

86/7458

पावती

Tuesday, December 22, 2020  
11:53 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8627 दिनांक: 22/12/2020

गावाचे नाव: मोरवे

दस्तऐवजाचा अनुक्रमांक: पवल1-7458-2020

दस्तऐवजाचा प्रकार: ऑनलाईन टू सेल ऑफ फ्लॉट

सादर करणाऱ्याचे नाव: मनोहर मोहन सुळके --

नोंदणी फी

रु. 14500.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 16340.00

आपणास मूळ दस्त, ध्वनेल प्रिंट, सूची-२ अंदाजे

12:06 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु. 650279/-

मोबदला रु. 1442250/-

भरलेले मुद्रांक शुल्का: रु. 43300/-

पं. JOINT S R PANVEL 1

सह दुय्यम निबंधक पनवेल

1) देयकाचा प्रकार: By Cash रकम: रु. 1840/-

2) देयकाचा प्रकार: eChallan रकम: रु. 14500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008654697202021E दिनांक: 22/12/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

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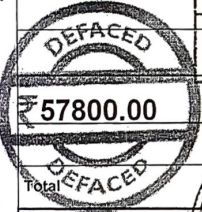
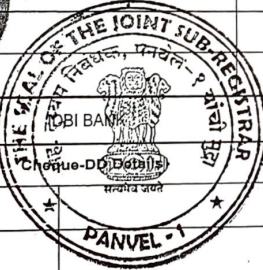


CHALLAN  
MTR Form Number-6



GRN	MH008654697202021E	BARCODE				Date	19/12/2020-15:55:13	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR				PAN No.(If Applicable)	ACNFS0412M				
Location	RAIGAD				Full Name	Sanket Homes				
Year	2020-2021 One Time				Flat/Block No.	Flat No 302 BLDG No 3 A wing Sahakar Dwarka 1				
Account Head Details		Amount In Rs.		Premises/Building	Complex At Morbe village					
0030046401	Stamp Duty	43300.00		Road/Street	Tal Panvel Dist Raigad					
0030063301	Registration Fee	14500.00		Area/Locality	Panvel					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	PAN2=DSQPS5869L~SecondPartyName=Manohar Mohar SULAKE AND other One-					
				Amount In Words	Fifty Seven Thousand Eight Hundred Rupees Only					
Total	₹ 57800.00		57,800.00							
Payment Details	Cheque/DD No.				FOR USE IN RECEIVING BANK					
	Name of Bank				Bank CIN	Ref. No.	69103332020121913249 690911557			
	Name of Branch				Bank Date	RBI Date	19/12/2020-15:58:23 21/12/2020			
					Bank-Branch	IDBI BANK				
					Scroll No. , Date	100 , 21/12/2020				

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Department ID : Mobile No. : 9820514647  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दफ्तरी निबंधक कार्यालयत नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2020.12.28  
07:51:15 IST  
Reason: Secure  
Do Not Remove  
Location: India

Challan Defaced

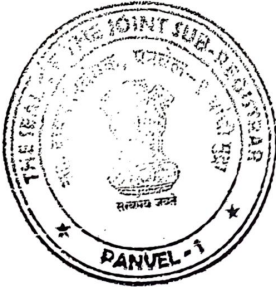
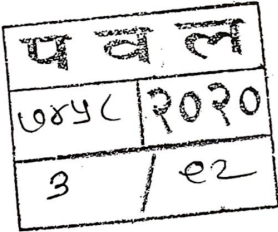
*Sabbu*  
पुसह दुसरे निबंधक कार्यालय

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-86-7458	0004032294202021	22/12/2020-11:53:22	IGR146	14500.00
2	(IS)-86-7458	0004032294202021	22/12/2020-11:53:22	IGR146	43300.00
Total Defacement Amount					57,800.00

Valuation ID		20201222600		मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )		22 December 2020,09:53:14 AM	
मूल्यांकनाचे वर्ष	2020	जिल्हा	रायगड	तालुक्याचे नांव	पनवेल	गांवाचे नांव	मोरखे
क्षेत्राचे नांव	Rural	वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
बांधीव क्षेत्राची माहिती	मिळकतीचे क्षेत्र -	17.875 चौ. मीटर	बांधकामाचे वर्गीकरण -	1-आर सी सी आहे	मिळकतीचा वापर -	निवासी सदनिका	मोजमापनाचे एकक चौ. मीटर
उद्भवान सुविधा -			उद्भवान सुविधा -		मजला -	0 TO 2वर्षे	मिळकतीचा प्रकार -
						1st To 4th Floor	बांधीव
							मूल्यदर/बांधकामाचा दर -
							Rs.3700/-
Sale Type - First Sale		Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
		= (32200 * (100 / 100)) * 1					
		= Rs.32200/-					
मजला निहाय घट/वाढ		= 100% of 32200 = Rs.32200/-					
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
		= 32200 * 17.875					
		= Rs.575575/-					
D) लगतच्या गच्चीचे क्षेत्र		= 5.8 चौ. मीटर					
लगतच्या गच्चीचे मूल्य		= 5.8 * ( 32200 * 40/100 )					
		= Rs.74704/-					
Applicable Rules :		3,18,19					
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भिंबतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझेनाईन मजला क्षेत्र मूल्य + बंदिस्त बालकनी					
		= A + B + C + D + E + F + G + H + I					
		= 575575 + 0 + 0 + 74704 + 0 + 0 + 0 + 0 + 0					
		= Rs.650279/-					

Home

Print



*Shabbir*

प्र सह दुय्यम निबंधक पनवेल १

!! SHREE !!

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४	/ १२



**AGREEMENT FOR SALE**

This Indenture of **Agreement For Sale** is made at Panvel  
on this 21<sup>st</sup> day of Dec. in the year Two Thousand and Twenty.

**Between**

**M/s. SANKET HOMES**, a registered Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at : Flat No. B-104, First Floor, Yashonarayan Building., Plot No. 403-A, Station Road, Panvel – 410 206, Taluka Panvel, Dist. Raigad, through its Partners **Miss. Sarita Rajaram Nikam**, Age : 28 Years, Occupation : Builder- Developer, hereinafter called and referred to as “**the Promoter**” (**Builder-Developer**) of the **First Part**;

**And**

S.M.Sulake

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721.2  
5.7  
727.0  
521.0  
3  
526.2  
61.4

Mr. Manohar Mohan Sulake &

Mrs. Sarika Manohar Sulake

R/at: Room No. 2140/765, Sairaj Chawl, Ganesh Nagar, Chinchpada, Airoli, Navi Mumbai- 400708

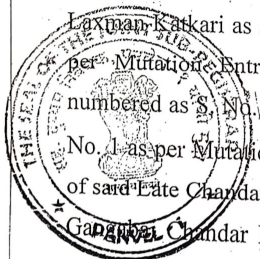
herein after referred to as 'the Allottee/s/s' (Purchaser/s) of the Second Part;

(Party of the First Part and Second Part are herein after collectively referred as 'the Parties')

WHEREAS the landed properties bearing S. No. 195, H. Nos. 1, 2 & 4 (New H. Nos. 6, 1 & 2) & S. No. 197, H. Nos. 1 & 2 being, lying, and situate at revenue village MORBE, Taluka Panvel, District Raigad within the limits of Panchayat Samiti Panvel of Zilla Parishad Raigad and outside the limits of Panvel Municipal Council and within the registration District Raigad and Sub-district Panvel i.e. within the registration jurisdiction of the Sub-Registrar of Assurances, Panvel, at Panvel, which are more particularly described in the SCHEDULE - I written herein below are own, possess and entitled by SHRI. SURYAKANT SHAMRAO WADKAR. AND for the sake of brevity, the abovementioned properties, which are more particularly described in SCHEDULE - I written herein below are called and referred herein after in this Agreement, as 'the said properties.'

