

R
Receipt (pavti)

398/10270

Tuesday, May 28, 2024
2:39 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: कामोठे
दस्तऐवजाचा अनुक्रमांक: पवल3-10270-2024
दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल ऑफ प्लॅट
सादर करणाऱ्याचे नाव: चित्रा संतोष मोरे - -

पावती क्र.: 11310

दिनांक: 28/05/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
2:58 PM ह्या वेळेस मिळेल.


Sub Registrar Panvel 3

धाजार मुल्य: रु.4234686.4 /-

मोबदला रु.4270000/-

भरलेले मुद्रांक शुल्क : रु. 298900/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524285902317 दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002637640202425E दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:



28/05/2024

Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 10270/2024

नोदणी :

Regn:63m

(1)विलेखाचा प्रकार

गावाचे नाव : कामोठे

(2)मोबदला

अॅग्रीमेंट टू सेल ऑफ फ्लॅट

(3) बाजारभाव(भाडेपट्ट्याच्या

4270000

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

4234686.4

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन ; इतर माहिती: -सदनिका क्र.-सी-302,तिसरा मजला संस्कृती अपार्टमेंट आणि आता संस्कृती को. ऑप. हौ. सो. ली. प्लॉट नं.-13,सेक्टर -34,कामोठे,नवी मुंबई,ता- पनवेल,जि-रायगड,क्षेत्रफळ -43.63 चौ. मी.(बिल्ट अप एरिया)+ 2.13 चौ. मी.(टेरेस एरिया)((Plot Number : 13 ; SECTOR NUMBER : 34 ;))

(5) क्षेत्रफळ

1) 43.63 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:-एकनाथ जयराम गावडे -- वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. बी -1202, परिवार, नेहरू नगर, कांजूरमार्ग पूर्व, मुंबई -400042., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-ADNPG0142R

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-चित्रा संतोष मोरे -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. 601, इमारत क्र. १, गव्हर्नमेंट प्रेस कॉलनी, सीटीएस क्र. 627, व्ही.एन. पुराव मार्ग, सायन, चुनाभट्टी, मुंबई - ४०००२२, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-CBEPM8456K

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

2): नाव:-संतोष रामचंद्र मोरे -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. 601, इमारत क्र. १, गव्हर्नमेंट प्रेस कॉलनी, सीटीएस क्र. 627, व्ही.एन. पुराव मार्ग, सायन, चुनाभट्टी, मुंबई - ४०००२२, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-BTLPM5318J

9) दस्तऐवज करुन दिल्याचा दिनांक

28/05/2024

10)दस्त नोंदणी केल्याचा दिनांक

28/05/2024

11)अनुक्रमांक,खंड व पृष्ठ

10270/2024

2)बाजारभावाप्रमाणे मुद्रांक शुल्क

298900

3)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

4)शेरा

यांकनासाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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

OF THE S...

Valuation ID

202405285192

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

28 May 2024, 01:43:59 PM

पवल 3

मूल्यांकनाचे वर्ष 2024
 जिल्हा रायगड
 मूल्य विभाग तालुका : पनवेल
 उप मूल्य विभाग 153A/34-कामोठे सिडको से.क्र.34
 क्षेत्राचे नांव A Class Palika

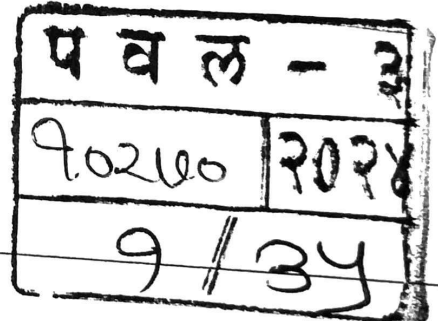
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. सर्व्हे नंबर /न. भू. क्रमांक :
 खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
 31200 95200 109400 119400 109400 चौ. मीटर

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र(Built Up)- 43.63चौ. मीटर
 बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचा वापर- निवासी सदनिका
 उद्ववाहन सुविधा - आहे मिळकतीचे वय - 0 TO 2वर्षे
 मजला - 1st To 4th Floor मिळकतीचा प्रकार- बांधीव
 बांधकामाचा दर- 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.95200/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((95200-31200) * (100 / 100)) + 31200)
 = Rs.95200/-

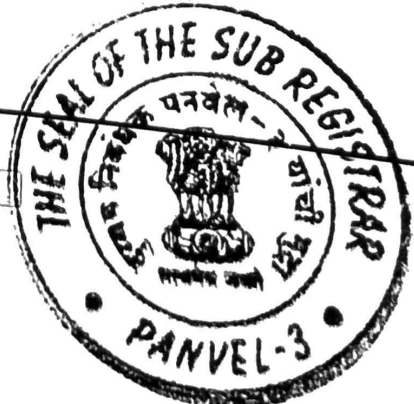
A) मुख्य मिळकतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 95200 * 43.63
 = Rs.4153576/-
 B) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र
 2.13चौ. मीटर
 लगतच्या गच्चीचे/खुली बाल्कनी मूल्य
 = 2.13 * (95200 * 40/100)
 = Rs.81110.4/-



Applicable Rules = 3, 9, 18, 19, 14

एकत्रित अंतिम मूल्य
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + ग्रेडनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य +
 बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी +
 स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 4153576 + 0 + 0 + 0 + 0 + 81110.4 + 0 + 0 + 0 + 0
 = Rs.4234686/-
 = ब्याळीस लाख चौतीस हजार सहा शे शहायेंशी /-

Home Print





CHALLAN
MTR Form Number-6



MH002637640202425E	BARCODE	Date 28/05/2024-10:31:20	Form ID 25.1
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	CBEPM8456K
Name PNL4_PANVEL NO 4 SUB REGISTRAR		Full Name	CHITRA SANTOSH MORE
RAIGAD		Flat/Block No.	Flat No. C-302, SANSKRUTI APARTMENT CHS
2024-2025 One Time		Premises/Building	LTD
Account Head Details		Amount In Rs.	
01 Stamp Duty		298900.00	Road/Street Plot No. 13, Sector - 34,
01 Registration Fee		30000.00	Area/Locality KAMOTHE, PANVEL
			Town/City/District
			PIN 4 1 0 2 0 9
		Remarks (If Any)	
		PAN2=ADNPG0142R-SecondPartyName=EKNATH	JAIRAM
		GAWADE-CA=4270000	
		Amount In Words	Three Lakh Twenty Eight Thousand Nine Hundred Rupees Only
		3,28,900.00	
Bank IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 6610231024052530271027938
		Bank Date	RBI Date 28/05/2024-10:32:18
		Bank-Branch	Verified with RBI
		Scroll No. , Date	

प व ल - 3
90200 2028
3 / 34



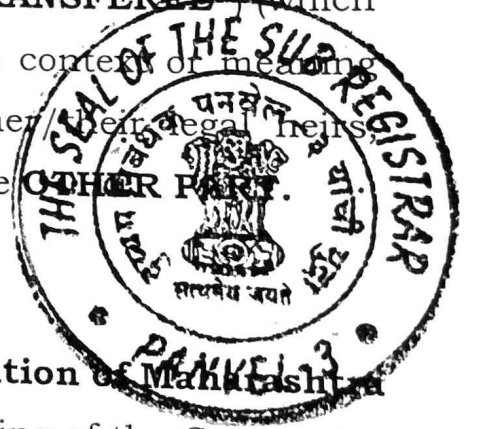
This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. नोंदणी करायला लागू आहे. नोंदणी न करता येईल. सादर. चलन लागू. 9130298551

AGREEMENT TO SALE OF FLAT

THIS AGREEMENT TO SALE OF FLAT is made and entered into at Navi Mumbai, on this 28th day of MAY - 2024, BETWEEN MR. EKNATH JAIRAM GAWADE, Age- 63 Years, PAN NO. ADNPG0142R I Indian Inhabitant, Residing at - FLAT NO. B-1202, PARIVAR CHS LTD, NEHRU NAGAR, KANJURMARG EAST, MUMBAI -400042. (Hereinafter referred to as the "SELLER/ TRANSFEROR") (which expression shall unless it be repugnant to the context or meaning thereof shall mean & deem to include his/her/their legal heirs, successors, executors and administrators) of the **ONE PART**

AND

1) MRS. CHITRA SANTOSH MORE, Age-42 Years, PAN CBEPM8456K, 2) MR. SANTOSH RAMCHANDRA MORE, Age-42 Years, PAN -BTLPM5318J, Indian Inhabitant, Residing at - FLAT NO. 601, BUILDING NO. 1, GOVERNMENT PRESS COLONY, CTS NO. 627, V.N. PURAV MARG, SION, CHUNABHATTI, MUMBAI - 400022 (hereinafter referred to as the "PURCHASER/TRANSFEREE") (which expression shall unless it be repugnant to the context or meaning thereof shall mean & deem to include his/her/their legal heirs, successors, executors and administrators) of the **OTHER PART**



WHEREAS

The **City and Industrial Development Corporation of Maharashtra Ltd.**, is Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "**THE CORPORATION**") having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021. The Corporation has been declared as a New Town Development Authority under the provisions of sub-section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966, Maharashtra Act No. **XXXVII of 1966** (hereinafter referred to as "**THE SAID ACT**"), for the new town of new Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

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AND WHEREAS

The State Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (3) (A) of the said Act.

