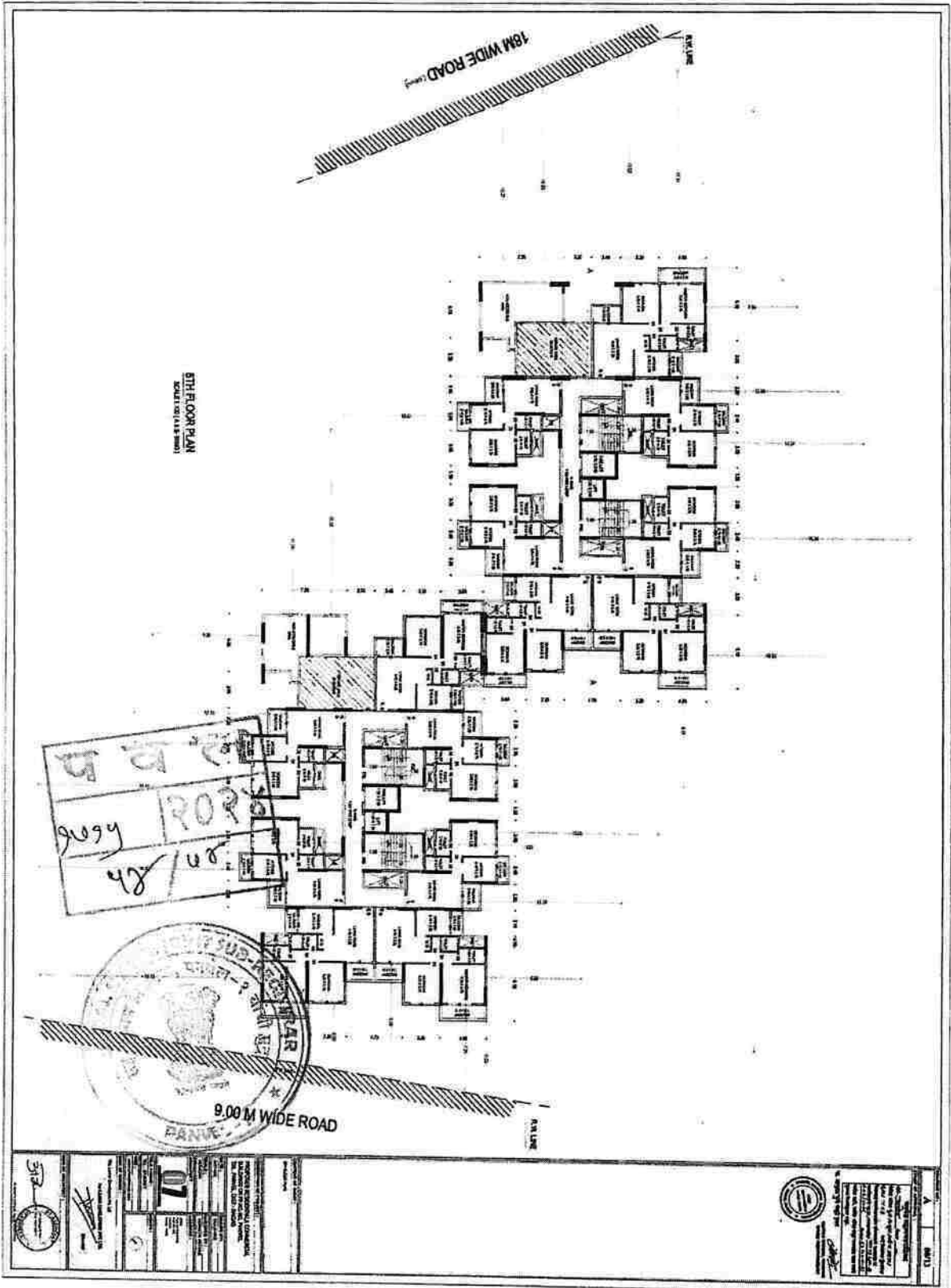
3RD FLOOR PLAN
SCALE 1/800 (A & B ONLY)

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<p>DEPARTMENT OF PUBLIC WORKS GOVERNMENT OF MAHARASHTRA</p>	<p>07</p>

	<p>CLIP 1</p>
<p>DEPARTMENT OF PUBLIC WORKS GOVERNMENT OF MAHARASHTRA</p>	<p>CLIP 1</p>



5TH FLOOR PLAN
SCALE: 1:100 (AS SHOWN)

