

Please Tick

Savings A/C No. _____ Branch FILE No. _____
 C/P No. _____ Tenure _____
 COS Reference No. _____ PAL/ Take Over NEW Resa e Top up _____

App. card Name SHRUTI BAI CHAVANDE PATIL
 Co-App. card Name CHAVANDE PATIL / GANIBAI PATIL

Contract (Res) _____ Mobile _____
 Loan Amount 40,00,000. Tenure : _____
 Interest Rate _____ EMI : _____
 Loan Type H.I (HOME LOAN). SBI LIFE : _____
 Hsg Loan _____ Maxgain _____
 Realty _____ Home Top up _____

Property Location : _____
 Property Cost : _____
 Name of Developer / Vendor : _____

RBO - _____ ZONE - _____ Branch : _____ (Code No) _____
 Contact Person : _____ Mobile No. _____
 Name of RACPC Co-ordinator along with Mob No: MUNHLC00759.

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. : _____



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

HL TO BE PARKED AT _____ BRANCH

HLST

Please Tick

Living A C No	Branch FILE No
F NO	Tie up no (if applicable)
OS Reference No.	PAL/Take Over/NEW/Resale/Top up

Applicant Name : HARSHINGH DEVENDRA RATHOD.
 Co-Applicant Name : DEVENDRE RATHOD / GAMIBAI RATHOD.

Contract (Resi.) _____ Mobile : _____

Loan Amount : 40,00,000. Tenure : _____

Interest Rate _____ EMI : _____

Loan Type : H.L (HOME LOAN). SBI LIFE : _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : _____

Property Cost : _____

Name of Developer / Vendor : _____

RBO - ZONE - Branch : _____ (Code No)

Contact Person : _____ Mobile No. _____

Name of RACPC Co-ordinator along with Mob No: MUNHLC00759.

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	

TransUnion^{tu} CIBIL

CONSUMER CIR

CONSUMER: DEVENDRA CHANDU RATHOD

MEMBER ID: BS00115012_MUMB16517

MEMBER REFERENCE NUMBER:

DATE: 2

TIME: 1

CONTR

MOBILE PHONE 7738602769

EMAIL CONTACT(S):

ADDRESS(ES):

ADDRESS : R C MARG NEAR DIGEMBER HAIR CUTTING SALO ON ROOM NO MX 48 INDIRA NAGAR VASHINAKA MAHARAS

CATEGORY: NOT CATEGORIZED

RESIDENCE CODE:

DATE REPORTED: 15-10-2

ADDRESS ^(e) : RCFLCHEMBURMUMBAI MUMBAI MUMBAI MAHARASHTRA 400074

CATEGORY: OFFICE ADDRESS

RESIDENCE CODE:

DATE REPORTED: 15-10-2

EMPLOYMENT INFORMATION:

ACCOUNT TYPE	DATE REPORTED	OCCUPATION CODE	INCOME	NET / GROSS INCOME INDICATOR
PERSONAL LOAN	31-12-2023	SALARIED	Not Available	Not Available

SUMMARY:

ACCOUNT(S)

ACCOUNT TYPE	ACCOUNTS	ADVANCES	BALANCES
All Accounts	TOTAL: 4	HIGH CR/SANC. AMT: 9,81,300	CURRENT: 5,79,200
	OVERDUE: 0		OVERDUE: 0
	ZERO-BALANCE: 2		

ENQUIRIES

omer Yes No

CIF No/ Account No. 813380368219



HARI SHINGH RATHOD | DIVA INDIRA | RATHOD |

Gender Male Female Transgender

Date of Birth 18/04/1984

RAJESH WARI | HARI SHINGH RATHOD |

CHANDU | RATHOD |

PAN No. BIKPR4619D

Driving License No.

MGNREGA Job Card No.