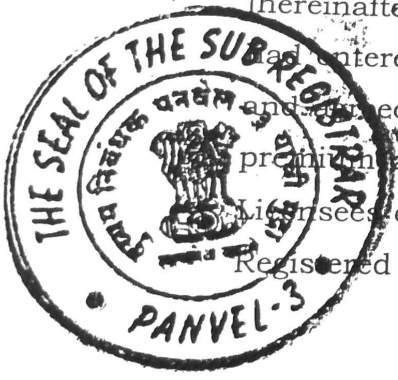
AND WHEREAS

By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

WHEREAS

The City & Industrial Development Corporation of Maharashtra Ltd. has allotted the GES on Plot bearing No. 13, admeasuring about 1060.64 sq. meters, in the Sector - 34, at Village- Kamothe, Navi Mumbai (hereinafter referred to as "THE SAID PLOT"), Under its 125th Scheme (Gaothan Expansion Scheme) in the name of Allottees/ Original Licensees **MR. BALYA HARI MHASKAR** (hereinafter referred as "ORIGINAL ALLOTTEES") The Corporation had entered into **AGREEMENT TO LEASE** on Dated **06/11/2003**, and agreed to grant lease of the said plot on the payment of Lease premium as demanded by the CIDCO LTD., to Original Allottees/ Licensees of the said Plot, and the said Agreement to Lease its duly Registered at Sub Registrar office, **Uran, On dated - 19/11/2003.**

पंचल - 3
702110
E/35



AND WHEREAS

By a **Tripartite Agreement** made on **06/12/2004** between the **City & Industrial Development Corporation of Maharashtra Ltd**, Commonly known as the **CIDCO/ Corporation**, **THE FIRST PART** & Original Allottees/Licensee, **MR. BALYA HARI MHASKAR** **THE SECOND PART** and **M/S. SHREE DEVELOPERS**, "New Licensee" **THE THIRD PART**, the said Original Allottees have assigned all their rights and interests in and upon the said plots to the party of the **THIRD PART** herein. And registered at **Sub Registrar URAN**, vide **document No. 08769/2004.**

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सं.श. मोरे

AND WHEREAS
The New Licensee
to be constructed
Architect and
for its approval
Mumbai Municipal
by way of grant
Certificate
for construction
subject to the

AND WHEREAS
By executing
Developers
the Flat No
Mt (Carpet
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AND WHEREAS

The New Licensee/Development had got prepared a plan of building to be constructed on the said piece & parcel of land through their Architect and submitted to the Navi Mumbai Municipal Corporation for its approval and sanction. Town planning Authority of Navi Mumbai Municipal Corporation had approved & sanctioned the same by way of granting Permission and issuing of **Commencement Certificate** bearing No. **CIDCO/ATPO/1487**, Dated- **29/11/2004** for construction of a building on the said piece and parcel of land, subject to the conditions stated in the said certificate.

पंचल - ३
१०२१० २०२४
७/३/२००५

AND WHEREAS

By execution of **AGREEMENT FOR SALE** dated: **29/03/2005**, the Developers/Builders **M/S. SHREE DEVELOPERS**, had allotted/Sold the **Flat No. C-302**, on the **3rd Floor**, admeasuring about **36.36 Sq. Mt (Carpet Area) i.e. 43.63 Sq. Mt (Built Up Area) + 2.13 Sq. Mt (Terrace area)** Building known as **SANSKRUTI APARTMENT** Now Society known as **SANSKRUTI CO.OP.HSG.SOC.LTD.**, constructed on **Plot No. 13**, Sector - **34**, **Kamothe**, Navi Mumbai Taluka - **Panvel**, District: **Raigad**, (herein after referred to as said Flat) to the Original Purchaser **MR. EKNATH JAIRAM** i.e. **Seller/ Transferor**, and the Developer had handed over the possession of said Flat to the **SELLER**.



AND WHEREAS

The building constructed on the said plot known as "**SANSKRUTI APARTMENT**" and obtained the **Occupancy Certificate**, Vide its Letter No. **CIDCO/BP/ATPO/1652**, **DATED-22/12/2005**.

AND WHEREAS

The members of the building have formed the Co. Operative Housing Society under the name and style of **SANSKRUTI APARTMENT** Now Society known as **SANSKRUTI CO.OP.HSG.SOC.LTD.**, a society duly registered under the Maharashtra Cooperative Societies Act, 1960 under Regn No. **NBOM/CIDCO/HSG(OH)/2576/JTR/2007-2008**.

[Handwritten signature]

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... 13, Sector-34, Kamothe, Navi Mumbai-410209. ... KRUTI APARTMENT ...

AND WHEREAS

The TRANSFEROR SELLER do hereby covenant and declare that they are the registered members of the society and having been admitted by the society as the members

प व ल - 3
7/2/2008/2008
C/3

... sale consideration towards purchase of said flat and other ... towards formation of society, share money, MSEB deposit ... connection deposit, Annual Service charges, legal charges & ... transfer fees have been paid by the original Purchasers of said flat.



AND WHEREAS

... SELLER/TRANSFEROR herein are legally, lawfully, absolutely ... possessed of and otherwise well and sufficiently entitled to the Flat No. C-302, on the 3rd Floor, admeasuring about 36.36 Sq. Mt (Carpet Area) i.e. 43.63 Sq. Mt (Built Up Area) + 2.13 Sq. Mt (Terrace area) Building known as SANSKRUTI APARTMENT Now Society known as SANSKRUTI CO.OP.HSG.SOC.LTD., constructed on Plot No. 13, Sector - 34, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad, "more particularly described in floor plan hereof, annexed hereto". For brevity sake the Flat No. C-302 is hereinafter referred to as the "SAID FLAT".

AND WHEREAS

The said plans are sanctioned by the CIDCO on certain terms conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Builders while developing the said Plot/Building.

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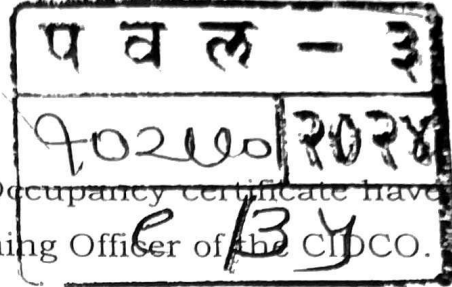
[Handwritten signature]

AND WHEREAS

As per the Plans approved by the Corporation the Promoters/ Builders have constructed thereon Building known as **SANSKRUTI APARTMENT** Now Society known as **SANSKRUTI CO.OP.HSG.SOC.LTD.**, and the Promoters/Builders have the Sole and exclusive rights to dispose of the same on Ownership Basis, to the prospective Purchasers.

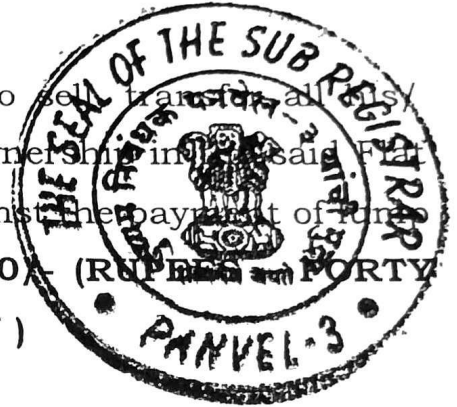
AND WHEREAS

The Completion Certificate and the Occupancy certificate have been granted by the Additional Town Planning Officer of the C.D.C.O.



AND WHEREAS

The SELLER/TRANSFEROR herein desire to sell transfer all her/their rights, title, interest, claim and ownership in the said Flat in favour of any prospective Purchasers against the payment of sum consideration amount of **RS.42,70,000/- (RUPEES - FORTY-TWO LAKHS SEVENTY THOUSANDS ONLY)**



AND WHEREAS

The Purchasers after taking the inspection of relevant papers and documents has approached to the SELLER/TRANSFEROR and shown his/their keen interest, desire in purchasing, acquiring the said Flat for which SELLER/TRANSFEROR have agreed to sale, transfer all her/their rights, title, interest & ownership in the said Flat against the payment of total agreed consideration of **RS.42,70,000/- (RUPEES - FORTY-TWO LAKHS SEVENTY THOUSANDS ONLY)**

AND WHEREAS

The Purchasers hereby confirms that they will use the said flat for Residential Purpose and also regularly pay to the said society their contribution towards property tax and maintenance charges etc. from the date of getting complete possession of the "SAID FLAT".

(Handwritten signatures and initials at the bottom of the page)

matter of this Agreement with the Agreement on the various rights, titles and interests in and upon the said Flat No. C-302, on the 3rd Floor, admeasuring about 36.36 Sq. Mt (Carpet Area) i.e. 43.63 Sq. Mt (Built Up Area) + 2.13 Sq. Mt (Terrace area) Building known as SANSKRUTI APARTMENT Now Society known as SANSKRUTI CO.OP.HSG.SOC.LTD., constructed on Plot No. 13, Sector - 34, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad, to the Purchasers for a proper consideration.