18M WIDE ROAD

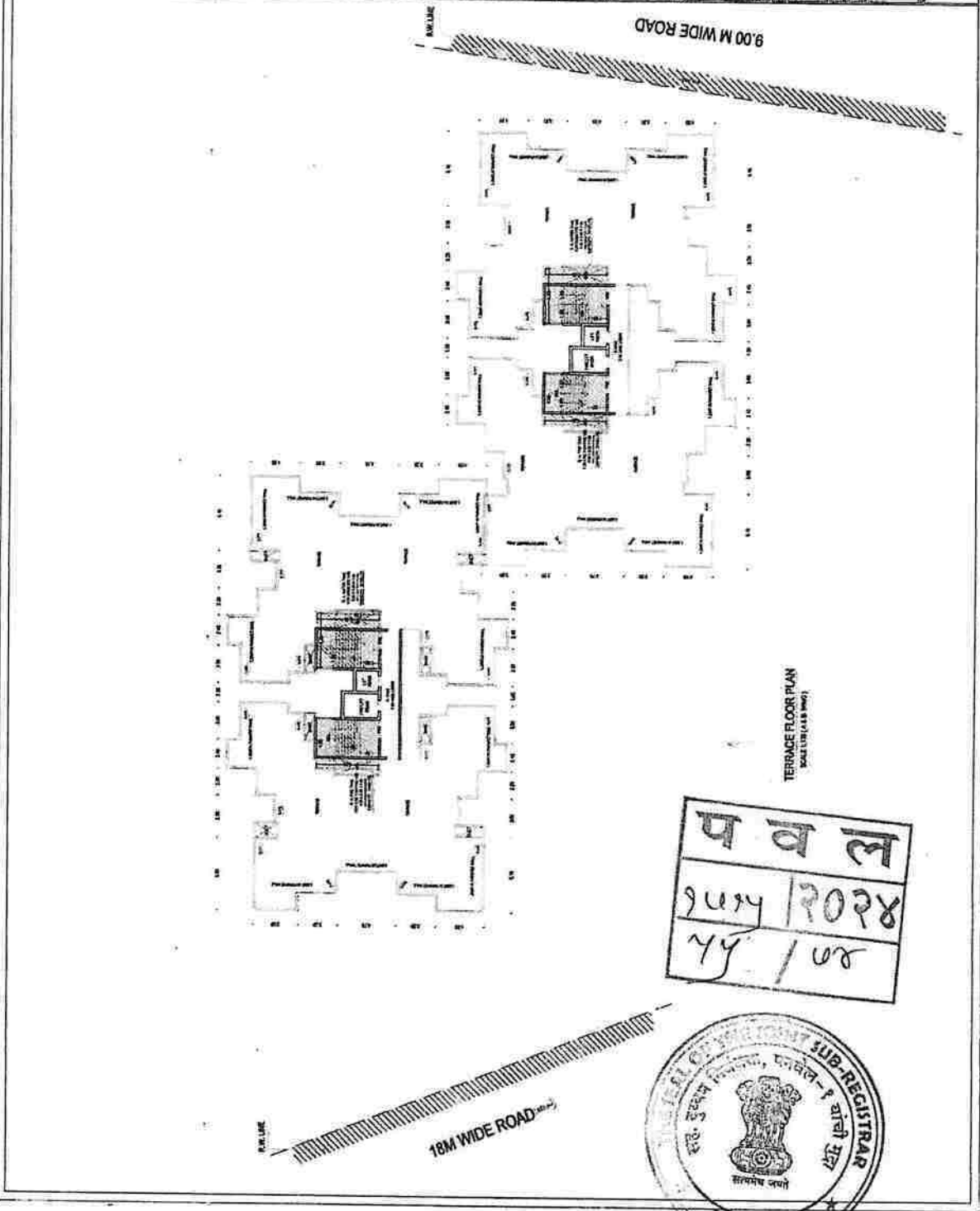
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DISTRICT SUB-INSPECTOR
DISTRICT POLICE
PUNE
9.00 M WIDE ROAD

	<p>07</p>	<p>DATE: 10/11/2017</p>
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THE ARCHITECT
 REGISTERED ARCHITECT
 PUNE
 No. 1234
 10/11/2017

<p>70</p>		<p>DATE OF SURVEY</p>
		<p>DATE OF PLAN</p>
<p>NAME OF THE PROPERTY</p>		
<p>NAME OF THE OWNER</p>		
<p>ADDRESS</p>		
<p>LOCALITY</p>		
<p>SCALE</p>		
<p>OTHER NOTES</p>		



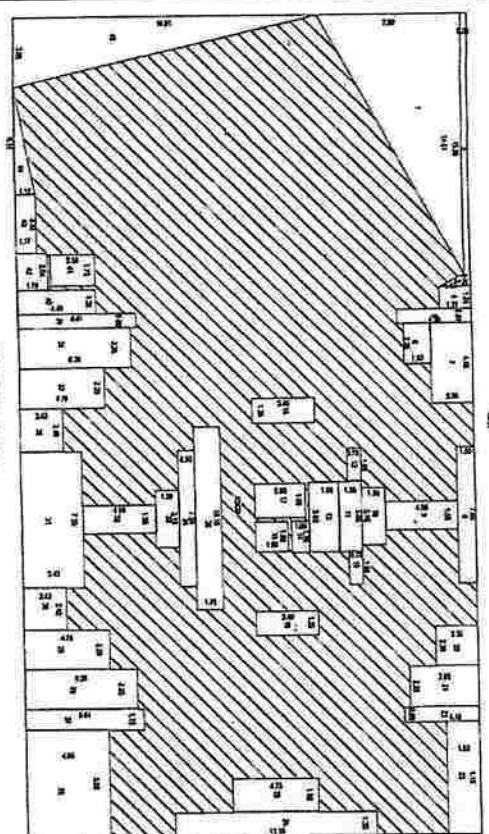
TERRACE FLOOR PLAN
Scale 1/100 (1:100)

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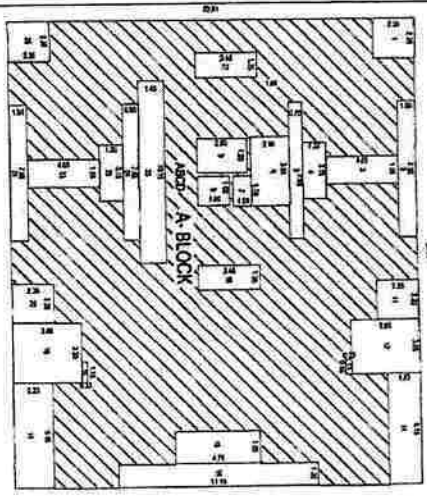
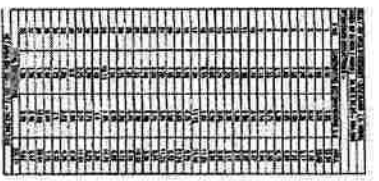
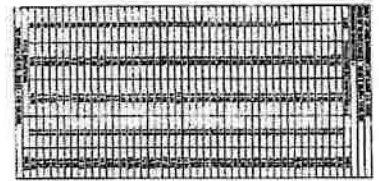


18M WIDE ROAD

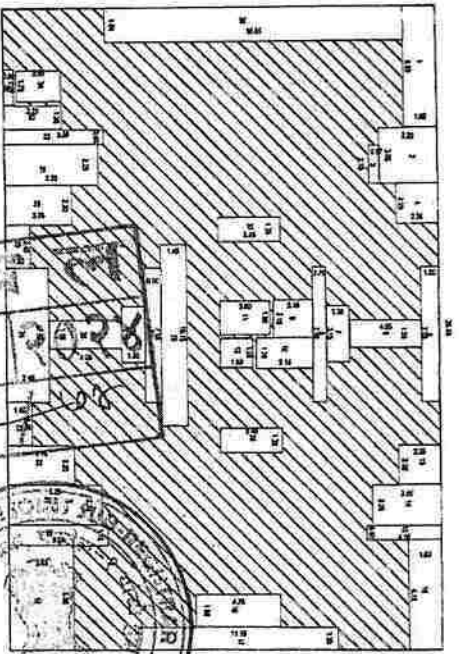
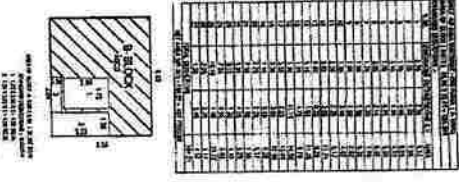
9.00 M WIDE ROAD



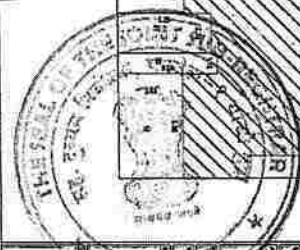
1ST FLOOR PLAN
(A-WING) SCALE 1:100



SECOND FLOOR AREA DIAGRAM
(A-WING) SCALE 1:100



THIRD FLOOR AREA DIAGRAM
(A-WING) SCALE 1:100



PROJECT NO.	107
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SCALE	...
DESIGNED BY	...
CHECKED BY	...
APPROVED BY	...
DATE	...