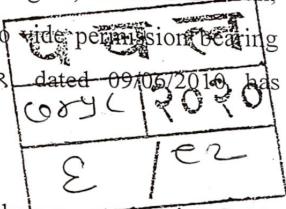
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AND WHEREAS out of the said properties the property bearing S. No. 195, H. No. 1 was previously owned by adivasi khatedar Late Chandar Laxman Katkari as same was allotted to him by Govt. of Maharashtra as per Mutation Entry No. 1307. The said property was previously numbered as S. No. 194, H. No. 1 and same is changed as S. No. 195, H. No. 1 as per Mutation Entry No. 1522. AND WHEREAS on the demise of said Late Chandar Laxman Katkari names of his legal heirs i.e. 1. Smt. Gaganbai Chandar Katkari, 2. Shri. Dashrath Chandar Katkari, 3. Smt. Ladakibai Magshir Katkari, 4. Smt. Devakabai Ram Katkari, 5. Smt. Gulabbai Harishchandra Katkari & 6. Smt. Savitribai Dashrath Katkari



Signature: S.M. Sulake मनीश्व सुलके S.M. Sulake

were mutated to the revenue record of the said property as per Mutation Entry No. 2071. AND WHEREAS the said property bearing S. No. 195, H. No. 1 is purchased by Shri. Suryakant Shyamrao Wadkar by Sale Deed dated 20/10/2010, which is duly registered in the office of Sub-Registrar of Assurances, Panvel-1 at Panvel on 26/10/2010 vide Document No. पवल-1- 12692/2010. AND WHEREAS prior to execution and registration of the said Sale Deed Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai vide permission bearing No. क्रमांक/मशा/कार्या-२/जमिन(२)/सीआर-४३७/२०१० dated 18/05/2010 has given permission to sell and transfer the said land by it's previous owners 1. Smt. Gangabai Chandar Katkari, 2. Shri. Dashrath Chandar Katkari, 3. Smt. Ladakibai Magshir Katkari, 4. Smt. Devakabai Ram Katkari, 5. Smt. Gulabbai Harishchandra Katkari & 6. Smt. Savitribai Dashrath Katkari who are adivasi khatedars to said Shri. Suryakant Shyamrao Wadkar, who is non adivasi and in pursuance to the said permission of Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai, Hon'ble Collector, Raigad also vide permission bearing No. क्र. टेनन्सी/कात-४/२२२६७०/टो.नं.१०१०/०९ dated 09/05/2010, has granted permission for the same.



AND WHEREAS out of the said properties the property bearing S. No. 195, H. No. 2 was previously owned by adivasi khatedar Late Dwarakya Nagu Katkari as same was allotted to him by Govt. of Maharashtra as per Mutation Entry No. 1307. The said property was previously numbered as S. No. 194, H. No. 2 and same is changed as S. No. 195, H. No. 2 as per Mutation Entry No. 1522. AND WHEREAS on the demise of said Late Dwarakya Nagu Katkari name of his legal heirs i.e. Yamuna Kaluram Waghe was mutated to the revenue record of the said property as per Mutation Entry No. 2136 and on the demise of said Late Yamuna Kaluram Waghe name of her legal heirs i.e. Gopinath Kaluram Katkari@Waghe was mutated to the revenue record of the said property as per Mutation Entry No. 2186. AND WHEREAS the said property

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bearing S. No. 195, H. No. 2 is purchased by Shri. Suryakant Shyamrao Wadkar by Sale Deed dated 16/04/2012, which is duly registered in the office of Sub-Registrar of Assurances, Panvel-1 at Panvel on 18/04/2012 vide Document No. पवेल-1- 4874/2012. AND WHEREAS prior to execution and registration of the said Sale Deed Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai vide permission bearing No. क्रमांक/मशा/कार्या-२/जमिन(२)/सीआर-४८६/२०१०, dated 23/08/2010 has given permission to sell and transfer the said land by it's previous owner Gopinath Kaluram Katkari who are adivasi khatedars to said Shri. Suryakant Shyamrao Wadkar, who is nonadivasi and in pursuance to the said permission of Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai, Hon'ble Collector, Raigad also vide permission bearing No. क्र. कुळवहीवाट/कात-४/ टोकन नं. १२५२/०९, dated 10/11/2010 has granted permission for the same.

AND WHEREAS out of the said properties the property bearing S. No. 195, H. No. 4 was previously owned by adivasi khatedar Late Gangya Sakhya Katkari as same was allotted to him by Govt. of Maharashtra as per Mutation Entry No. 1307. The said property was previously numbered as S. No. 194, H. No. 4 and same is changed as S. No. 195, H.

No. 4-as per Mutation Entry No. 1522. AND WHEREAS on the demise of said Late Gangya Sakhya Katkari names of his legal heirs i.e. 1. Shri.

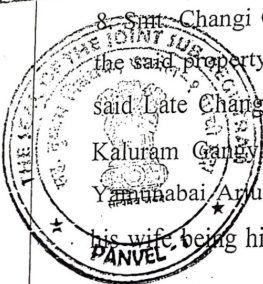
Bhiva Gangya Katkari, 2. Shri. Kaluram Gangya Katkari, 3. Shri. Maruti Gangya Katkari, 4. Shri. Ram Gangya Katkari, 5. Smt. Yamunabai Arjun Waghmare, 6. Smt. Seeta Dadu Wagh, 7. Smt. Parvati Shanivar Wagh, &

8. Smt. Changi Gangya Katkari were mutated to the revenue record of the said property as per Mutation Entry No. 1558 and on the demise of

said Late Changi Gangya Katkari names of his legal heirs i.e. 1. Shri. Kaluram Gangya Katkari, 2. Shri. Maruti Gangya Katkari & 3. Smt.

Yamunabai Arjun Waghmare, 4. Bhiva Gangya Katkari since deceased his wife being his sole legal heir Smt. Dharmi Bhiva Katkari & 5. Ram

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Gangya Katkari since deceased his wife being his sole legal heir Smt. Nanda Ram Katkari were mutated to the revenue record of the said property as per Mutation Entry No. 2137. AND WHEREAS the said property bearing S. No. 195, H. No. 4 is purchased by Shri. Suryakant Shyamrao Wadkar by Sale Deed dated 16/04/2012, which is duly registered in the office of Sub-Registrar of Assurances, Panvel-1 at Panvel on 20/04/2012 vide Document No. पवल्-1- 5048/2012. AND WHEREAS prior to execution and registration of the said Sale Deed Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai vide permission bearing No. क्र. मशा/कार्या-२/जमिन-२/सीआर-६३३/२०११, dated 28/09/2011 has given permission to sell and transfer the said land by it's previous owners 1. Shri. Kaluram Gangya Katkari, 2. Shri. Maruti Gangya Katkari, 3. Smt. Yamunabai Arjun Waghmare, 4. Smt. Seeta Dadu Wagh, 5. Smt. Parvati Shanivar Wagh, 6. Smt. Dharmi Bhiva Katkari & 7. Smt. Nanda Ram Katkari who are adivasi khatedars to said Shri. Suryakant Shyamrao Wadkar, who is nonadivasi and in pursuance to the said permission of Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai, Hon'ble Collector, Raigad also vide permission bearing No. क्र. कुळवहीवाट/टी-४/टो.नं. १९९४/१०, dated 21/01/2012 has granted permission for the same.