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The Purchaser undertakes to pay any monies, taxes or dues payable or registration in so far as this agreement for sale or the which shall be executed after the full consideration amount has been paid to the seller by the Purchaser.

AND WHEREAS SELLER/TRANSFEROR have agreed to assign all the rights, benefits, titles and interests in and upon the said **Flat No. C-302**, on the **3rd Floor**, admeasuring about **36.36 Sq. Mt (Carpet Area) i.e. 43.63 Sq. Mt (Built Up Area) + 2.13 Sq. Mt (Terrace area)** Building known as **SANSKRUTI APARTMENT** Now Society known as **SANSKRUTI CO.OP.HSG.SOC.LTD.**, constructed on **Plot No. 13**, Sector - **34, Kamothe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**, to the Purchasers for a proper consideration.

AND WHEREAS

Both the parties have held several meetings and discussed the various terms and conditions and also have fixed the Sale price of the said Flat, being of **RS.42,70,000/- (RUPEES - FORTY TWO LAKHS SEVENTY THOUSANDS ONLY)**

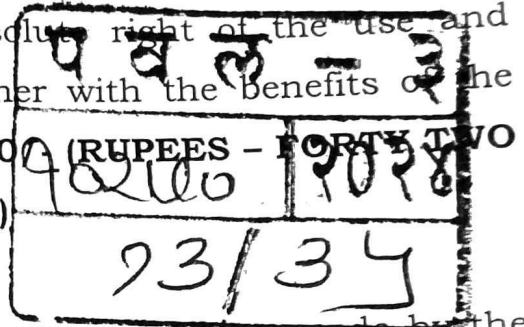
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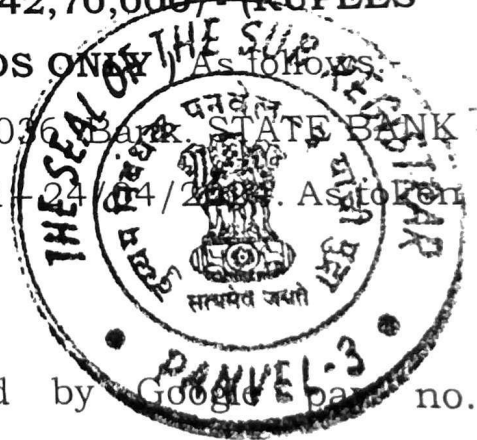
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:**

1. The SELLER/TRANSFEROR have agreed to sell and the Purchasers have agreed to Purchase **Flat No. C-302**, on the **3rd Floor**, admeasuring about **36.36 Sq. Mt (Carpet Area) i.e. 43.63 Sq. Mt (Built Up Area) + 2.13 Sq. Mt (Terrace area)** Building known as **SANSKRUTI APARTMENT** Now Society known as **SANSKRUTI CO.OP.HSG.SOC.LTD.**, constructed on **Plot No. 13**, Sector - **34**, **Kamothe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**, together with the permanent hereditary and absolute right of the use and occupation of the said Flat and together with the benefits of the deposit for a lump sum of **RS.42,70,000/- (RUPEES - FORTY TWO LAKHS SEVENTY THOUSANDS ONLY)**



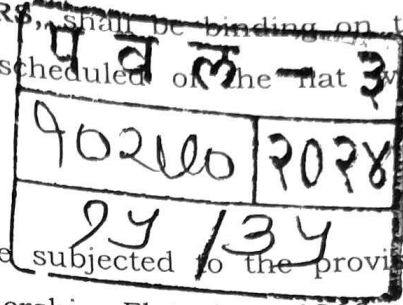
2. In Consideration of the aforesaid representation made by the SELLER/TRANSFEROR, the Purchasers herein agreed to purchase the said flat for the said consideration of **RS.42,70,000/- (RUPEES - FORTY TWO LAKHS SEVENTY THOUSANDS ONLY)** As follows:-

- RS.50,000/-** paid by Cheque No. 534036 Bank. STATE BANK OF INDIA, Branch - SATARA, on dated - 24/04/2024. As to For money.
- A sum of **RS.1,00,000/-** paid by Google no. 414992590985, Bank. STATE BANK OF INDIA, Branch - SION, on dated - 28/05/2024.
- A sum of **RS.5,00,000/-** paid by IMPS no. UTD1789334, Bank. STATE BANK OF INDIA, Branch - SION, on dated - 28/05/2024.
- A sum of **RS.4,00,000/-** paid by Cheque no. 421279, Bank. INDIA Branch SION on dated - 28/05/2024.



9. The Seller hereby further covenant with the Purchasers that they shall, at all times whenever called upon by the Purchasers or his Advocate or Solicitor, do and execute, perform or cause to be performed and executed and done at the cost of the Purchasers, all such further acts, deeds, matters and things and writings whatsoever for further and more perfectly conveying the said flat unto and to the use of the Purchasers as shall or may be reasonably required.

10. Save and accept as aforesaid all the terms and conditions of the Agreement made and entered into between the Seller and the Developers **M/S. SHREE DEVELOPERS**, shall be binding on the Purchaser as if all the same are scheduled or the flat were incorporated in this Agreement.



11. This Agreement shall always be subjected to the provision contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra Ownership rule 1964 or any other provision of law applicable thereto.

THE SCHEDULE ABOVE REFERRED TO:

Flat No. C-302, on the 3rd Floor, measuring about 36.36 Sq. Mt (Carpet Area) i.e. 43.63 Sq. Mt (Built Up Area) 5.13 Sq. Mt (Terrace area) Building known as **SANSKRUTI APARTMENT** Now Society known as **SANSKRUTI CO.OP.HSG.SOC.LTD.** constructed on **Plot No. 13**, Sector - 34, **Kamothe**, Navi Mumbai, Taluka :- **Panvel**, District: **Raigad**.



THE SCHEDULE OF PLOT

All that piece and parcel of land admeasuring **1060.64 Sq. Mtrs** or thereabout being **on the Plot No. 13**, in the Sector- 34, of the layout of land situated lying and being at- **Kamothe**, Tehsil: **Panvel**, Dist: **Raigad**, in the registration Sub-District: **Panvel**, and bounded as follows that is to say:

- On the North by : **PLOT NO. 11,12**
On the South by : **PLOT NO.9**
On the East by : **PLOT NO. 9A**
On the West by : **15.00 Mtrs. Wide Road**

SIGNED AND DELIVERED by the
Within named "SELLER/TRANSFEROR"

MR. EKNATH JAIRAM GAWADE

Eknath Gawade



In the presence of

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702100 2028
१६/३५

1. Vijay Gaikwad

Vijay

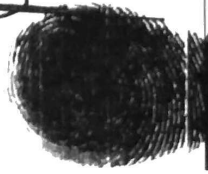
2. Savarna Eknath Gawade

Gawade

SIGNED AND DELIVERED by the
Within named "Purchasers"

1) MRS. CHITRA SANTOSH MORE

Chitra



2) MR. SANTOSH RAMCHANDRA MORE

सं. रा. मोरे

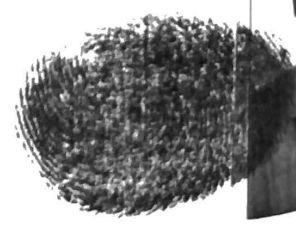
In the presence of



1. Vijay Gaikwad

Vijay

2. Savarna



RECEIPT

प न ल - ३	
१०२६०	२०२४
१०/३५	

Received of and from the withinnamed "Purchasers/Transferees" **MRS. CHITRA SANTOSH MORE 2) MR. SANTOSH RAMCHANDRA MORE** the sum of **RS.10,50,000/- (RUPEES- TEN LAKHS FIFTY THOUSAND ONLY)**, being the **part Payment Settlement of the Sale Price of Flat No. C-302**, on the **3rd Floor**, admeasuring about **243.75 Sq. Mt (Carpet Area) i.e. 43.63 Sq. Mt (Built Up Area) 10.00 Sq. Mt (Terrace area)** Building known as **SANSKRUTI APARTMENT** Society known as **SANSKRUTI CO.OP.HSG.SOC.LTD.**, constructed on **Plot No. 13, Sector - 34, Kamothe, Navi Mumbai, Taluka Panvel, District: Raigad.**



I SAY RECEIVED
Rs.10,50,000/-

[MR. EKNATH JAIRAM GAWADE]
"SELLER/TRANSFEROR"

दस्तक्रमांक व वर्ष: 3159/2005

Wednesday, April 24, 2024

3:23:10 PM

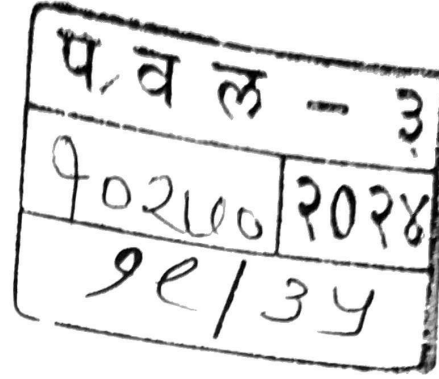
सूची क्र. दोन INDEX NO. II

गावाचे नाव : कामोटे

दुय्यम निबंधक: सह दु.नि.पनवेल 2

नोंदणी 63 म

नोंदणी 63 म 9



- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 442,000.00 बा.भा. रु. 552,500.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 29/03/2005