PROJECT NO.	107
DATE	...
SCALE	...
DESIGNED BY	...
CHECKED BY	...
APPROVED BY	...
DATE	...

11/13

PROPOSED RESIDENTIAL COMMERCIAL BUILDING OFF PROJECT PANEL, JALPAIGURI, WEST BENGAL



07

PROPOSED RESIDENTIAL COMMERCIAL BUILDING OFF PROJECT PANEL, JALPAIGURI, WEST BENGAL

DATE: 11/13

PROJECT NO: 11/13

SCALE: 1:100

DATE OF ISSUE: 11/13

DATE OF VALIDITY: 11/13

DATE OF CANCELLATION: 11/13

DATE OF REVISION: 11/13

DATE OF APPROVAL: 11/13

DATE OF REJECTION: 11/13

DATE OF WITHDRAWAL: 11/13

DATE OF RESCINDING: 11/13

DATE OF REVOCATION: 11/13

DATE OF ANNULMENT: 11/13

DATE OF CANCELLATION: 11/13

DATE OF REVISION: 11/13

DATE OF APPROVAL: 11/13

DATE OF REJECTION: 11/13

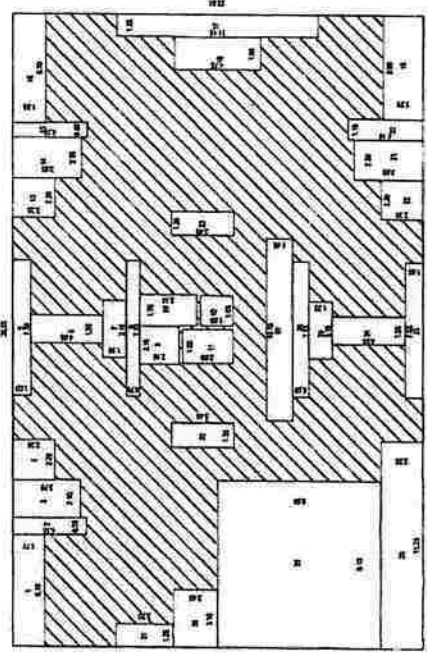
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DATE OF RESCINDING: 11/13

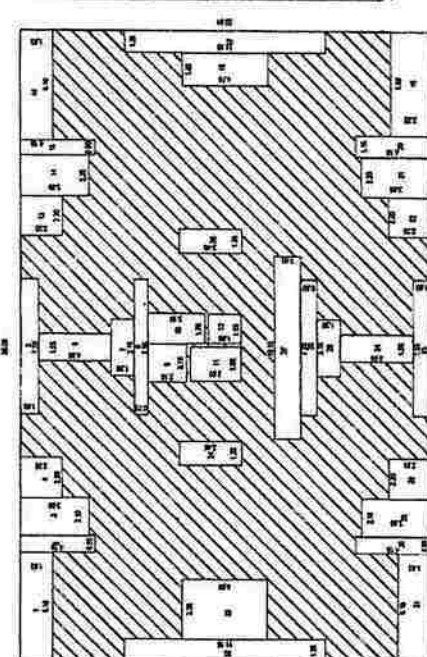
DATE OF REVOCATION: 11/13

DATE OF ANNULMENT: 11/13

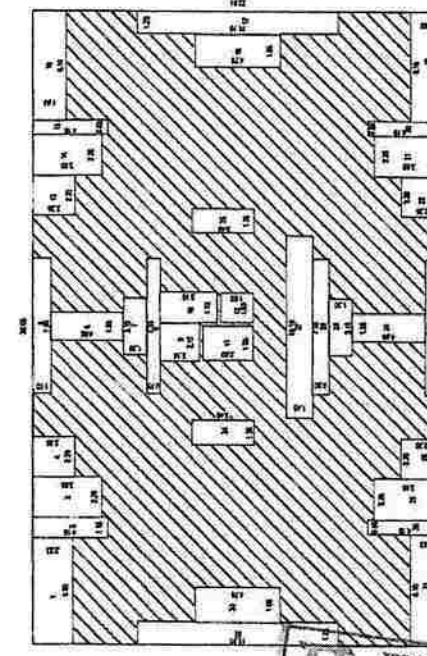
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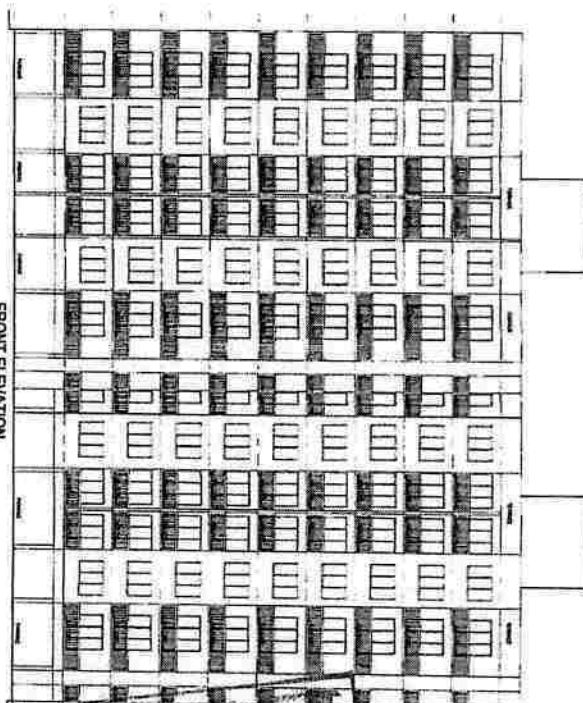