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AND WHEREAS out of the said properties the property bearing S. No. 197, H. No. 1 was previously owned by adivasi khatedar Late Ziparya Bada Katkari as same was allotted to him by Govt. of Maharashtra as per Mutation Entry No. 1307. The said property was previously numbered as S. No. 196, H. No. 1 and same is changed as S. No. 197, H. No. 1 as per Mutation Entry No. 1522. AND WHEREAS on the demise of said Late Ziparya Bada Katkari name of his legal heir i.e. 1. Shri. Bada Ziparya Katkari, 2. Shri. Pandu Ziprya Katkari, 3. Shri. Maruti Ziparya Katkari, 4. Smt. Bhuri Sitaram Wagh & 5. Smt. Gangubai Ziparya Katkari were mutated to the revenue record of the said property as per Mutation Entry



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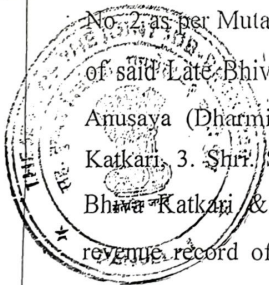


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No. 1560 and on the demise of said Late Gangubai Ziparya Katkari name of his legal heir i.e. 1. Shri. Bada Ziparya Katkari, 2. Shri. Pandu Ziprya Katkari, 3. Shri. Maruti Ziparya Katkari & 4. Smt. Bhuri Sitaram Wagh were mutated to the revenue record of the said property as per Mutation Entry No. 2184. AND WHEREAS the said property bearing S. No. 197, H. No. 1 is purchased by Shri. Suryakant Shamrao Wadkar by Sale Deed dated 29/12/2010, which is duly registered in the office of Sub-Registrar of Assurances, Panvel-1 at Panvel on 16/03/2011 vide Document No. पवल-1- 3912/2011. AND WHEREAS prior to execution and registration of the said Sale Deed Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai vide permission bearing No. क्रमांक/मशा/कार्या-२/जगिन(२)/सीआर-४८४/२०१०, dated 23/08/2010 has given permission to sell and transfer the said land by it's previous owner 1. Shri. Bada Ziparya Katkari, 2. Shri. Pandu Ziprya Katkari, 3. Shri. Maruti Ziparya Katkari & 4. Smt. Bhuri Sitaram Wagh who is adivasi khatedar to said Shri. Suryakant Shamrao Wadkar, who is nonadivasi and in pursuance to the said permission of Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai, Hon'ble Collector, Raigad also vide permission bearing No. क्र. .../डिवाट/कात-४/टोकन नं. १२५१/०९, dated 10/11/2010 has granted permission for the same.

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AND WHEREAS out of the said properties the property bearing S. No. 197, H. No. 2 was previously owned by adivasi khatedar Late Bhiva Gangya Katkari as same was allotted to him by Govt. of Maharashtra as per Mutation Entry No. 1307. The said property was previously numbered as S. No. 196, H. No. 2 and same is changed to S. No. 197, H.



No. 2 as per Mutation Entry No. 1522. AND WHEREAS on the demise of said Late Bhiva Gangya Katkari name of his legal heir i.e. 1. Smt. Anusaya (Dharmi) Bhiva Katkari, 2. Shri. Suresh (Harman) Bhiva Katkari, 3. Shri. Sanjay (Santosh) Bhiva Katkari, 4. ... Hina (Pinky) Bhiva Katkari & 5. Shri. Arun Bhiva Katkari were mutated to the revenue record of the said property as per Mutation Entry No. 2072.

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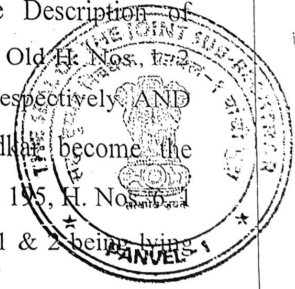
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AND WHEREAS the said property bearing S. No. 197, H. No. 1 is purchased by Shri. Suryakant Shamrao Wadkar by Sale Deed dated 20/10/2010, which is duly registered in the office of Sub-Registrar of Assurances, Panvel-1 at Panvel on 26/10/2010 vide Document No. ioyl-12690/2010. AND WHEREAS prior to execution and registration of the said Sale Deed Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai vide permission bearing No. क्रमांक/मशा/कार्या-२/जमिन(२)/सीआर-४३४/२०१०, dated 18/05/2010 has given permission to sell and transfer the said land by it's previous owner 1. Smt. Anusaya (Dharmi) Bhiva Katkari, 2. Shri. Suresh (Hanuman) Bhiva Katkari, 3. Shri. Sanjay (Santosh) Bhiva Katkari, 4. Smt. Hira (Pinky) Bhiva Katkari & 5. Shri. Arun Bhiva Katkari who is adivasi khatedar to said Shri. Suryakant Shamrao Wadkar, who is nonadivasi and in pursuance to the said permission of Hon'ble Divisional Commissioner, Konkan Region, Konkan Bhavan, Navi Mumbai, Hon'ble Collector, Raigad also vide permission bearing No. क्र. टेनन्सी/कात-४/२२२६७७/टो. नं. १०१४/०९, dated 09/06/2010 has granted permission for the same.

**THUS** said Shri. Suryakant Shyamrao Wadkar become absolute lawful Owner of the properties bearing 195, H. Nos. 1, 2, 4 & S. No. 197, H. Nos. 1, 2. **BUT THENAFTER** as per the Amended Akarphode Patrak issued by Hon'ble Dy. Superintendent Land Records, Panvel vide his Order bearing No. भुमापन/आकारफोड/मौजे मोर्बे/दु.र.नं. २१४/१०१२/६६३५ dated 07/12/2012 has changed the numbers, area and assessment of the properties bearing S. No. 195, H. Nos. 1, 2 & 4 and as per the Mutation Entry No. 2381 same is effected on the 7x12 extract of the said properties, which is specifically mentioned in the Description of properties i.e. **SCHEDULE - I**, AND accordingly the Old H. Nos. 1, 2 & 4 of the S. No. 195 are changed to H. Nos. 6, 1 & 2 respectively. **AND THEREFORE** said Shri. Suryakant Shyamrao Wadkar become the absolute lawful owner of the said properties i.e. S. Nos. 195, H. Nos. 1 & 2 (Old H. Nos. 1, 2 & 4) and S. No. 197, H. Nos. 1 & 2 being living

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and situate at Village Morbe, Taluka Panvel, which are more particularly described in the SCHEDULE - I written herein under.