- (8) नोंदणीचा 29/03/2005

- (9) अनुक्रमांक, खंड व पृष्ठ 3159 /2005

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 16900.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 5530.00

- (12) शेरा

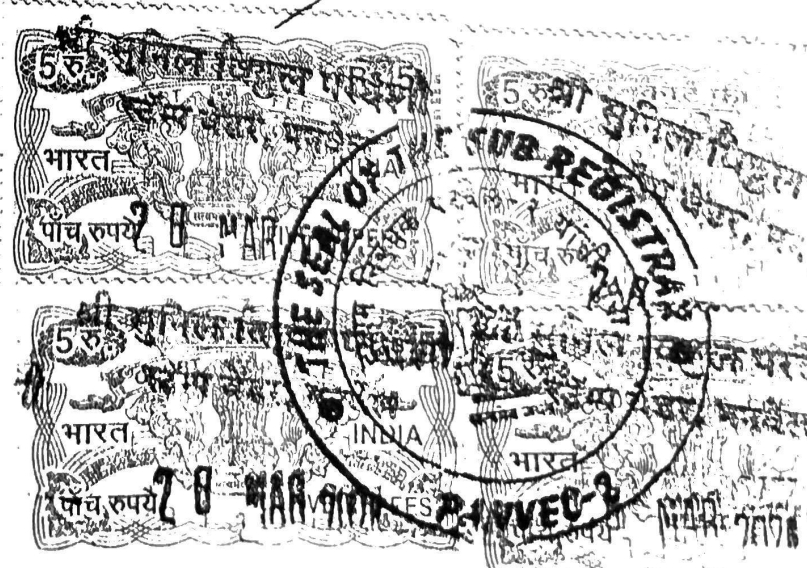
(1) वर्णन: सदनिका क्रमांक सी-302, तिसरा मजला, संस्कृती अपार्ट., प्लॉट नं. 13, सेक्टर नं. 34, कामोटे, नवी मुंबई, ता पनवेल, जि. रायगड.

तळ मजला अधिक 4 मजल्यांची इमारत.
(1) 43.63 चौ.मी. बिल्टअप व टेरेस 2.13 चौ.मी.

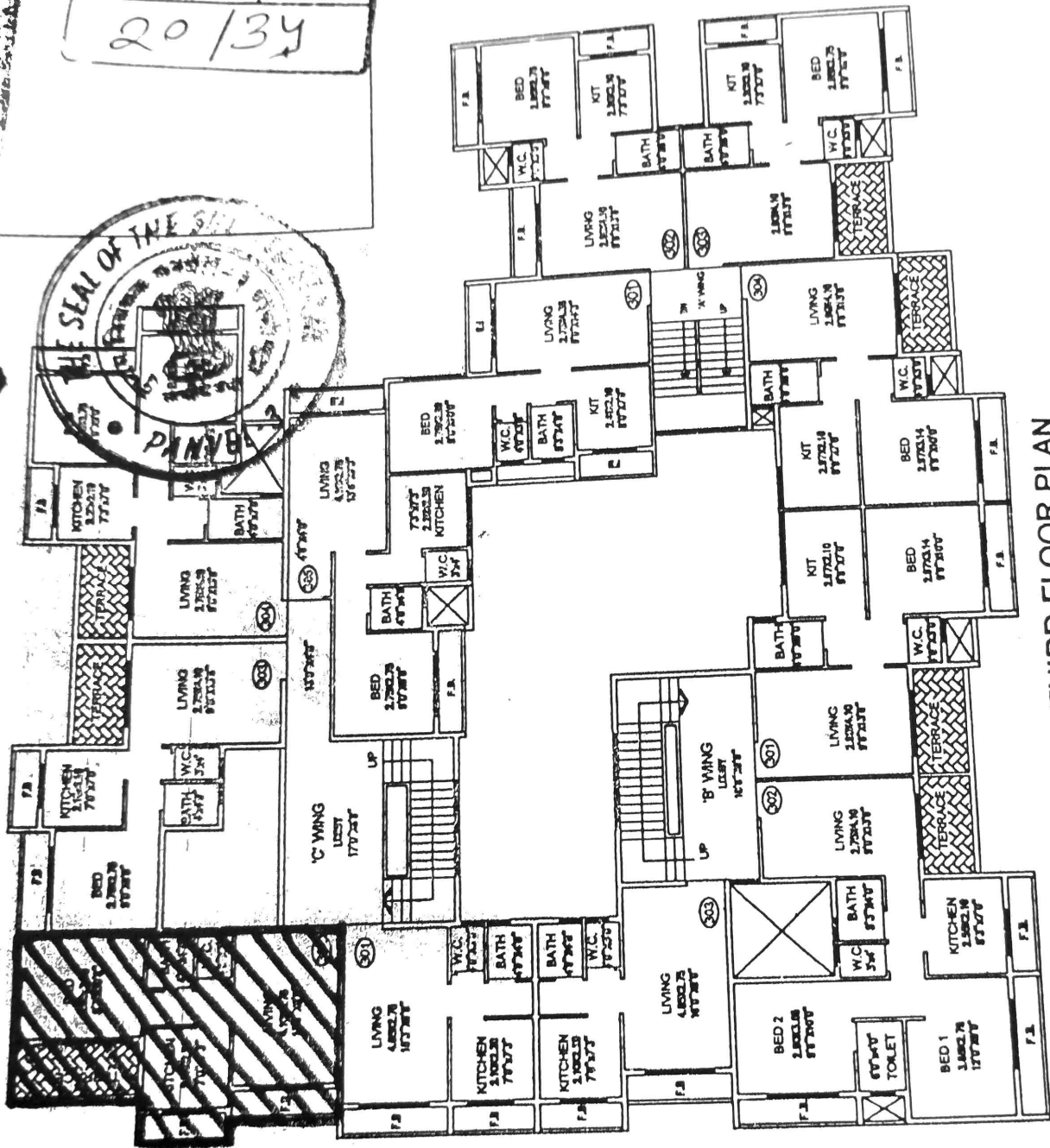
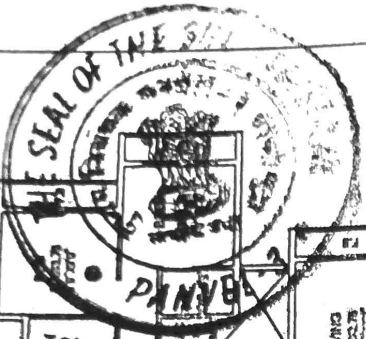
(1)

(1) मे. श्री. डेव्ह. तर्फे भागीदार अशोक आर. प. घ. नं. 9, सेक्टर 35, कामोटे, नवी मुंबई, ता. पनवेल, जि. रायगड. इमारत नं. 008 एल. कोम्प्लेक्स, प्लॉट नं. 9, सेक्टर 35, कामोटे, नवी मुंबई, ता. पनवेल, जि. रायगड. इमारत नं. 008 एल. पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पनवेल, जि. रायगड. एजी. सी. पी. 008 एल.

(1) एकनाथ जयराम गावडे - -; घर/प्लॉट नं. 9-बी, व. व. अ. को. सर्वा. देव. दे. शि. तला. दे. वी. री. सी. वि. ग. स्टेशन शि. तला. दे. वी. मा. ही. म. -16 मुंबई, ता. पनवेल, जि. रायगड. इमारत नं. 0142-आर. पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पनवेल, जि. रायगड. एजी. सी. पी. 0142-आर.



प व ल - ३
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 २०/३५



THIRD FLOOR PLAN

← 15.000M. WIDE ROAD →

PROJECT

PROPOSED BUILDING ON PLOT NO. 13, 4TH FLOOR-34, KAMOTHE, NAVI MUMBAI

FLAT NO.	WING	FLOOR
302	C	3 RD

SIGNATURE OF DEVELOPER

SIGNATURE OF PURCHASER

Permission i
 Planning Ac
 MhKr
 Plot N
 Navi Mumb
 developmen
 20/03/20

Total
 Nos. of F
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 ३०५६ २००४
 १५ १०

REF. NO. CIDCO/ATPO/

1487

25/11/2017

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XXIVII) of 1966 to Shri. Balya Han
Mhajkar.

Unit/Plot No. 13 Road No. — Sector 34 Node Kurnotha of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential & commercial Bldg (G+4)
Comm. B.O.A = 150.808 Sq.m. Resi B.O.A = 1439.763 Sq.m.
Total Net B.O.A = 1590.571 Sq.m.

(Nos. of Residential Units 5 Nos. of Commercial units 12)

प व ल - ३
१०२१००२०२४
२१/३५

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.



2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

2(b) Give written notice to the Corporation regarding completion of the work

ON PLOT NO. 13, KURNOTHA, SECTOR-34, KAMOTHE, NAVI MUMBAI

No. _____

Date _____
Date:-12/10/2005

POSSESSION LETTER

To,
Mr. Eknath J. Gawade .

Ref No: Agreement for Sale entered between us in respect of Flat No. C-302 at property known as SANSKRUTI situated at Plot No 13, Sector -34, Kamothie.