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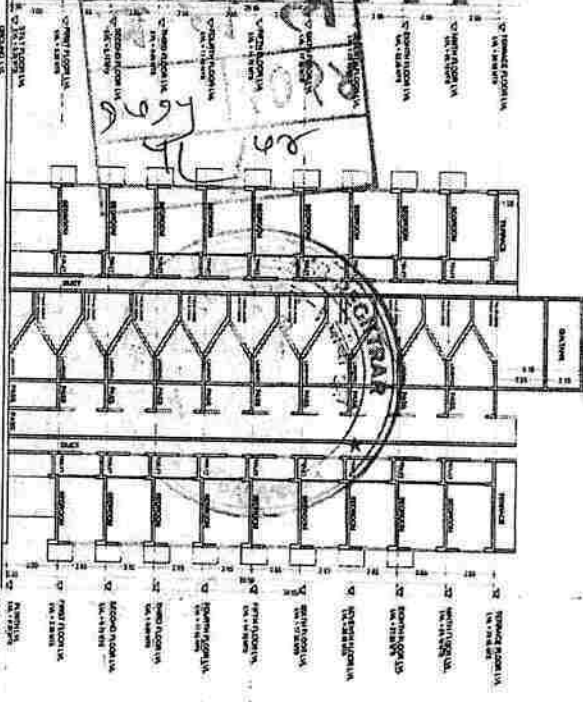


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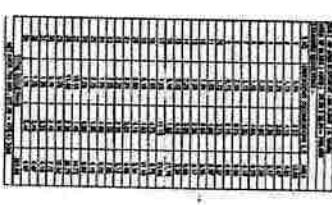
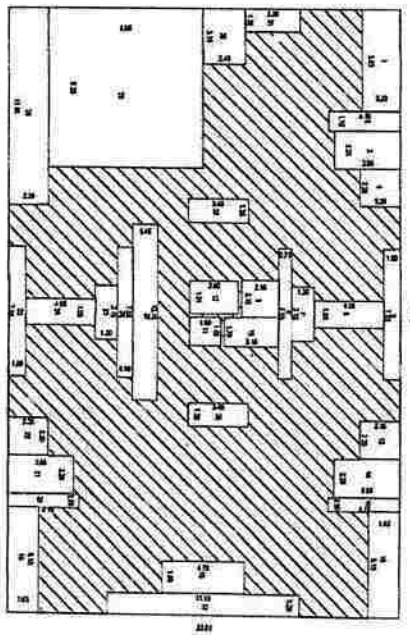
FRONT ELEVATION
SCALE 1:100




SECTION B-B
SCALE 1:100



8TH FLOOR AREA DIAGRAM
B-WING SCALE 1:100



	No. 10 V 12/13
	07
PROJECT NO. 07 PROJECT NAME: [Illegible] CLIENT: [Illegible]	DRAWING NO. 07 DRAWING TITLE: [Illegible]
DATE: [Illegible]	SCALE: [Illegible]
PROJECT LOCATION: [Illegible]	PROJECT STATUS: [Illegible]
PROJECT OWNER: [Illegible]	PROJECT MANAGER: [Illegible]
PROJECT ARCHITECT: [Illegible]	PROJECT ENGINEER: [Illegible]
PROJECT CONTRACTOR: [Illegible]	PROJECT CONSULTANT: [Illegible]

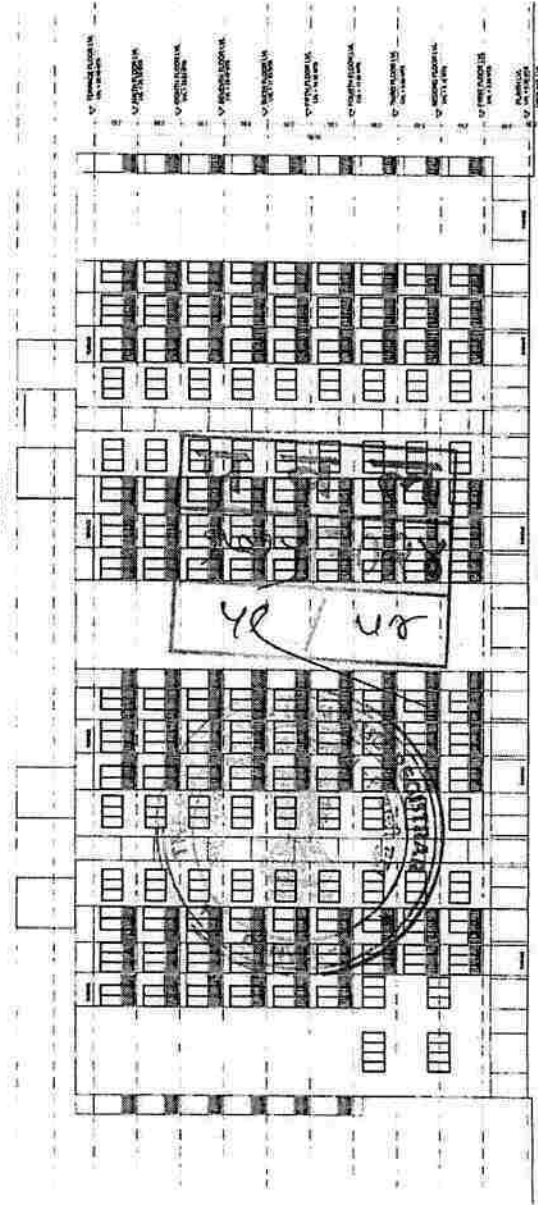
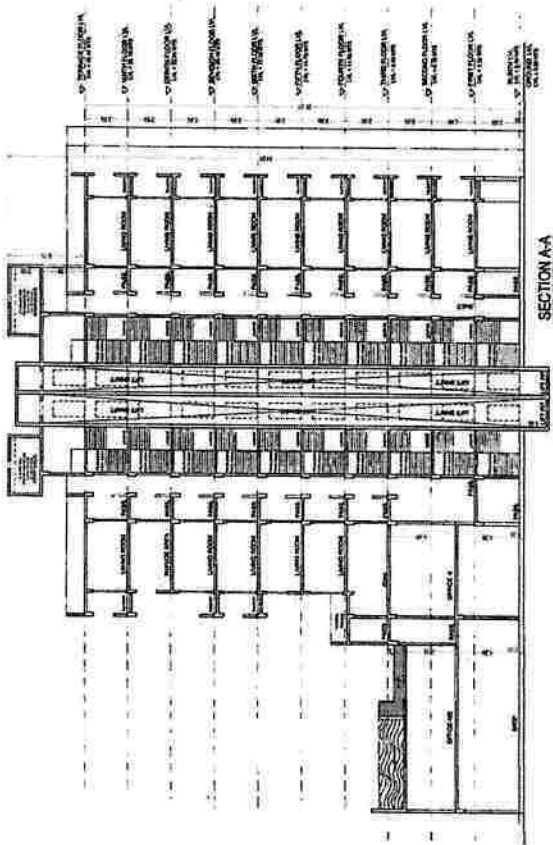
10/13