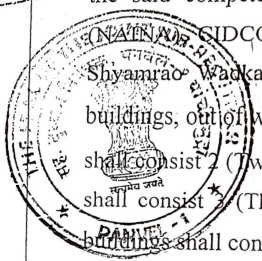
AND WHEREAS by the Order bearing Order No. ममा/एल.एन.ए. १(ब)/एस.आर. १७६/२०१३, dated 31/01/2014, Hon'ble Collector, Raigad has granted and sanctioned the permission for the Non-Agricultural use of the said properties.


AND WHEREAS the owner of the said properties i.e. Shri. Suryakant Shyamrao Wadkar, in view to develop the said property for the purpose of sell and transfer the various units in the buildings to be constructed on the said property on ownership basis as per the provisions of the Maharashtra Ownership Flats Act, have applied to the competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO for getting sanction the plans and for obtaining Development Permission under the provisions of Maharashtra Regional and Town Planning Act, 1966, upon which the competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO had sanctioned building plans and development permission vide their letter Dated 24/07/2015, bearing No. CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2015/1042, AND

Accordingly said competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO had issued Commencement Certificate as required under the provisions of Maharashtra Regional and Town Planning Act, 1966, vide their letter Dated 24/07/2015, bearing No. CIDCO/NAINA/PANVEL /Morbe/BP-103/CC/2015/1043, by which the said competent Town Planning Authority i.e. Associate Planner

(NAINA), CIDCO had allowed/permitted the owner - Shri. Suryakant Shyamrao Wadkar to construct 8 (Eight) Ground + 2 Upper storied buildings, out of which 6 (Six) buildings i.e. building Nos. 2 to 4 & 6 to 8 shall consist 2 (Two) Wings each and 2 buildings i.e. building Nos. 1 & 5 shall consist 3 (Three) Wings each and in all i.e. all the the 8 (Eight) buildings shall consist Total 210 Residential Units.

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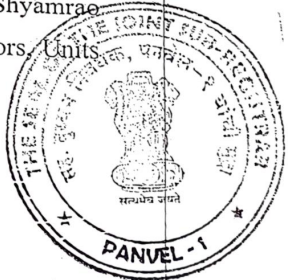


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**AND WHEREAS** as per the abovementioned sanctioned and granted Building Plans and Commencement certificate/Building Permit, out of the total available Floor Space Index (FSI) for the said property i.e. 1.0 (One), the total FSI consumed is 0.671 and the FSI of 0.329 was kept balance, which was allowed to be utilized by the owner of the said properties i.e. Shri. Suryakant Shyamrao Wadkar, in future by obtaining fresh Building Permission from the Competent Authority.

**AND WHEREAS** the owner of the said properties i.e. Shri. Suryakant Shyamrao Wadkar once again by his application dated 02/02/2017, applied to the competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO for getting sanctioned the amended building plans and for obtaining amended development permission, upon which the competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO has sanctioned building plans and development permission vide their letter **Dated 13/04/2017**, bearing No. **CIDCO/NAINA/PANVEL /Morbe/BP-103/CC/2017/234**, AND Accordingly said competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO has issued **Commencement Certificate** as required under the provisions of Maharashtra Regional and Town Planning Act, 1966, vide their letter **Dated 13/04/2017**, bearing No. **CIDCO/NAINA/PANVEL /Morbe/BP-103/CC/2017/235** (which shall supersede the previous **Commencement Certificate** bearing No. bearing No. **CIDCO/NAINA/PANVEL /Morbe/BP-103/CC/2015/1043**, dated 24/07/2015), by which the said competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO has allowed/ permitted the owner - Shri. Suryakant Shyamrao Wadkar to construct 8 (Eight) buildings consisting Wings, Floors, Units and Built Up Area as mentioned in the following Table :-

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Bldg. No with Wings	Pred. Use	No. of Floors	No. of Units		BUA in Sq. Mtrs.
			Resi.	Comm	
1, (Wing A, B, & C)	Residential	Ground+4	60	0	1875.810
2, (Wing A & B)	Residential	Ground+4	40	0	942.585
3, (Wing A & B)	Residential	Ground+3	32	0	749.532
4, (Wing A, B)	Residential	Ground (Pt Stilt)+4	33	0	1058.978
5, (Wing A, B & C)	Residential	Stilt+4	48	0	1544.317
6, (Wing A & B)	Residential	Ground+4	40	0	942.585
7, (Wing A & B)	Residential	Ground+4	40	0	942.585
8, (Wing A & B)	Residential	Ground+4	40	0	942.585
<b>TOTAL</b>			<b>333</b>	<b>0</b>	<b>8998.977</b>

AND WHEREAS for the sake of brevity, the abovementioned properties, which are more particularly described in **Schedule - I** written herein below are called and referred herein after in this Agreement, as the "project land". AND the copies of the Village Form VII and XII of the abovementioned properties i.e. the properties more particularly described in **Schedule - I** written herein below are appended hereto as "**Annexure - 1**" (Collectively) and the copies of the Index-II of the abovementioned Development Agreements and Supplementary Agreement are appended hereto as "**Annexure - 2**" (Collectively).

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AND WHEREAS the abovementioned buildings along with the common amenities/facilities to be provided therein, which are more particularly described in the "**Third Schedule**", written herein under, is herein after in this agreement, mentioned as the "said project". Copy of the order of competent Town Planning Authority i.e. Associate Planner (NAINA), CIDCO has sanctioned building plans and development permission vide their letter Dated 13/04/2017, bearing No. CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2017/234 mentioned herein above, is appended hereto as "**Annexure - 3**".



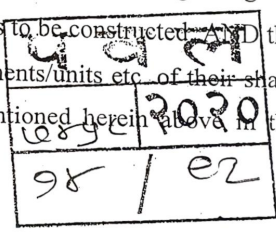
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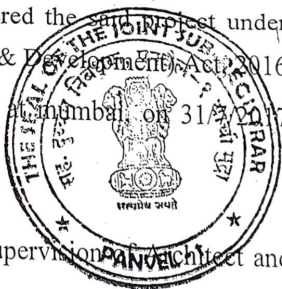
S.M.Sulake

1. **AND WHEREAS** the Promoter has appointed **AN ARCH** as an **architect**, having Address :- Office No. - 201, Gauri Complex, Plot No. 19, Sector - 11, CBD Belapur, - 400614, **An Architect**, registered with the Council of Architects and the said agreement is as per the agreement prescribed by the Council of Architects. The Promoter has also appointed **VINIT CONSULTANT**, having Address A - D3, Mangal Tower, plot no. 53, Sector-17, Vashi Mumbai, as **Structural Engineers**, for the preparation of structural designs and drawings of the buildings. And the Promoter shall keep engaged the Architect and the Structural Engineer with the project who shall professionally supervise the same till the completion thereof. The Promoter has also engaged the Civil Contractor namely, 1) **JEETU ENTERPRISES**, having Address :- Flat - B -201, Plot No. - 20, Sector - 2A, Samruddhi Apt. Karanjade, Pargaon Sec Panvel., & 2) **JAMUNA ENTERPRISES** having Address :- Room No. 206, 2<sup>nd</sup> Floor, Ganesh Lila Building, Sector - 5, Plot No. 23, Kamothe, Navi Mumbai - 410209., for all types of construction/Civil works of the said entire project.