प्लॉट नं. 13 - 34
902000/2028
23/34

Dear Sir,

This is to put on record the pursuant to the aforesaid Agreement, We have given possession on 12/10/2005 to you Flat No. C-302 at the aforesaid property. At the time of taking possession, you have verified and checked that we have provided in the said premises all the fittings, fixtures and facilities to be provided by us in the said agreement and that the fitting, fixtures etc, are quite in good working condition. All the works in respect of the said premises of which the possession is given to you today to you is completed in all respect. The workmanship of all the work in the said premises and the defects pointed out by satisfactory and up to the mark. We have carried all the aforesaid pointed out by you and now nothing is to be done by us in connection with the aforesaid Flat. If any repairs of additions or alterations are hence forth required shall be carried out by you at your cost and we shall not be liable or required to carry out any repairs, additions or renovations in the said Flat. We may say that the aforesaid Flat of which the possession is given by us are quite in order and perfect in all the respect and nothing remains to be done by us in the said Flat.



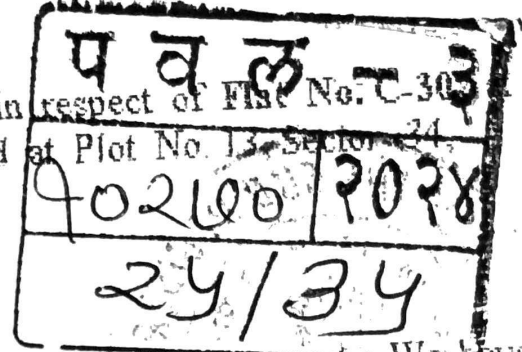
Thanking you,

Yours Faithfully,
For SHREE DEVELOPER
A.R. Petal
PARTNER

POSSESSION LETTER

To,
Mr. Eknath J. Gawade .

Ref No: Agreement for Sale entered between us in respect of Flat No. C-302
property known as SANSKRUTI situated at Plot No. 13, Sector 24,
Kamothe.



Dear Sir,

This is to put on record the pursuant to the aforesaid Agreement. We have given possession on 12/10/2005 to you Flat No. C-302 at the aforesaid property. At the time of taking possession, you have verified and checked that we have provided in the said premises all the fittings, fixtures and facilities to be provided by us under the said agreement and that the fitting, fixtures etc, are quite in good working condition. All the works in respect of the said premises of which the possession is given to you is completed in all respect. The workmanship of all the works in the said premises and the defects pointed out by satisfactory and up to the mark. We have rectified all the aforesaid pointed out by you and now nothing is to be done by you in connection with the aforesaid Flat. If any repairs of additions or alterations are hence forth required shall be carried out by you at your cost and we shall not be liable or required to carry out any repairs, additions or renovations in the said Flat. We may say that the aforesaid Flat of which the possession is given by us are quite in order and perfect in all the respect and nothing remains to be done by us in the said Flat.



Thanking you,

Yours Faithfully,
For SHREE DEVELOPERS

A.R. P. Pillai

PARTNER

CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office:
2nd Floor, Narlman Point,
A/C 021,
(Reception) 00-91-22-5650 0900
00-91-22-5650 0928
00-91-22-2202 2509 / 5650 0933

HEAD OFFICE :

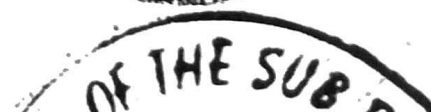
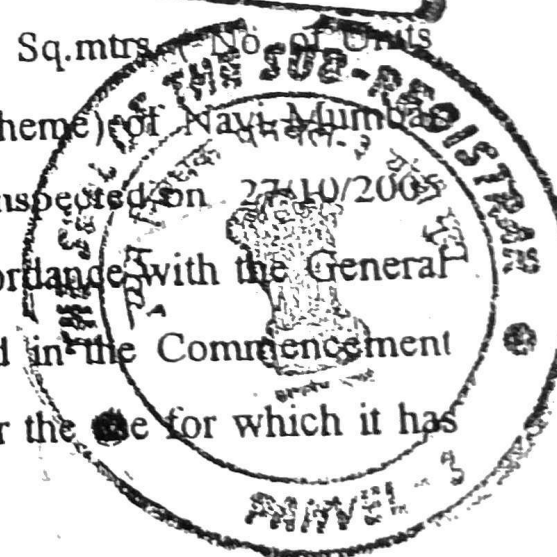
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : -00-91-22-5591 8166

REF NO: CIDCO/BP/ATPO / 1652

OCCUPANCY CERTIFICATE

प क्र. १७२०० / २०२४	
Date: २७-१०-२००४	
१०२००	२०२४
२७/३५	

I hereby certify that the development of Residential Building [Res.BUA= 1439.763 Sq.mtrs. Com. 150.808 Sq.mtrs Total BUA=1590.571 Sq.mtrs. No. of Units R-51, C-12)] on Plot no.13, Sector-34 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Vastushree has been inspected on 27/10/2004 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 29/11/2004 and that the development is fit for the use for which it has been carried out.



PERMANENT ACCOUNT NUMBER
ADNPG0142R

नाम / NAME
EKNATH JAIRAM GAWADE

पिता का नाम / FATHER'S NAME
JAIRAM VITTHAL GAWADE

जन्म तिथि / DATE OF BIRTH
29-07-1961

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

Signature

भारत सरकार
GOVERNMENT OF INDIA

एकनाथ जयराम गावडे
Eknath Jairam Gawade
जन्म तिथि/DOB: 29/07/1961
पुरुष/ MALE
Mobile No: 9619312656
4786 8570 5847
VID : 9111 8913 5255 3509

माझे आधार, माझी ओळख

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BTLPM5318J

नाम / Name
SANTOSH RAMCHANDRA MORE

पिता का नाम / Father's Name
RAMACHANDRA DHONDIBA MORE

जन्म की तारीख /
Date of Birth
22/02/1976

सं. रा. मोरे
हस्ताक्षर / Signature

15092023

माझे आधार, माझी ओळख

Signature

भारत सरकार
GOVERNMENT OF INDIA

पवल - 3

संतोष रामचंद्र मोरे
Santosh Ramchandra More
जन्म तिथि/DOB: 22/02/1976
पुरुष / Male

39/34

4551 4080 2547

माझे आधार, माझी ओळख

सं. रा. मोरे

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHITRA SANTOSH MORE
LAXMAN KESHAV GAIKWAD

21/02/1982

Permanent Account Number
CBPEM8456K

Signature

माझे आधार, माझी ओळख

Signature

भारत सरकार
GOVERNMENT OF INDIA

CHITRA SANTOSH MORE
DOB: 21/02/1982
FEMALE
Mobile No: 9721100262

2953 9921 0562
VID : 9196 114 4587

माझे आधार, माझी ओळख

Signature

भारत सरकार
GOVERNMENT OF INDIA

गायकवाड विजय लक्ष्मण
Gaikwad Vijay Laxman

जन्म वर्ष / Year of Birth : 1989
पुरुष / Male

3829 8671 0311

QR Code

भारत सरकार
GOVERNMENT OF INDIA

सुवर्णा एकनाथ गावडे
Suvama Eknath Gawade
जन्म तिथि/DOB: 08/01/1963
महिला/ FEMALE
Mobile No: 96199615
3606 4832 6633
VID : 9110 6154 8151 6

माझे आधार, माझी ओळख

— आम आदमी का अधिकार

माझे आधार, माझी ओळख

FOURTH FLOOR AREA CALCULATION

BLOCK	AREA			
	30.040	x 26.000	= 781.040	sq. m.
1.	2.000	x 3.650	= 07.300	sq. m.
2.	5.650	x 2.900	= 16.385	sq. m.
3.	7.100	x 2.200	= 15.620	sq. m.
4.	8.990	x 2.350	= 21.127	sq. m.
5.	10.790	x 1.050	= 11.330	sq. m.
6.	11.840	x 1.300	= 15.392	sq. m.
7.	12.840	x 2.500	= 32.100	sq. m.
8.	10.390	x 2.250	= 23.378	sq. m.
9.	3.340	x 2.940	= 09.820	sq. m.
10.	2.100	x 2.990	= 06.279	sq. m.
11.	4.850	x 3.580	= 17.363	sq. m.
12.	2.500	x 2.730	= 06.825	sq. m.
13.	3.550	x 0.760	= 02.698	sq. m.
14.	2.300	x 2.120	= 04.876	sq. m.
15.	2.500	x 2.000	= 05.000	sq. m.
16.	1.300	x 2.850	= 03.705	sq. m.
17.	2.800	x 3.610	= 10.108	sq. m.
18.	3.000	x 2.000	= 06.000	sq. m.
19.	2.050	x 1.240	= 02.542	sq. m.
20.	2.050	x 1.240	= 02.542	sq. m.
21.	6.400	x 2.200	= 14.080	sq. m.
22.	3.000	x 2.200	= 06.600	sq. m.
23.	2.000	x 2.000	= 04.000	sq. m.
24.	0.700	x 3.450	= 01.485	sq. m.
25.	0.550	x 2.700	= 01.485	sq. m.
26.	2.700	x 2.050	= 05.535	sq. m.
27.	5.000	x 1.500	= 07.500	sq. m.
28.	2.500	x 2.650	= 06.625	sq. m.
29.	9.300	x 4.250	= 39.525	sq. m.
30.	2.900	x 0.550	= 01.595	sq. m.
31.	1.100	x 0.850	= 00.935	sq. m.
32.	3.000	x 3.800	= 11.400	sq. m.
33.	0.630	x 4.700	= 02.961	sq. m.
34.	5.600	x 3.800	= 21.280	sq. m.
35.	1.090	x 2.660	= 02.899	sq. m.
36.	4.250	x 0.980	= 04.080	sq. m.
37.	1.690	x 0.610	= 01.031	sq. m.
38.	2 X 1.870	x 0.750	= 02.805	sq. m.
39.	1/2 X 1.966	x 0.536	= 00.527	sq. m.
40.	1/2 X 1.920	x 0.295	= 00.283	sq. m.
ADD.	0.75	x 2.400	= 1.800	sq. m.
TOTAL			= 357.949	sq. m.