PROJECT: [illegible]
 SHEET: [illegible]
 DATE: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

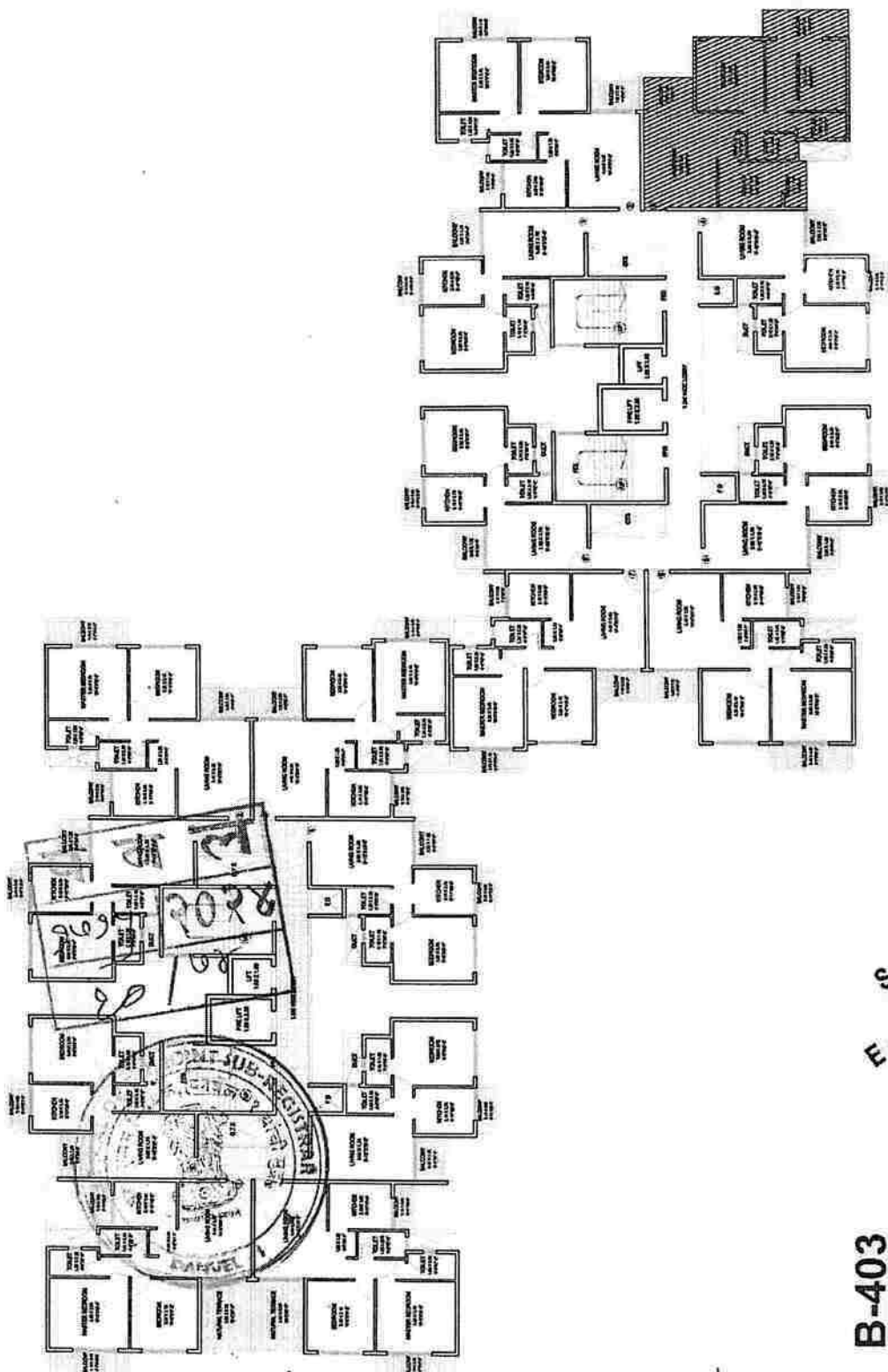


PROJECT: [illegible]
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 DATE: [illegible]
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 CHECKED BY: [illegible]

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SIDE ELEVATION
 SCALE 1/8" = 1'-0"



B-403

FOURTH FLOOR PLAN



Ashish B Mehta

gaur

Binti

Annexure 'D-1'

Clause Sr No.		Particular															
(1).	Project	La Mer Regency [Final Plot No:493,Market Yard,Old Panvel -410 206]															
(2).	Apartment	Flat bearing No B-403 , on 4th Floor B-wing of the Project known as La Mer Regency, admeasuring about; <table border="1"><thead><tr><th></th><th>Square Meters</th><th>Square Feet</th></tr></thead><tbody><tr><td>Rera Area</td><td>55.41</td><td>596.43</td></tr><tr><td>Balcony Open</td><td>8.96</td><td>96.45</td></tr><tr><td>Natural Terrace</td><td>N.A.</td><td>N.A.</td></tr><tr><td>Total Area</td><td>64.37</td><td>692.88</td></tr></tbody></table>		Square Meters	Square Feet	Rera Area	55.41	596.43	Balcony Open	8.96	96.45	Natural Terrace	N.A.	N.A.	Total Area	64.37	692.88
	Square Meters	Square Feet															
Rera Area	55.41	596.43															
Balcony Open	8.96	96.45															
Natural Terrace	N.A.	N.A.															
Total Area	64.37	692.88															
(3).	Purchase Price	Rs. 75,00,000/- [Seventy Five Lakhs Only]															
(4).	Parking No.	N.A.															
(5).	Parking Purchase Price	N.A.															
(6).	Total Amount Purchase Price	Rs. 75,00,000/- [Seventy Five Lakhs Only]															
(7).	Date of Possession	On or before 31st March 2027															
(8).	Name & Postal address of the Allottee/s	Mr. Chandan Kumar & Mr. Priti Singh Address: A-204, Royal Residence Society, Market Yard Road, Old Panvel, Raigad, Maharashtra -410206															
(9).	Name & Postal address of the Promoter	Mr. Ashiish Mehta HUF Address : A-504, Sanidhya Apartment, Gangeshwara Mahadev, Panvel City, Adajan, Gujrat - 395009															