Citizenship INDIAN

Resident Resident NRI CIO
Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
SC ST OBC General

Address

Address: Years at current address 22 Months at current address Residence Type Owned Rented Company Lease

R C MARG, NEAR DIGEMBER HAIR CUTTING SALOON, ROOM NO. MX 48, INDIRA NAGAR, VASHINA KATHEMBUR FKI MUMBAI
Village City MUMBAI
State MAHA. Country INDIA
Email ID HARI.SRATHOD@GMAIL.COM

Permanent Address Same as Present Address? Yes No

Address: (If no, fill below)
SANA AS. ABOVE.
Village City
State Country
Email ID

Applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No
Chairman Managing Director Other Director

Director/ MD or other director First Name Middle Name Last Name

Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Applicant/ co applicant/ guarantor
Dependent Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
 Brother (including step brother) Mother (including step mother) Brother's wife
Step-son (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
 Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

not older than
 related company
 evidence proof.
 salary credit o
 Except merchant
 Original
 Society
 CC+NA+H
 maintenance bill -
 (Share and/or Top-up)
 in case
 Completion Certific
 of buildin
 has taken loan.
 is requir
 WHADA
 Property (Co
 Copy)

Customer Name: **HARISINGH DEVENDRA RATHOD**

Mrs Ms Dr. Other Gender M F Transgender

Single Married Other Date of Birth: **18/04/1994**

Primary Applicant (Applicable for Co-applicant/ Guarantor): **RAJESHWARI HARISINGH RATHOD**

ID No: **226196814305** PAN No: **BIKPR46190**

Driving License No. MGNREGA Job Card No.

Status: Resident NRI/CIO Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnostic

SC ST OBC General Citizenship: **INDIAN**

Present Address

Address: Years at current address **22** Months at current address Residence Type **40**

P C MARG, NAAR DIGHEMBER HAIR CUT SALOON, ROOM NO. MY 48, INDIRA NAGAR, KEMBUR FKI, MUNBAI

Village City **MUMBAI**

State **MAHARASHTRA** Country **INDIA**

Pin Code **400074** Email ID **HARISIRATHOD@GMAIL.COM**

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

SANGAS ABOVE

Village City

State Country

Email ID

Is co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?

Chairman Managing Director Other Director

Name of Chairman/ MD or other director: First Name Middle Name

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor (Dependent):

Daughter (including step daughter) (Independent) Spouse (Independent)

Brother (including step brother) Mother (including step mother)

Customer Yes No
CIF No/ Account No. 80837785219
First Name: DEVENDRA Middle Name: CHANDU Last Name: RATHOD

Gender M F Transgender
Date of Birth 06061973
Status Single Married Other

Spouse: First Name: GANIBAI Middle Name: DEVENDRA Last Name: RATHOD
With Primary Applicant (Applicable for Co-applicant/ Guarantor)

Father: First Name: CHANDU Middle Name: DHANJU Last Name: RATHOD
Aadhaar/UID No. 965063933455 PAN No. AIXPR0320B

Driving License No. MGNREGA Job Card No. Citizenship: INDIAN

Residential Status: Resident NRI / CIO
Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General

Residential Address

Present Address: Years at current address 22 Months at current address Residence Type Owned Rented

1 R.C MARG, NEAR DIGAMBER HAIR CUTTING
2 ROOM NO. MX 48, INDIRA NAGAR WASHINA
3 (HEMBUR. ACI MUMBAI,
400044. Village City MUMBA
State MAHARASHTRA Country INDIA
7738602769 Email ID HARIT86.RATHOD@GMAIL.CO

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)
SAME AS ABOVE.

Village City State Country Email ID

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No
 Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor
Dependent) Daughter (including step daughter) (Independent) Spouse (Independent)
 Brother (including step brother) Mother (including step mother)
Including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent)
 Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including

Receipt (pavti)

86/3979

पावती

Original/Duplicate

Tuesday, May 28, 2024

नोंदणी क्र.: 39म

1:48 PM

Regn.: 39M

पावती क्र.: 5551

दिनांक: 28/05/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल1-3979-2024

दस्तऐवजाचा प्रकार: ॲग्रीमेंट टू सेल ऑफ फ्लॅट

सादर करणाऱ्याचे नाव: देवेन्द्र चंदू राठोड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 32300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:07 PM ह्या वेळेस मिळेल.