GROSS AREA
 $782.240 - 357.949 = 424.291$ sq. m. a
 PER. BALCONY AREA (c x 15/115)

PROP. BALCONY AREA				
			$= 55.420$	sq. m.
B1	2 X 1.800	x 2.000	= 07.200	sq. m.
B2	2.500	x 2.000	= 05.000	sq. m.
B3	2.350	x 1.000	= 02.350	sq. m.
B4	1.550	x 2.000	= 03.100	sq. m.
B5	1.700	x 2.000	= 03.400	sq. m.
B6	1.750	x 2.000	= 03.500	sq. m.
B7	2.700	x 1.450	= 03.915	sq. m.
B8	6.950	x 2.000	= 13.900	sq. m.
B9	2.700	x 1.300	= 03.510	sq. m.
B10	3.300	x 2.000	= 06.600	sq. m.
B11	2.100	x 2.000	= 04.200	sq. m.
B12	4.840	x 2.000	= 09.680	sq. m.

TOTAL = 66.355 sq. m. b

EXCESS BALCONY AREA
 $66.355 - 55.420 = 10.935$ sq. m. o

TOTAL = 10.935 sq. m. b

STAIRCASE AREA				
S.	6.000	x 0.150	= 00.750	sq. m.
S1.	5.150	x 4.200	= 21.630	sq. m.
S2.	5.300	x 0.550	= 02.915	sq. m.
S3.	5.800	x 3.050	= 17.690	sq. m.
S4.	5.950	x 0.750	= 04.463	sq. m.
S5.	5.800	x 0.050	= 00.290	sq. m.
S6.	6.600	x 2.660	= 01.596	sq. m.
S7.	4.350	x 2.510	= 10.919	sq. m.
S8.	4.800	x 0.050	= 00.240	sq. m.

TOTAL = 60.492 sq. m. c

DEDUCTION				
39.	1/2 X 1.966	x 0.536	= 00.527	sq. m.
40.	1/2 X 1.920	x 0.295	= 00.283	sq. m.

TOTAL = 00.810 sq. m.

TOTAL STAIRCASE AREA
 $60.492 - 0.810 = 59.682$ sq. m. a

TOTAL = 59.682 sq. m.

TERRACE AREA				
T1.	1.500	x 3.000	= 04.500	sq. m.
T2.	2.800	x 1.500	= 04.200	sq. m.
T3.	3.000	x 1.450	= 04.350	sq. m.

TOTAL = 13.050 sq. m. c

NET B.U.A. (a - b - c)

$424.291 - 55.420 - 59.682$

NET B.U.A. OF FOURTH FLOOR

$= 309.189$ sq. m.

$= 309.189$ sq. m.

This is true & correct
 Approved by _____
 Vice Letter _____
 Dated 24/11/2011

91	1.000	=	00.532	sq.m
92	1.000	=	02.507	sq.m
93	1.000	=	02.500	sq.m
94	1.000	=	01.590	sq.m
95	1.000	=	01.710	sq.m
96	1.000	=	02.680	sq.m
97	1.000	=	01.790	sq.m
98	1.000	=	05.430	sq.m
99	1.000	=	08.880	sq.m
100	1.000	=	03.150	sq.m
101	1.000	=	08.130	sq.m
102	1.000	=	04.840	sq.m
103	2.100	=	11.300	sq.m
104	1.438	=	08.042	sq.m
				60.812 sq.m b

STAIRCASE AREA				
3.000	x	0.150	=	00.750 sq.m
3.500	x	4.200	=	21.630 sq.m
3.300	x	0.550	=	02.915 sq.m
5.000	x	3.050	=	17.690 sq.m
3.000	x	0.750	=	04.463 sq.m
3.000	x	0.050	=	00.290 sq.m
0.600	x	2.660	=	01.596 sq.m
4.700	x	2.510	=	10.919 sq.m
4.800	x	0.350	=	00.240 sq.m
				60.482 sq.m c

DEDUCTION				
1/2	x	966	x	0.536 = 00.527 sq.m
1/2	x	920	x	0.285 = 00.283 sq.m
				TOTAL = 00.810 sq.m

TOTAL GARAGE AREA				
66492	-	0.810	=	59.682 sq.m d
				TOTAL = 59.682 sq.m

TERRACE AREA				
1.500	x	3.300	=	04.950 sq.m
2	x	2.800	x	1.500 = 08.400 sq.m
2.750	x	1.500	=	04.125 sq.m
2.900	x	1.500	=	04.350 sq.m
3.000	x	1.500	=	04.500 sq.m
2.800	x	1.500	=	04.200 sq.m
				TOTAL = 30.525 sq.m e

LESS - 682
 1ST FLOOR
 = 347.68 sq.m
 = 347.68 sq.m

SIGN OF OWNER			
SIGN OF ARCHITECT			
REVISION			
SR.NO.	DATE	DESCRIPTION	
PROJECT	PROPOSED BUILDING(G.E.S) ON PLOT NO.13, SECT OR-34, KAMOTHE, NAVI MUMBAI.		
OWNER	SHRI. BALYA H. MHASKAR.		
MUNICIPAL PROPOSAL DRAWING			
SAMA	1 100	24/10/04	PCV 353
DRAWN BY	SCALE	DATE	DRAWING NO
<h2 style="margin: 0;">VASTUSHREE</h2> <p style="margin: 5px 0;">ARCHITECT & PLANNER</p> <p style="margin: 5px 0;">INDRA PRASHTHA 1ST FLOOR PLOT NO. 1</p> <p style="margin: 5px 0;">SECTOR-18, KHANDA COLONY</p> <p style="margin: 5px 0;">NEW PANVEL, NAVI MUMBAI.</p>			

THIRD FLOOR AREA CALCULATION

BLOCK AREA	30 040	x 28.000	= 781 040	sq.m.
DEDUCTION	1 900	x 3.650	= 06.935	sq.m.
	5.750	x 0.350	= 02 013	sq.m.
	7 100	x 2.200	= 15 620	sq.m.
	8.990	x 2.200	= 19 778	sq.m.
	7 720	x 2.300	= 17 756	sq.m.
	10.590	x 2.700	= 28.593	sq.m.
	10.390	x 2.850	= 29.612	sq.m.
	2.250	x 1.950	= 04.388	sq.m.
	0.800	x 0.550	= 00.440	sq.m.
	2.100	x 2.390	= 05.019	sq.m.
	4.650	x 2.980	= 14.453	sq.m.
	2.500	x 2.130	= 05.325	sq.m.
	3.550	x 0.760	= 02.698	sq.m.
	2.300	x 2.120	= 04.876	sq.m.
	2.500	x 2.000	= 05.000	sq.m.
	1.300	x 2.850	= 03.705	sq.m.
	2.800	x 3.610	= 10.108	sq.m.
	3.000	x 2.000	= 06.000	sq.m.
	2.050	x 1.240	= 02.542	sq.m.
	2.050	x 1.240	= 02.542	sq.m.
	6.400	x 2.200	= 14.080	sq.m.
	0.700	x 3.450	= 02.415	sq.m.
	0.550	x 2.700	= 01.485	sq.m.
	2.700	x 1.550	= 04.185	sq.m.
	5.000	x 1.500	= 07.500	sq.m.
	3.250	x 2.000	= 06.500	sq.m.
	2.500	x 0.650	= 01.625	sq.m.
	9 300	x 4.250	= 39.525	sq.m.
	2.900	x 0.550	= 01.595	sq.m.
	1.100	x 0.850	= 00.935	sq.m.
	3.290	x 3.800	= 12.502	sq.m.
	0.340	x 4.550	= 01.547	sq.m.
	5.890	x 3.800	= 22.382	sq.m.
	0.800	x 2.660	= 02.128	sq.m.
	4.540	x 0.980	= 04.358	sq.m.
	1.400	x 0.610	= 00.854	sq.m.
2 X	1.870	x 0.750	= 02.805	sq.m.
39. 1/2 X	1.966	x 0.536	= 00.527	sq.m.
40. 1/2 X	1.920	x 0.295	= 00.283	sq.m.
ADD.				
41.	0.75	x 2.000	= 1.500	sq.m.
TOTAL			= 314.633	sq.m.