प व ल
१७/११/२०२४
६९/४४



Ashiish B Mehta
Vendor

Chandan
Allottee 1

Priti
Allottee 2

(10).	E-mail address of the Allottee/s. & Mob No.	
(11).	E-mail address of the Promoter.	lamerdevelopers@yahoo.com
(12).	Permanent Account Numbers of the Promoter	AAOHA4536R
(13).	Permanent Account Numbers of the Allottee/s	Mr. Chandan Kumar AOMPK9964M Mr. Priti Singh DJPPS1146N

पथल
१७१५ १०२४
०२/७४



Ashish B Mehta

[Signature]

Priti

Vendor

Allottee 1

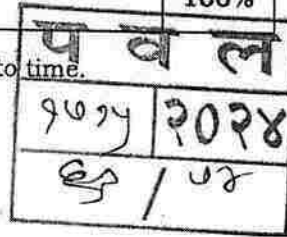
Allottee 2

Annexure 'D-2'

PAYMENT SCHEDULE

S.No.	PARTICULARS	%
1	to be paid before registration of the present Agreement	10%
2	to be paid on or after or the execution of Agreement	20%
3	On or Before on Plinth / Foundation Stage	15%
4	On or Before Completion of 1st Slab	5%
5	On or Before Completion of 3rd Slab	5%
6	On or Before Completion of 5th Slab	5%
7	On or Before Completion of 7th Slab	5%
8	On or Before Completion of 9th Slab	5%
9	On or Before Completion of 11th Slab	5%
10	On or Before Completion of 13th Slab	5%
11	On or Before Completion of Brick Work	10%
12	On or Before Completion of Plaster Work	5%
13	On or Before Completion of Plumbing, Electric & Flooring work	3%
14	On Possession of Flat/Shop/Office	2%
	Total	100%

• Above payments are excluding tax as applicable time to time.



Ashish B Metkar

Vendor

[Signature]

Allottee 1

Bibi

Allottee 2

Annexure D-3

The Purchaser/s shall on or before delivery of possession of the said Flat/Shop/Office deposit and keep deposited with the Developer/Owner the following amounts,

Sr.No.	Particulars	Rupees
(i)	Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Society or limited company / federation / Apex Body for <u>24</u> months.	Rs.1,00,000/- (Plus applicable Taxes as per law)
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer/Owner	Rs.25,000/- (Plus applicable Taxes as per law)
(iii)	Estimate amount for share money, application entrance fee of the society or limited company / federation / Apex Body	
(iv)	Estimate amount for formation and registration of the society or limited company / federation / Apex Body	Rs.15,000/- (Plus applicable Taxes as per law)
(v)	Estimate amounts for deposit towards water connection charges	
(vi)	Estimate amounts for deposit towards electric connection charges	
(vii)	Estimate amounts for deposit towards gas connection charges	
(viii)	Estimate amounts for deposit towards other utility / services charges	
(ix)	Estimate amounts for deposits of electrical receiving and sub-station in the Layout	
(x)	Estimate amount towards proportionate share of taxes and other charges / levies in respect of the society or limited company / federation / Apex Body	
(xi)	Estimate amounts towards legal charges for documentation which shall be payable	Rs.10,000/- (Plus applicable Taxes as per law)
	Total:	Rs.150,000/- (Plus applicable Taxes as per law)

Ashish B Mehta

[Signature]

Buti

Annexure E

Amenities List:

Common Amenities

1. Swimming pool
2. Gym
3. Steam Room
4. Children's Play Area
5. Walking Track
6. Yoga and Meditation Spaces in Sky Garden
7. DG Back-up [Generator] for Common amenities, Lift and water supply
8. Lights in Common Area
9. Society office
10. Rainwater Harvesting System
11. Security Cabin
12. Fire Fighting system
13. CCTV for common areas and lifts
14. Lift Facility

Annexure E-1

Apartment Amenities:

1. French Aluminum Section Window with mosquito nets
2. Vitrified Tiles
3. Sanitary Fittings of Luxury Brands with Full height in Toilets
4. Concealed plumbing with superior quality C.P. Fittings
5. Granite Kitchen platform with sink and 4' designer tiles
6. Decorative main door
7. High quality acrylic paint externally and plastic emulsion on internal walls
8. Gypsum finish for internal walls
9. Intercom service in all flats
10. Branded Electricals Fittings & Copper Wirings & ELCB

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१७१५	२०२४
६५ / ७२	



Ashish B. Mehta

Vendor

[Signature]

Allottee 1

[Signature]

Allottee 2

Annexure F

MAHARERA REG CERTIFICATE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS2000034668

Project: La Mer Regency , Plot Bearing / CTS / Survey / Final Plot No.:Final Plot No 493 at Panvel, Panvel, Raigarh,
410206;

1. La Mer Developers Private Limitedd having its registered office / principal place of business at Tehsil: Thane,
District: Thane, Pin: 400705.