**AND WHEREAS** the Promoter have completed all the legal formalities with respect to the right, title and interest of the Promoter regarding the said Project Land on which the said Project is to be constructed **AND** the promoter herein have right to sell the apartments/units etc. of their share as per the Development Agreement as mentioned herein above in the recital of the said agreement.



**AND WHEREAS** the promoter have registered the said project under the provisions of The Real Estate (Regulation & Development) Act, 2016 with The Real Estate Regulatory Authority of Mumbai on 31/07/2017 under Registration No. **P52000002292**.



**AND WHEREAS** the promoter, under the supervision of Architect and Structural Designer and through the contractor appointed/engaged by them, are presently constructing on the project land the residential

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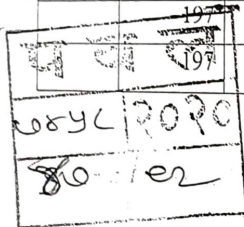
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:- ABOVE REFERRED SCHEDULE - I :-

All that piece and parcel of land and ground being, lying and situate at revenue village MORBE, Taluka Panvel, District Raigad and within the Division and District Raigad Sub-Division and Taluka Panvel and outside the limits of the Panvel Municipal Council and within the limits of Zilla Parishad Raigad and Panchayat Samiti - Panvel and within the registration jurisdiction of Sub-Registrar Of Assurances, Panvel and described in the revenue record as follows :-

	S. No.	H. No.	AREA			Asst. Rs.=Ps.
			Paddy H.-Rs.Pt.	Varkas H.-Rs.Pt.	Total H.-Rs.Pt.	
Old	195	2	0-20.0	0-02.0	0-22.0	3=97
New	195	1	0-20.0	0-02.0	0-22.0	4=00
Old	195	4	0-20.0	0-01.0	0-21.0	3=97
New	195	2	0-20.0	0-01.0	0-21.0	4=00
Old	195	1	0-19.6	0-02.6	0-22.2	3=96
New	195	6	0-19.6	0-02.6	0-22.2	4=00
		1	0-14.0	0-00.8	0-14.8	1=53
		2	0-14.8	0-01.8	0-15.8	1=53



:- The First Schedule :-

The premises of the Flat/Apartment/ Unit/Shop/Office bearing No. 302, having carpet area of 16.25 Sq. Mtrs. i.e. 174.91 Sq. Fts. and other components which not included in carpet area as per rera like terrace etc. measuring 5.80 Sq. Mtrs. i.e. 62.53 Sq. Fts. on the **Third Floor** of the Building No. 3, Wing 'A' in the said project known as **SAHAKAR DWARKA - I** being constructed on the properties described in the Schedule I herein above written.

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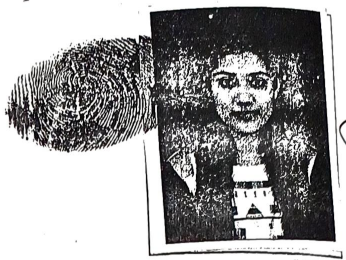
IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for sale at PANVEL in the presence of attesting witnesses, on the day first herein above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter**  
:- SIGNED, SEALED AND DELIVERED

By the within named VENDORS/DEVELOPERS

M/s. SANKET HOMES  
(PAN No. ACNFS0412M )

a registered Partnership Firm Through it's partners  
1. Miss. Sarita Rajaram Nikam



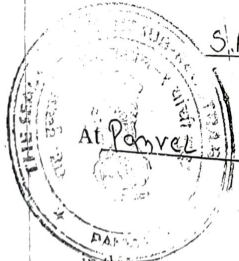
**SIGNED AND DELIVERED BY THE WITHIN NAMED Allottee/s :-**

1. Mr. Manohar Mohan Sulake  
(Pan No. DSQPS5869L)



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2. Mrs. Sarika Manohar Sulake  
(Pan No. JOXPS0816G)



S.M. Sulake

S.M. Sulake

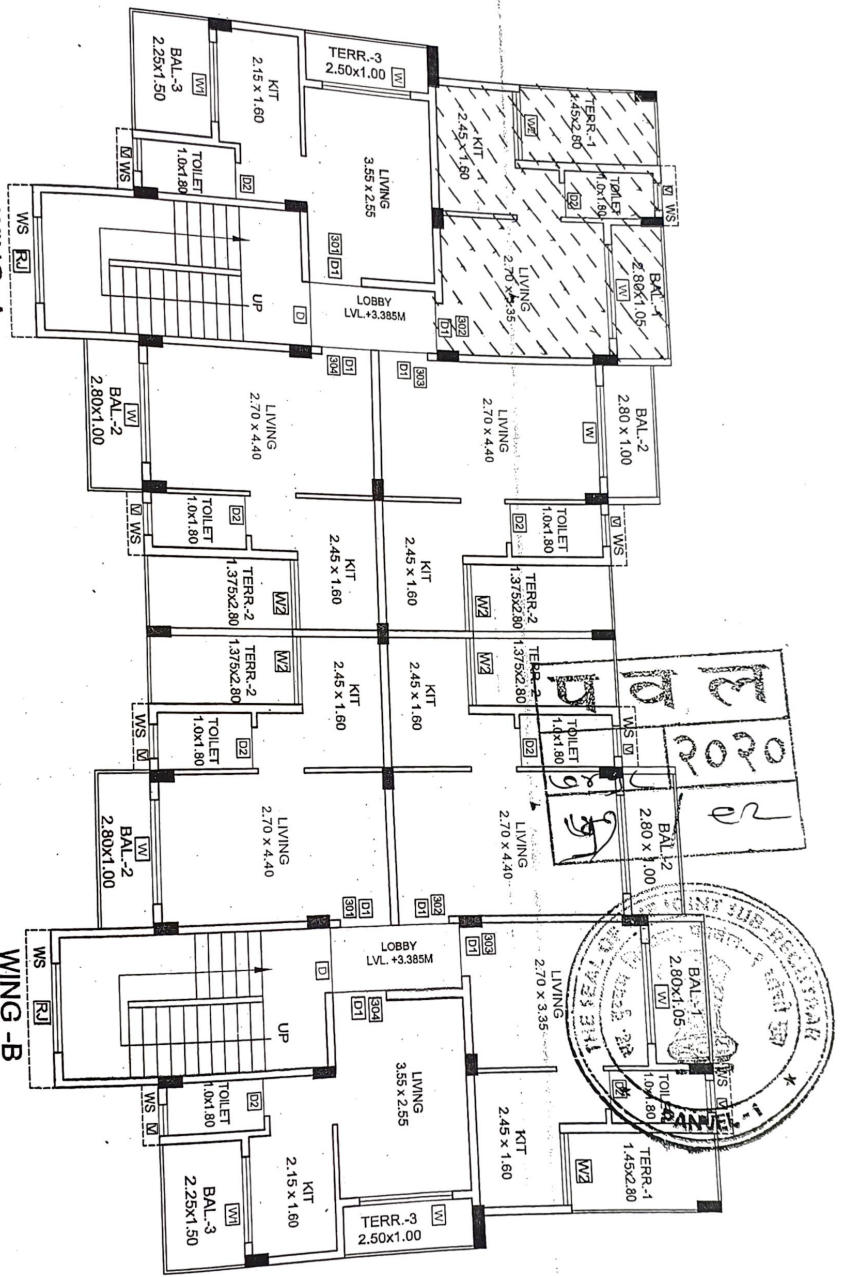
At Panvel on 21/12/2020

in the presence of :