GROSS AREA

314.633 - 314.633 = 468.207 sq.m. a

PER. BALCONY AREA (c x 15/115)

PROP. BALCONY AREA x 15/115 = 61.971 sq.m.

B1	2 X	1.800	x 1.000	= 02.500	sq.m.
B2		2.800	x 1.000	= 02.300	sq.m.
B3		2.300	x 1.000	= 01.550	sq.m.
B4		1.550	x 1.000	= 01.700	sq.m.
B5		1.700	x 1.000	= 02.650	sq.m.
B6		2.650	x 1.000	= 01.750	sq.m.
B7		1.750	x 1.000	= 05.400	sq.m.
B8	2 X	2.700	x 1.000	= 06.950	sq.m.
B9		6.950	x 1.000	= 03.150	sq.m.
B10		3.150	x 1.000	= 05.100	sq.m.
B11		5.100	x 1.000	= 04.840	sq.m.
B12		4.840	x 1.000	= 11.300	sq.m.
B13		5.650	x 2.000	= 08.042	sq.m.
B14		5.600	x 1.436		

TOTAL = 60.832 sq.m. b

STAIRCASE AREA

S.	5.000	x 0.150	= 00.750	sq.m.
S1.	5.150	x 4.200	= 21.630	sq.m.
S2.	5.300	x 0.550	= 02.915	sq.m.
S3.	5.800	x 3.050	= 17.690	sq.m.
S4.	5.950	x 0.750	= 04.463	sq.m.
S5.	5.800	x 0.050	= 00.290	sq.m.
S6.	0.600	x 2.660	= 01.596	sq.m.
S7.	4.350	x 2.510	= 10.919	sq.m.
S8.	1.800	x 0.050	= 00.240	sq.m.

TOTAL = 60.482 sq.m. c

DEDUCTION

39.	1/2 X	1.966	x 0.536	= 00.527	sq.m.
40.	1/2 X	1.920	x 0.295	= 00.283	sq.m.

TOTAL = 00.810 sq.m.

TOTAL STAIRCASE AREA

60.482 - 0.810 = 59.682 sq.m. d

TOTAL = 59.682 sq.m.

TERRACE AREA

T1.	1.500	x 3.300	= 04.950	sq.m.	
T2.	2 X	2.800	x 1.500	= 08.400	sq.m.
T3.		2.750	x 1.500	= 04.125	sq.m.
T4.		2.900	x 1.500	= 04.350	sq.m.
T5.		3.000	x 1.500	= 04.500	sq.m.
T6.		2.800	x 1.500	= 04.200	sq.m.

TOTAL = 30.525 sq.m. e

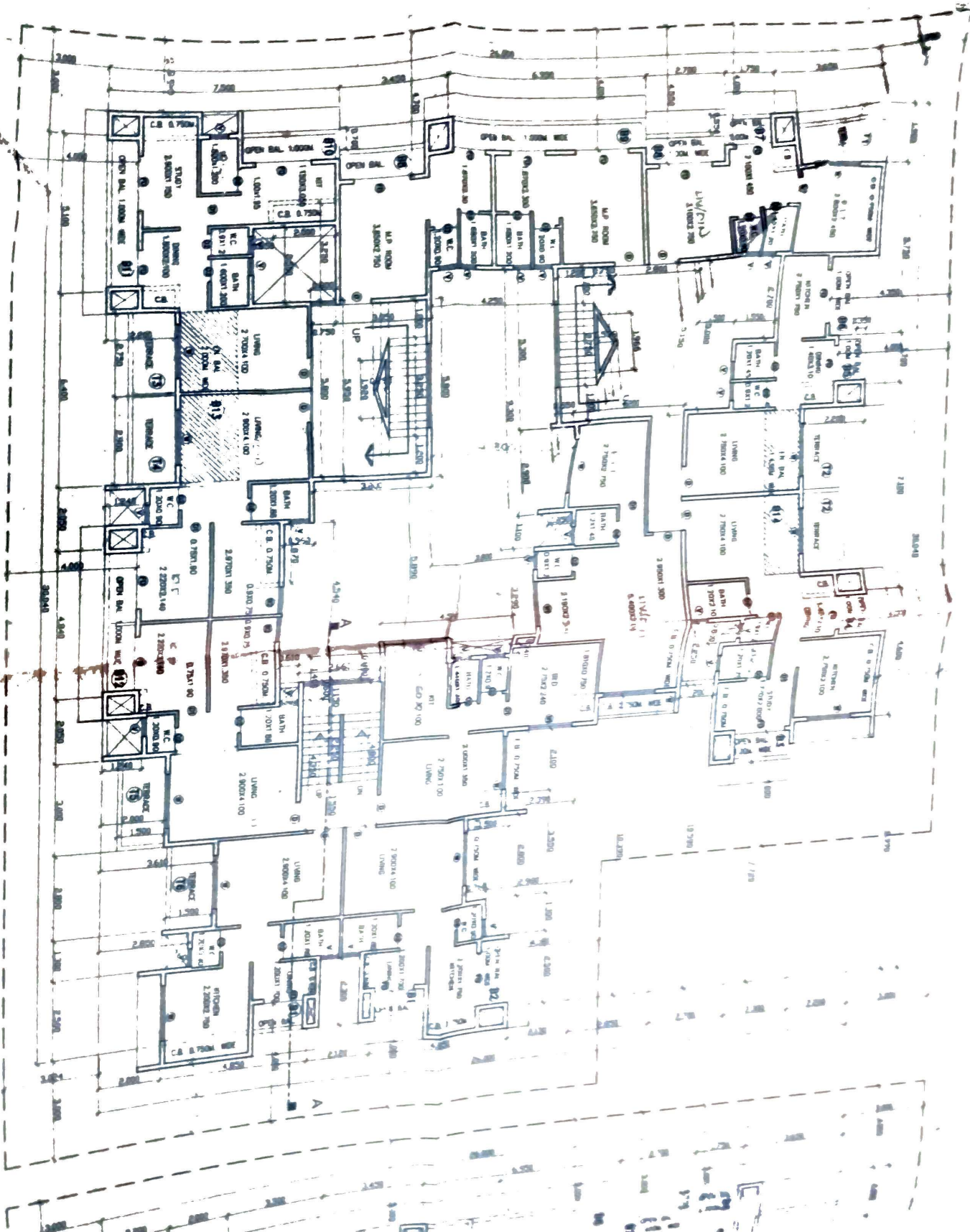
NET B.U.A (a + b - c)

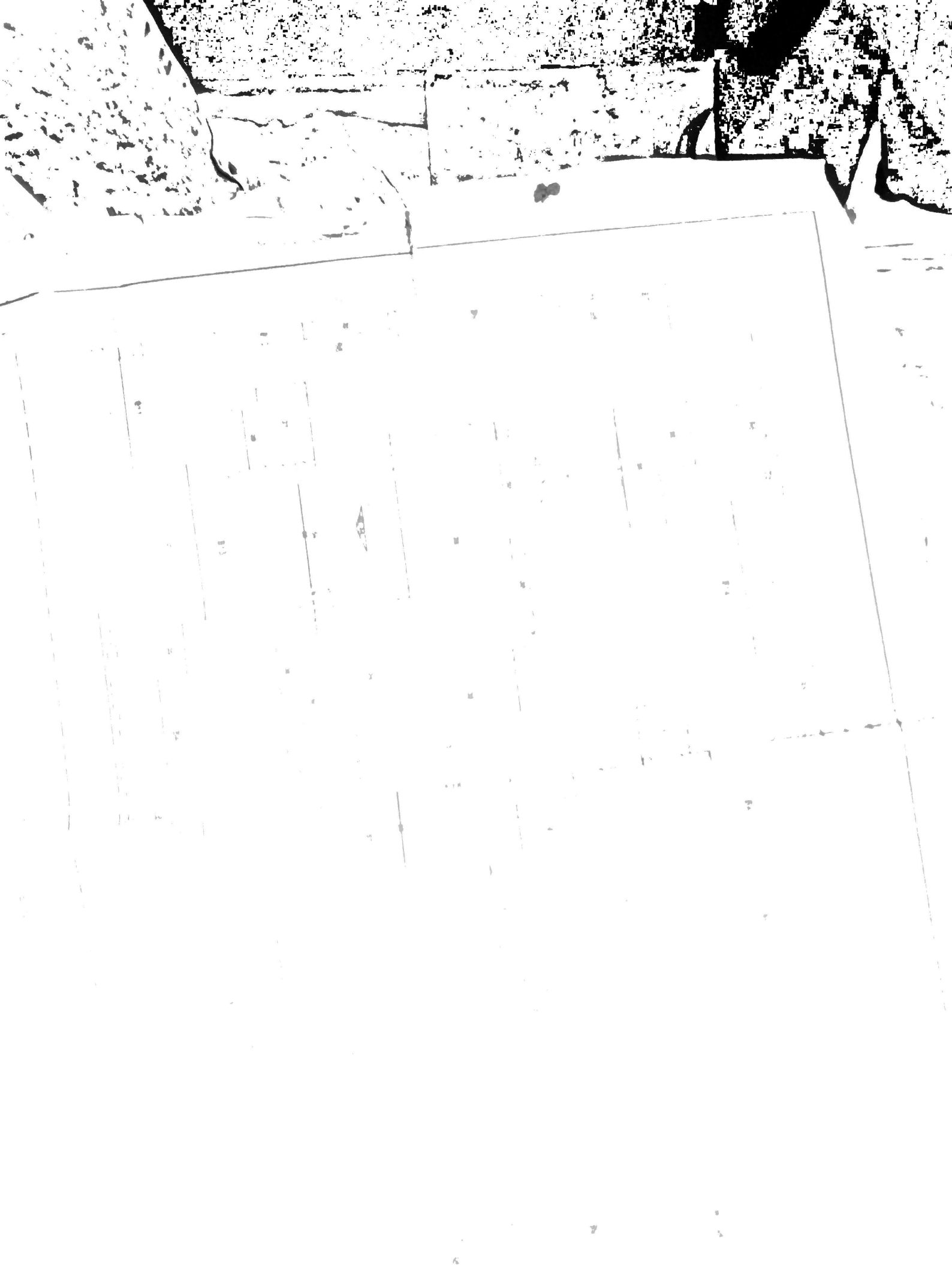
468.207 - 60.832 - 0.810 = 347.682 sq.m.