2. This registration is granted subject to the following conditions, namely:-

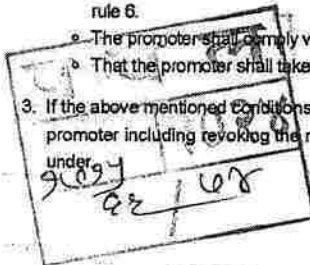
- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 20/04/2022 and ending with 31/03/2027 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



Dated: 20/04/2022

Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:20-04-2022 18:02:43

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



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

ROC Mumbai
100 Everest Building, Mumbai, Everest 100, Marine Drive, Maharashtra, 400002, India

Certificate of Incorporation Consequent upon conversion to public company

Corporate Identity Number: U70109MH2021PLC359654

IN THE MATTER OF LA MER DEVELOPERS PRIVATE LIMITED

I hereby certify that LA MER DEVELOPERS PRIVATE LIMITED which was originally incorporated on TWENTY EIGHTH day of APRIL TWO THOUSAND TWENTY ONE under Companies Act, 2013 as LA MER DEVELOPERS PRIVATE LIMITED and upon an intimation made for conversion into public company Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the ROC Mumbai vide SRN AA4755910 dated 23/09/2023 the name of the said company is this day changed to LA MER DEVELOPERS LIMITED

Given under my hand at Mumbai this TWENTY FIFTH day of SEPTEMBER TWO THOUSAND TWENTY THREE

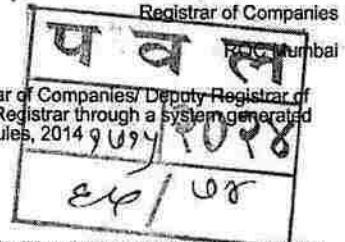
Document certified by DS MINISTRY OF CORPORATE
AFFAIRS 4 <Alpesh.mariya@mca.gov.in>

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 4
Date: 2023.09.25 10:52:02 IST

Arun Singh

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

Registrar of Companies



Note: The corresponding form has been approved by Arun Singh, Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies and this letter has been digitally signed by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014

Mailing Address as per record available in Registrar of Companies office:

LA MER DEVELOPERS LIMITED

SHOP NO 21, PLOT NO 1, FULL STOP MALL, SECTOR NO. 19, SANPADA, NA, Navi Mumbai, Maharashtra, India, 400706.



GOOD IN EVERY SENSE



LA MER DEVELOPERS PRIVATE LIMITED

U70109MH2021PTC359654

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED UNANIMOUSLY AT THE EXTRA ORDINARY GENERAL MEETING OF LA MER DEVELOPERS PRIVATE LIMITED AT THEIR MEETING HELD ON TUESDAY, 08th AUGUST 2023 AT 04.30 P.M AT Shop No 21, Plot No 1, Full Stop Mall, Sector No. 19, Sanpada Na Navi Mumbai Thane MH 400706 In

RESOLVED THAT pursuant to the provision of section 14 and any other applicable provisions, if any of the Companies Act, 2013, the consent of the Board of Directors of the company, be and is hereby accorded, subject to the approval of the members of the company at the General Meeting for conversion of the Company into Public Limited Company and subsequently the name of the Company is hereby changed from La Mer Developers Private Limited To La Mer Developers Limited by deletion of the word "Private" from the name of the Company.

FURTHER RESOLVED THAT the word "Private" wherever appearing in the Article of Association of the Company and Memorandum of Association of the Company be and is hereby deleted.

FURTHER RESOLVED THAT, pursuant to the provision of section 100 and other applicable provisions of the Companies Act, 2013 read with applicable Rules, the consent of the Board of Directors of the Company, be and is hereby accorded, to convene Extraordinary General Meeting of the Company on 08.08.2023 at Shop No 21, Plot No 1, Full Stop Mall, Sector No. 19, Sanpada Na Navi Mumbai Thane MH 400706 In At 04.30 P.M. to get approval of members for conversion of private company into public company.

FURTHER RESOLVED that any of the Director of the Company be and is hereby authorized to make an application to the Registrar of Companies Mumbai, Maharashtra for change of status of the company and to do all such acts, deeds and things as may be required to give effect to this resolution"



For LA MER DEVELOPERS PRIVATE LIMITED

DHANESH PRATAP MENTA
DIN: 08561398
Director
Date: 08.08.2023
Place: Mumbai



La Mer Developers Pvt. Ltd.

Registered Office: Shop No. 21 The Full Stop Mall, Plot No. 1, Sector 19, Sanpada, Navi Mumbai

Corporate Office: Shop No. 1-6, Vasanti Aalap CHS, Plot No. 494, Market yard Road, Old Panvel, Navi Mumbai, Maharashtra - 410 206 T - +91 22 3500 0715/ 3500 0716

E - enquiry@lamerdevelopers.com | W - lamerdevelopers.com



भारतीय विधि अधिकार प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नियमनित अंश / Enrollment No.: 2143/44305/28425

To
आशिष मेहता
Ashish Mehta
S/O: Bharatkumar Mehta
A-504
Sanidhya Apartment
Gangeshwara mahadev
Surat City
Adajan Di Surat City Surat
Gujarat.395009
8426891007

Ref: 760 / 23X / 183678 / 184213 / P



SB551042520FH



तुमारे आधार नंबर / Your Aadhaar No. :

6541 0761 7248

मांरो आधार, मांरी अंश



भारत सरकार

Government of India

आशिष मेहता
Ashish Mehta

जनम तारीख / DOB 08/08/1972
पुरुष / Male



6541 0761 7248

मांरो आधार, मांरी अंश

Ashish B Mehta

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१५१५	२०२४
६६ / ५४	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ASHISH MEHTTA (HUF)

16/03/2000

Permanent Account Number
AAOHA4538R



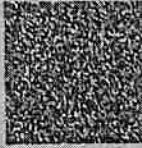



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No. 2821/36152/00393

To
 चण्डन कुमार
 Chandan Kumar
 C/O: Shivkant Prasad Singh,
 A-204, Royal Residency Society,
 Market Yard Road,
 Old Parvel,
 VTC, Parvel,
 PO: Parvel,
 Sub District: Parvel,
 District: Raigad,
 State: Maharashtra,
 PIN Code: 410206,
 Mobile: 8355801253






Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
8147 4649 0523
 VID : 9186 7381 8091 2733

माझे आधार, माझी ओळख

भारत सरकार





चण्डन कुमार
 Chandan Kumar
 जन्म तारीख/DOB: 05/01/1981
 लिंग/SEX: MALE

आधार ही ओळखीचा पुरावा आहे. नागरिकत्व किंवा पत्नीत्व याबाबतची कोणतीही सादरपत्रे/दस्तावेजे यावरून तपासता येणारे नाहीत. आधार ही proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline KML).