1. Chade S. Z. [Signature]
2. Anur Rana [Signature]



THIRD FLOOR PLAN  
 WING-A  
 BLDG NO. 8 FLAT NO. 302





**Maharashtra Real Estate Regulatory Authority**  
**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**  
**FORM 'F'**  
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Sahakar Dwarka I**  
**Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 195 -1,2,6 AND 197-1,2 at Marbe, Panvel, Raigarh, 410206**  
registered with the regulatory authority vide project registration certificate bearing No P52000002292 of

1. Sanket Homes having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, Pin: 410206.**

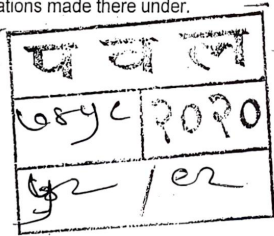
2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 (l) of sub-section (2) of section 4 read with Rule 5;

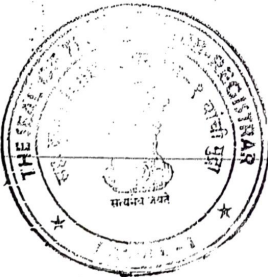
OR

That entire of the amounts to be realised hereinafter by me/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 up to **30/06/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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: 28/06/2019  
Place: Mumbai



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 6/28/2019 1:28:14 PM

**SANDEEP R. JAGE.**  
**B.S.L., LL.B.**  
**ADVOCATE HIGH COURT**

Office : Flat No. 2, Bldg. No. 'A', Jainagar CHS Ltd., 52 Bunglow, Court Road, Panvel-410 206, Dist-Raigad.  
 No. MAH/ 152/ 2000.  
 Ph. No. : (022) 27454548 / Mob. No. : 09324 454548.

DATE: 27/08/2015.

-: TITLE CERTIFICATE :-

On the request of M/s. SANKET HOMES, a registered Partnership Firm, having its office at : Flat No. B-104, First Floor, Yashonarayan Building., Plot No. 403-A, Station Road, Panvel - 410 206, Taluka Panvel, Dist. Raigad, through its Partners 1. Shri. Amit Ashok Jadhav & 2. Miss. Sarita Rajaram Nikam, (hereinafter referred to as "the said Vendors-Developers"), I have conducted search of Index-II for the period of last 30 years in all the five offices of the Sub-Registrar of Assurances, Panvel at Panvel and also perused the relevant revenue record and the documents as provided by the said Vendors-Developers in respect of the properties mentioned and described in the SCHEDULE OF PROPERTY written herein below :-

-: ABOVE REFERRED SCHEDULE OF PROPERTY :-

All that piece and parcel of the Non-Agricultural properties being lying and situate at revenue village Morbe, Taluka Panvel, District Raigad and within the Division and District Raigad, Sub-Division and Taluka Panvel and outside the limits of the Panvel Municipal Council and within the limits of Grampanchayat Morbe of Panchayat Samiti - Panvel, Zilla Parishad Raigad and within the registration jurisdiction of Sub-Registrar of Assurances, Panvel and described in the revenue record as follows :-

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Area & Asstt.

After M. E. No. 2446

Area Asstt.

Sq. Mtrs. Rs.=Ps.

2200 220=00

180 210=00

1700 220=00

1580

**PANVEL-I**

Description After M. E. No. 2381				Description Before M. E. No. 2381				Area & Asstt. After M. E. No. 2446	
S. No.	H. No.	Area H.-Rs.Pt.	Asstt. Rs.=Ps.	S. No.	H. No.	Area H.-Rs.Pt.	Asstt. Rs.=Ps.	Area Sq. Mtrs.	Asstt. Rs.=Ps.
195	1	0-22.0	4=00	195	2	0-22.0	3=97	2200	220=00
195	2	0-21.0	4=00	195	4	0-21.0	3=97	180	210=00
195	6	0-22.2	4=00	195	1	0-22.2	3=97	1700	220=00
197	1	0-14.8	1=53	--	--	--	--	1580	--
197	2	0-15.8	1=53	--	--	--	--	1580	--

Hence as per the search conducted by me as mentioned above, today I have issued SEARCH REPORTS in respect of all the above mentioned properties independently and as discussed in the said SEARCH REPORTS, I have given my opinion and conclusion therein. HENCE, on the basis of the documents, facts, incidences & averments as discussed in the said SEARCH REPORTS issued by me today, I hereby certify that :

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



**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614  
PHONE : +91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2017/234

Date : 13/04/2017

To,  
Shr Suryakant S. Wadkar,  
Unit No B-105,106,107, Yashodhara building,  
Plot No 403, Near Bus Stand, Panvel,  
Dist-Raigad

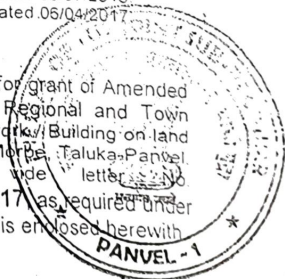
Sub: Amended Development permission for proposed Residential buildings on land bearing Survey No. 195/1, 195/2, 195/6, 197/1 and 197/2 at Village Morbe, Taluka-Panvel, Dist-Raigad.

- Ref.:
1. NA permission granted by District Collector Office Raigad, vide No मशा/एल.एन.ए.१(ब)/एसआर १७६/२०१३, dated ३१/०१/२०१४
  2. NA Measurement map issued by Land Record Office bearing अ.ता. विनशेती मो.र. नं. २३५/२०१४ दि ०४/०३/२०१४
  3. Letter of Dy. Executive Engineer, M.S.E.D.Co Ltd, Panvel(I) Sub Division, No Dy.EE/PNL-I/Tech/0401, dated 11/02/2014, regarding power supply NOC.
  4. Letter of Grampanchayat Morbe dated 27/09/2013 regarding assurance of providing water supply to the project.
  5. NOC issued by Airports Authority of India, vide 1/NOC/MUM/13/NM/517/1598/3551, dated 26/07/2013.
  6. Search and Title Report given by Adv. Sandeep R. Jage, dated 22/12/2014
  7. Development permission granted by this office vide No. CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2015/1043, dated 24/07/2015
  8. Plinth Completion granted by this office vide No. CIDCO/NAINA/PANVEL/Morbe/BP-103/PCC/2016/3337, dated 28/04/2016
  9. Your application dated 02/02/2017
  10. Development charges of
    - (i) Rs 23,85,500/- paid vide receipt No 430495, dated 06/07/2015
    - (ii) Rs 21,72,500/- paid vide receipt No 467567, dated 06/04/2017

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22/12/2014  
No. CIDCO/NAINA/PANVEL/Morbe/BP-103/PCC/2016/3337  
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Sir/ Madam,

With reference to your application No \_\_\_\_\_, dated 02/02/2017 for grant of Amended Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development works/ Building on land bearing Survey No. 195/1, 195/2, 195/6, 197/1 and 197/2 at village Morbe, Taluka-Panvel, Dist-Raigad, the amended Commencement Certificate, vide letter No. CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2017/235, dated 13/04/2017, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith



Yours faithfully,

*Smita S. Shirodkar*  
13/4/2017  
(Smita S. Shirodkar)  
Associate Planner (NAINA), CIDCO