NET B.U.A OF THIRD FLOOR

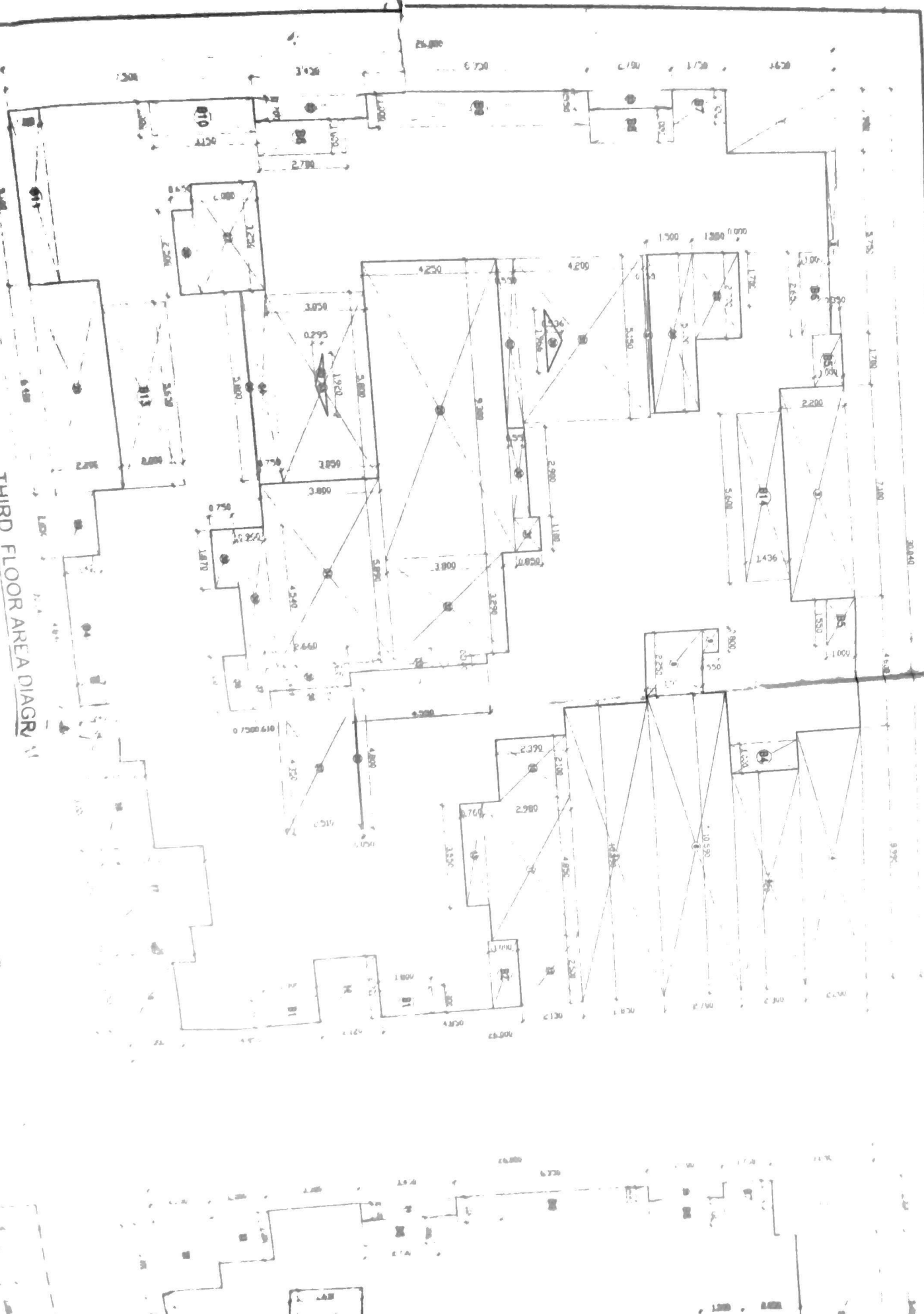
= 347.682 sq.m.

THIRD FLOOR PLAN





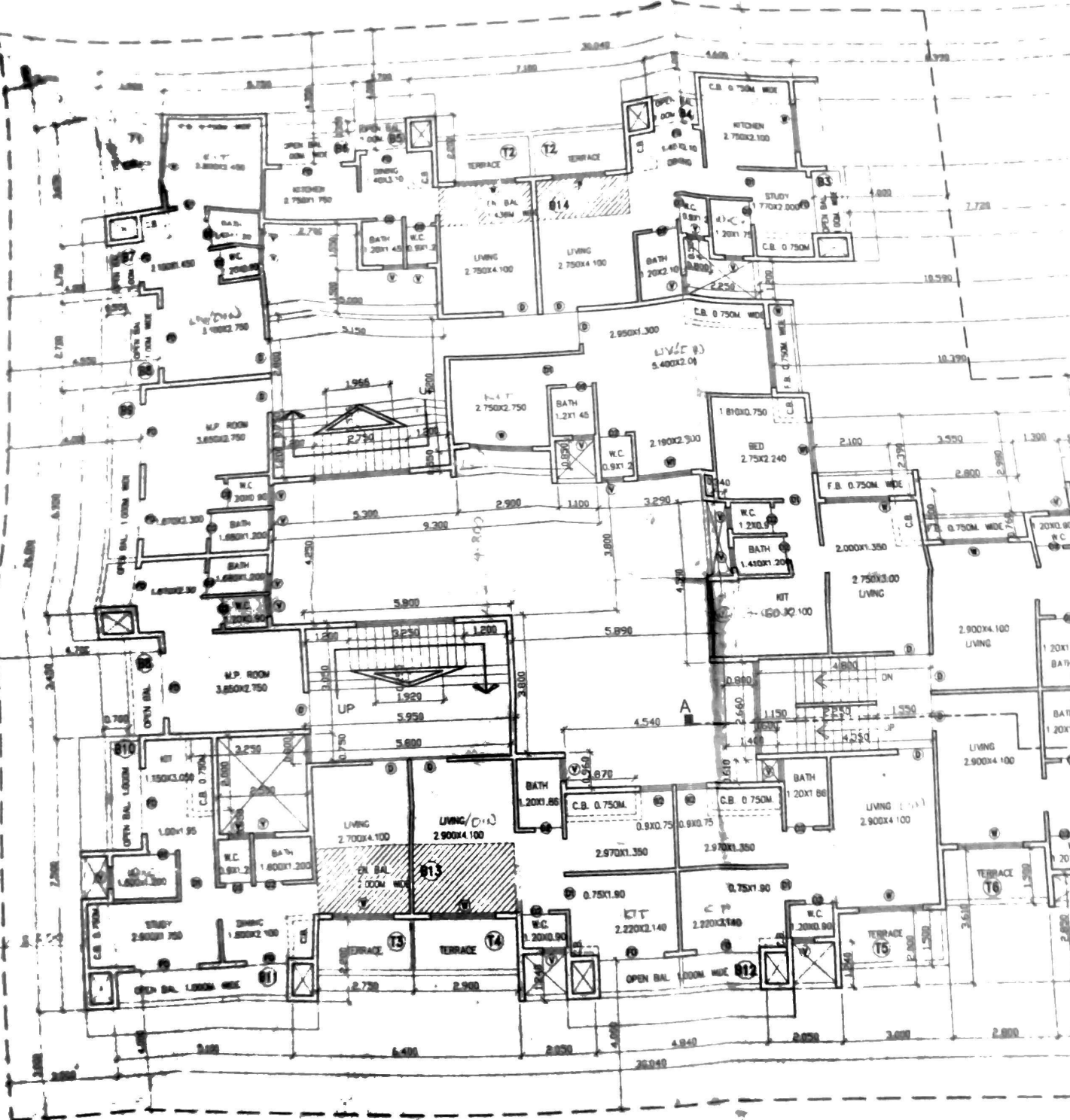
THIRD FLOOR AREA DIAGRAM



THIRD FLOOR PLAN



THIRD FLOOR AREA DIAGRAM



THIRD FLOOR PLAN