8147 4649 0523

माझे आधार, माझी ओळख

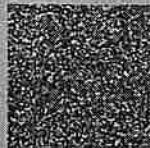



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No. 2821/36152/00394

To
 प्रती सिंह
 Priti Singh
 C/O: Chandan Kumar,
 A-204, Royal Residency Society,
 Market Yard Road,
 Old Parvel,
 VTC, Parvel,
 PO: Parvel,
 Sub District: Parvel,
 District: Raigad,
 State: Maharashtra,
 PIN Code: 410206,
 Mobile: 8355801253






Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
9829 8215 1553
 VID : 9397 6779 8919 5911

माझे आधार, माझी ओळख

भारत सरकार



प्रती सिंह
 Priti Singh
 जन्म तारीख/DOB: 05/01/1983
 लिंग/SEX: FEMALE

आधार ही ओळखीचा पुरावा आहे. नागरिकत्व किंवा पत्नीत्व याबाबतची कोणतीही सादरपत्रे/दस्तावेजे यावरून तपासता येणारे नाहीत. आधार ही proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline KML).


9829 8215 1553

माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

CHANDAN KUMAR
 SHIVKANT PRASAD SINGH
 28/08/1981
 Permanent Account Number
AOMPK9984M



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA


स्थायी संचयन खाते
 Permanent Account Number Card
DJPRS1148N



नाम / Name
PRITI SINGH

पितृचे नाव / Father's Name
ARUN KUMAR SINGH

जन्म तारीख / Date of Birth
05/01/1983



Chandu

Priti



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH46 20110021477
Valid Till: 03-04-2026 (NT)

DOI: 04-04-2006

OLD 05-10-2011

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 04-04-2006
LMV 04-04-2006

FORM 7
RULE 16 (2)



DOB: 27-06-1976 BG

Name: DEVIDAS BHUJBAL
SON of: ANANT BHUJBAL
Add: ROOM-10, 3RD FLR, BHUJBAL WADI,
TAL-PANVEL, DIST-RAIGAD.

Pin: 410208
Signature & ID of
Issuing Authority: MH46 201145

Signature/Thumb
Impression of Holder

आयकर विभाग

INCOME TAX DEPARTMENT

MAHESH ANANT BHUJBAL

ANANT NAMDEV BHUJBAL

15/01/1979

Permanent Account Number
AMTPB4134B

M.A. Bhujbal

Signature

भारत सरकार

GOVT. OF INDIA



15102010

INCOME TAX DEPARTMENT

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHBPU3543J

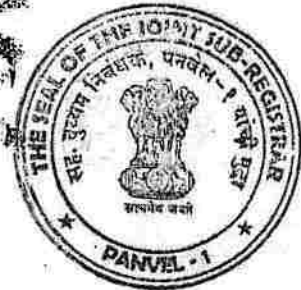
नाम / Name
SUBHASH RAMA UGHADA

पिता का नाम / Father's Name
RAMA UGHADA

जन्म का तिथि / Date of Birth

सुबहा

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9097 2028
07/08



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७२	७४



3/12/24, 12:46 PM

Summary 1 (Dastgoshwara bhag 1)

86/1715

मंगळवार, 12 मार्च 2024 12:45 म.नं.

दस्त गोपवारा भाग-1

पवल1

दस्त क्रमांक: 1715/2024

दस्त क्रमांक: पवल1 /1715/2024

बाजार मूल्य: रु. 44,60,322/-

मोबदला: रु. 75,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,01,000/-

दु. नि. सह. दु. नि. पवल1 यांचे कार्यालयात

अ. क्रं. 1715 वर दि.12-03-2024

रोजी 12:43 म.नं. वा. हजर केला.

पावती:2541

पावती दिनांक: 12/03/2024

सादरकरणाराचे नाव: चंदन कुमार -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

दस्त हजर करणाऱ्याची सही:

एकुण: 31480.00

JOINT S R PANVEL 1

JOINT S R PANVEL 1

दस्तावा प्रकार: करारनामा

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

शिक्षा क्रं. 1 12 / 03 / 2024 12 : 43 : 57 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 12 / 03 / 2024 12 : 44 : 49 PM ची वेळ: (फी)

पवल
१७१५ २०२४
७३ / ७४



प्रमाणित करणारे
सादर करणाराचे नाव: चंदन कुमार
नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1480.00
एकुण रु. 31480.00
शिक्षा क्रं. 1 12 / 03 / 2024 12 : 43 : 57 PM ची वेळ: (सादरीकरण)
शिक्षा क्रं. 2 12 / 03 / 2024 12 : 44 : 49 PM ची वेळ: (फी)
आशिश भोसले
सह दुय्यम निकायक, पनवेल-१

प्रमाणित करणेत घेते की, या दस्तामध्ये
७४ पृष्ठे आहेत.

सह दुय्यम निकायक, पनवेल-१



12/03/2024 12:47:22 PM

दस्त गोपवारा भाग-2

पवेल 1
दस्त क्रमांक: 1715/2024

दस्त क्रमांक: पवेल 1/1715/2024

दस्ताचा प्रकार: काररनामा

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: चंदन कुमार - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-204, रॉयल रेसिडेन्सी सोसायटी, मार्केट यार्ड रोड, ओल्ड पनवेल, रायगड, महाराष्ट्र, इंडिया: (०). पॅन नंबर: AOMP9964M	लिहून घेणार वय: -42 स्वाक्षरी: <i>Chander</i>		
2	नाव: प्रिती सिंह - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-204, रॉयल रेसिडेन्सी सोसायटी, मार्केट यार्ड रोड, ओल्ड पनवेल, रायगड, महाराष्ट्र, इंडिया: (०). पॅन नंबर: DJPPS1146N	लिहून घेणार वय: -41 स्वाक्षरी: <i>Prity</i>		
3	नाव: अश्विप मेहता एचयुएफ - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-504, सानिध्य अपार्टमेंट, गंगेश्वर महादेव, सुरत सिटी, अढाजन, गुजरात, गुजरात, सुरत. पॅन नंबर: AAOHA4536R	लिहून देणार वय: -51 स्वाक्षरी: <i>Ashish B Mehta</i>		

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1	नाव: देविदाम अनंत भुजबळ - वय: 47 पत्ता: शीप नं. 96, श्री दत्त झेरॉक्स, पनवेल, ता. पनवेल, जि. रायगड पिन कोड: 410206	 स्वाक्षरी: <i>DB</i>	
2	नाव: महेश अनंत भुजबळ - वय: 45 पत्ता: शीप नं. 96, श्री दत्त झेरॉक्स, पनवेल, ता. पनवेल, जि. रायगड पिन कोड: 410206	 स्वाक्षरी: <i>MB</i>	

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