Encl: As above

CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2017/235

**AMENDED COMMENCEMENT CERTIFICATE**

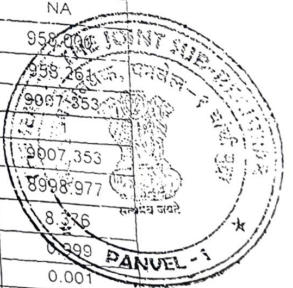
13/04/2017

The Amended Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- A) Location : Survey No. 195/1, 195/2, 195/6, 197/1 and 197/2 at Village Morbe, Taluka-Panvel, Dist-Raigad
- B) Land use (predominant) : Green-2 (G-2) , as per sanctioned Regional Plan of Mumbai Metropolitan Region, falling completely within 200 M from Morbe Gaathan boundary Urban Village Zone as per Draft DP of NAINA
- C) Details of the proposal with BUA:

AREA STATEMENT		Area Sq.M.	
1	(a) Area of Plot ( as per 7/12 ) and NA order	9580.000	
	(b) Area of Plot as per triangulation	9575.467	
	(c) Area of the plot considered (least of above)	9575.467	
	(d) Area falling outside 200.00 M of Gaathan boundary	NIL	
	(e) Area falling within 200.00 M of Gaathan boundary	9575.467	
A	Area statement for plot within 200 M of Gaathan Boundary	9575.467	
2	Area of plot	9575.467	
3	Deduction for		
	a	Area under 12m wide road (As per N.A. TILR )	150.000
	b	Area under proposed road	NIL
	c	Area under reservations, if any	NIL
	d	Area under existing structure	188.479
	e	Area not in possession	229.635
	Total (a+b+c+d+e)	568.114	
4	Gross area of the Plot (2-3)	9007.353	
5	Deduction for Amenity space, if any	NA	
6	RG/open spaces required (10% of 1(a))	958.000	
7	RG/open spaces provided	958.263	
8	Net area of Plot = 90% (4-5)	9007.353	
9	Permissible FSI	1.0	
10	Permissible Built up Area (8x9)	9007.353	
11	Proposed Built Up Area	8998.977	
12	Balance Built Up Area (10-11)	8.376	
13	FSI Consumed (11/8)	0.999	
14	FSI Balanced (9-13)	0.001	
15	No. of units proposed	333	
	a. Residential	333	
	b. Commercial	0	
16	No of trees proposed to be planted	96	
B	Area statement for plot outside 200 M of Gaathan Boundary	N.A.	

Handwritten notes and stamps: 150.000, NIL, 188.479, 229.635, 568.114, 9007.353, 2020, CR



Details of the Buildings are as follows:

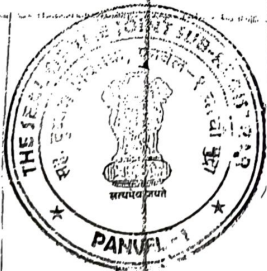
Sr. No	Bldg. No with Wing	Pred. Use	No of Floors	No. of units		BUA in Sq. M.
				Resi	Comm.	
1	1, (Wing A, B & C)	Residential	Ground+4	60	0	1875.810
2	2, (Wing A & B)	Residential	Ground+4	40	0	942.585
3	3, (Wing A & B)	Residential	Ground+3	32	0	749.532
4	4, (Wing A, B & C)	Residential	Ground (pt still) +4	33	0	1058.978
5	5, (Wing A & B)	Residential	Still +4	48	0	1544.317
6	6, (Wing A & B)	Residential	Ground+4	40	0	942.585
7	7, (Wing A & B)	Residential	Ground+4	40	0	942.585
8	8, (Wing A & B)	Residential	Ground+4	40	0	942.585
TOTAL				333	0	8996.977

- E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2017/235, dated 13/04/2017
- F) This permission shall supersede the earlier Commencement Certificate granted by this office vide No. CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2015/1043, dated 4/07/2015. The drawings approved earlier shall be superseded by the set of drawings bearing No. CIDCO/NAINA/PANVEL/Morbe/BP-103/CC/2017/235, dated 13/04/2017
- G) This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act-1966 and as per relevant regulations of the Development Control Regulations in force.
1. This Commencement Certificate is liable to be revoked by the Corporation if:
- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is in accordance with the sanctioned plans.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - The Managing Director, CIDCO, is satisfied that the Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such 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 (MR&TP) Act, 1966.

GENERAL CONDITIONS

2. The applicant shall :-
- Inform to the Corporation immediately after starting the development work in the land under reference.
  - Give written notice to the Corporation regarding completion of the work.
  - Obtain the occupancy certificate from the Corporation.

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- d) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.
- e) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act, 1962, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.
- f) Always exhibit a certified copy of the approved plan on site.
- g) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

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

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- d) FSI permitted
- d) Number of Residential flats/Commercial Units with their areas
- e) Address where copies of detailed approved plans shall be available for inspection.

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

3. The amount of Rs 1,55,500/- (Rupees One lac fifty five thousand five hundred only), deposited vide receipt No 430496 dated 06/07/2015 with the Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy available to the Corporation.

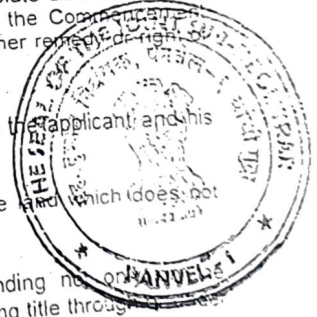
4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through him.

7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.

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8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.

9. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.

10. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.

11. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.

12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP reservations and to accommodate the reservations of the authorities such as MMRDA, NHAI, PWD, DFCC etc.

13. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose/levy penalty, as may be determined, to regulate such occupancies.

14. The applicant shall ensure potable water to the consumer / occupier of tenements/units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

15. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.

16. The applicant is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste.

17. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.

18. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.

19. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.

20. 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 Deptt., Govt. of Maharashtra, vide No. FAR/402004/BU/P No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of

08/10/04

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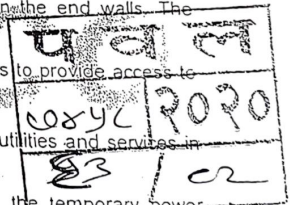


Aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

21. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 35 of the Standardized Development Control and Promotion Regulations for Regional Plan area in Maharashtra and Draft DCPRs of NAINA.
22. The applicant shall make provision for reuse and recycle of grey water as per provisions of draft DCPRs of NAINA.
23. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
24. No development shall be carried out in CRZ area without prior clearance / approval from the Competent Authority
25. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.

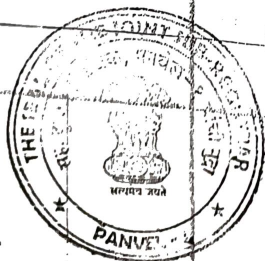
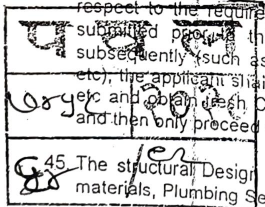
#### SPECIFIC CONDITIONS

26. The openings provided shall not vest any easement right on the part of the other user. The Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end walls. The applicant shall keep the openings solely at his own risk.
27. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
28. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary.
29. The applicant may approach the Authority Concerned for the temporary power requirement, location of the transformer etc. The permanent power connection shall be obtained only after getting the necessary Occupancy Certificate from the Corporation.
30. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.
31. In case of existing drinking water wells, the same shall be well built and protected.
32. In case of unavailability of water from Grampachayal in future, the applicant shall obtain permission from Sr. Geologist of the Groundwater Survey & Development Agency (G.S.D.A.) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.
33. The applicant shall provide at his own cost, the infrastructural facilities (such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying



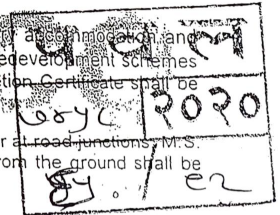
for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Corporation.

34. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
35. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
36. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
37. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time
38. The applicant shall observe all the rules in force regarding overhead/under ground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.
39. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
40. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 2 trees shall be planted for every tree to be felled. Cutting / felling of trees shall be carried with prior approval of the Tree Authority concerned.
41. Every plot of land shall have at least 1 tree for every 100 sqm or part thereof of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.
42. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.
43. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the DySLR, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by DySLR shall be submitted before applying for first plinth completion certificate.
44. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by DySLR, which will affect the layout, buildings etc with respect to the requirement of DCRs or any conditions in the NOC's that are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, CRZ, Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.
45. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, water supply, Electrical installation etc.



shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.

46. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.
47. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme
48. The applicant shall not change the use, alter/amend the building plans; sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.
49. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
50. The applicant shall construct the society office/room as proposed and approved in the plan and it shall not be used for any other purpose. This society office/room shall be handed over to the Co-operative housing Society to be formed in due course
51. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.
52. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants; if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.
53. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.
54. The applicant shall provide the Solar water heating systems in the buildings, as may be applicable.
55. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.



Yours faithfully,

Smita S. Shirodkar  
14/12/2017

(Smita S. Shirodkar)

Associate Planner (NAINA), CIDCO

Handwritten initials 'S.S.' and 'S.C.'

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



**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Natlman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0920  
FAX : +91-22-2202 2509 / 6650 0933  
CIN-U99999 MH 1970 SGC-014574

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONE : +91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/NAINA/PANVEL/MORBE/BP-103/Part OC /2018 /2215

Date :

10/10/2018

To,  
Shri Suryakant .S.Wadkar,  
Unit No.B-105,106, 107, Yashodhara Building,  
Plot No.403, Near Bus Stand, Panvel,  
Dist.-Raigad

Sub:- Grant of Part Occupancy Certificate (OC) for Residential buildings No.1, 2,3 & 4 on land bearing S.no.195/1,195/2,195/6,197/1 & 197/2 at Village Morbe, Taluka- Panvel, Dist Raigad

**Ref:-**

- 1) Amended Commencement Certificate issued by this office vide letter no. No.CIDCO/ NAINA /PANVEL/ Morbe /BP -103 /CC /2017 /234, dtd.13/04/2017
- 2) Your Architects application dated.12/07/2018
- 3) Joint Site Inspection dated 07/09/2018
- 4) Scrutiny Fees paid of amount of Rs.89, 000 vide receipt No. 487584, dtd. 01/10/2018

Sir/ Madam,

Please find enclosed herewith necessary Part Occupancy Certificate along with as-built drawings for Residential buildings No.1, 2, 3 & 4 and details mentioned therein with conditions.

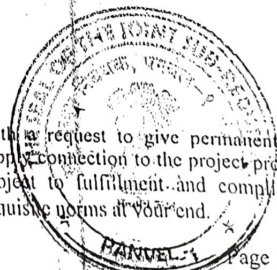
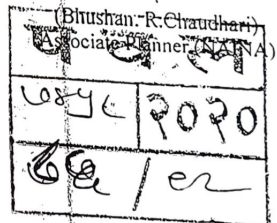
Thanking you.

Yours faithfully;

*R. Chaudhari*  
10/10/18

Encl: As above

1. Ar. Neha Jain, An Arch  
20-21 Raheja Arcade,  
Plot No.61, Sector-11, CBD Belapur  
Navi Mumbai -400614
2. The District Collector,  
Office of the Collector, Revenue Dept,  
Near Hirakot Lake, Alibag,  
Dist-Raigad 402201
3. Dy. Executive Engineer,  
MSED Co. Ltd,  
Panvel-II Sub-Division



With a request to give permanent power supply connection to the project proponent, subject to fulfillment and compliance of requisite norms at your end.

PANVEL-II Page 1 of 4

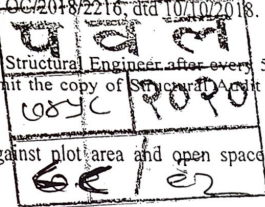
**PART OCCUPANCY CERTIFICATE**

I hereby certify after site inspection on 07/09/2018 that, the construction of Residential buildings No.1, 2, 3 & 4 on land bearing S.Nos. 195/1, 195/2, 195/6, 197/1 & 197/2 of Village- Morbe Taluka-Panvel, Dist-Raigad has been completed under the supervision of Architect Shri.Neha Jain, (Registration no.CA/2008/43603) and I declare that the construction of tenements pertaining to Part OC has been carried out in accordance with building plans approved and the conditions stipulated in the Amended Commencement Certificate issued vide letter No.CIDCO/NAINA/PANVEL/Morbe/BP -103/CC/2017/234, dtd.13/04/2017 and permitted to be occupied subject to the following conditions:-

1. This certificate of occupancy is issued only in respect of following buildings for part occupancy :


Sr. No	Bldg. No with Wings	Predominant use	Nos. of Floors	BUA in Sq. m	Nos. of tenements
1	Bldg No.1 :Wing A ,B, C	Residential	Gr+4 <sup>th</sup> Floor	1875.810	60
2	Bldg No.2 : Wing A ,B	Residential	Gr+4 <sup>th</sup> Floor	942.585	40
3	Bldg No.3 : Wing A ,B	Residential	Gr+3 <sup>th</sup> Floor	749.532	32
4	Bldg No.4 : Wing A ,B	Residential	Part Stilt + 4 <sup>th</sup> floor	1058.978	33
Total Sq.m				4626.905	165

2. This permission is issued without prejudice to action, if any under MR&TP Act, 1966.
3. This Part Occupancy Certificate is to be read along with the accompanying as-built drawings bearing No.CIDCO/NAINA/PANVEL/Morbe/BP-103/Part-OC/2018/2216, dtd 10/10/2018.
4. You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.
5. You shall comply with provision of tree plantation against plot area and open space before seeking for full occupancy.
6. You shall develop the undeveloped RG & proposed RG demarcated in the As Built Drawing submitted by the architect before seeking Full Occupancy.
7. You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the buildings
8. The Stilt Balconies, Terrace and other components shall be used for the intended purpose only.



9. Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.
10. Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
11. All the conditions mentioned in this office's permission dtd. dtd.13/04/2017 shall be binding on you.
12. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
13. You have submitted 'As-Built Drawings' for the changes made on-site. Hence, the security deposit paid at the time of seeking Development permission stands forfeited.
14. If the said premise is to be transferred to the registered society, the above terms & conditions shall be incorporated in the Conveyance Deed and the society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.
15. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

Yours faithfully,

  
 (Bhushan R. Chaudhari)  
 Associate Planner (NAINA)

*Handwritten mark*