JOINTS R PANVEL 1

सह दुय्यम निबंधक, पनवेल-१

बाजार मुल्य: रु.4291073.2/-

मोबदला रु.4400000/-

भरलेले मुद्रांक शुल्क : रु. 308000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524277518852 दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524273318743 दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002613814202425E दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

दस्त परत मिळाले

Devedra

पक्षकाराची सही
मूळ दस्त परत दिला

रिजिस्टर,

निबंधक,

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

29/05/2024

दस्त क्रमांक : 3979/2024

नोंदणी :

Regn.63m

गावाचे नाव : खारघर

(1)विनेखाचा प्रकार	अॅग्रीमेंट टू सेल ऑफ प्लॉट
(2)मोबदला	4400000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4291073.2
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र 104,पहिला मजला,अविष्कार क्रेस्ट,प्लॉट न 35,सेक्टर न 34 वी,मौजे खारघर नोड,नवी मुंबई ता-पनवेल जि-रायगड क्षेत्र 29.954 चौ मी कारपेट + युजेबल नॅचरल टेरेस एरिया 5.765 चौ मी + छज्जा 4.674 चौ मी((Plot Number : 35 ; SECTOR NUMBER : 34 वी ;))
(5) क्षेत्रफळ	1) 29.954 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अविष्कार रियलटी तर्फे भागीदार प्रभू हरखा गांधी तर्फे कु मु म्हणून आनंद शंकर गायकवाड वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस सी -६/६/२.१, नेक्टर न ६, सी वी डी बेलापूर ,नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ABPFA9328R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्र चंद्र राठोड वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आर सी मार्ग ,रूम न एम एक्स -४८, इंदिरा नगर,वाशी ताका , दिगंबर हेअर कटिंग सलून जवळ,चेंबूर ,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-AIXPR0320B 2): नाव:-गमीबाई देवेंद्र राठोड वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आर सी मार्ग ,रूम न एम एक्स -४८, इंदिरा नगर,वाशी ताका , दिगंबर हेअर कटिंग सलून जवळ,चेंबूर ,मुंबई , , मुम्बई. पिन कोड:-400074 पॅन नं:-BOVPR4683A
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	28/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3979/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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





CHALLAN
MTR Form Number-6



GRN	MH002613814202425E	BARCODE		Date	27/05/2024-16:45:45	Form ID	252
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)			
Location		RAIGAD		AIXPR0320B			
Year		2024-2025 One Time		Full Name		DEVENDRA CHANDU RATHOD AND GAMBHAIR	
				Premises/Building		DEVENDRA RATHOD	
				Flat/Block No.		FLAT NO 104, 1st FLOOR, AAVISHKAAR CREST	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030046401 Stamp Duty	308000.00	PLOT NO 35, SECTOR NO 34B, VILLAGE KHARGHAR,	TAL PANVEL, DIST RAIGAD		4 1 0 2 1 0	
0030063301 Registration Fee	30000.00					
		Remarks (If Any)				
		PAN2=ABPFA9328R~SecondPartyName=AAVISHKAAR				
		REALTY-CA=4400000				
		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>प व ल</p> <p>१२६८२०२४</p> </div>				
Total		3,38,000.00	Amount In Words	Three Lakh Thirty Eight Thousand Rupees Only		
			Words	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>१ / ११५</p> </div>		

Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref No.	8910333209485718842	2870942490		
Cheque/DD No.		Bank Date	27/05/2024-16:48:33	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date		Notified with Scroll			



Department ID : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for un-registered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करता दस्तासारी सदर चलन लागू नाही.

DEVENDRA
रथोड



CHALLAN
MTR Form Number-6



MH002613814202425E	BARCODE	Date 27/05/2024-16:46:40	Form ID 25.2
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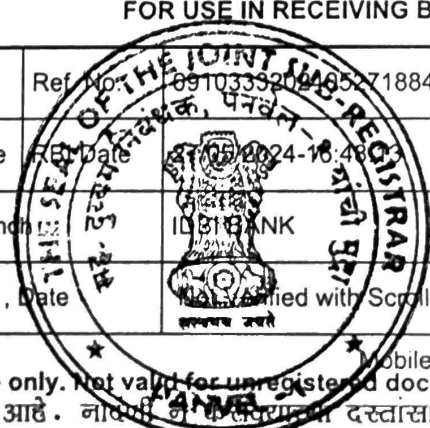
Agent Inspector General Of Registration		Payer Details	
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	AIXPR0320B	
Name PNL1_PANVEL NO 1 SUB REGISTRAR	Full Name	DEVENDRA CHANDU RATHOD AND GAMIBAI	
RAIGAD		DEVENDRA RATHOD	
2024-2025 One Time	Flat/Block No.	FLAT NO 104, 1st FLOOR, AAVISHKAAR CREST	
	Premises/Building		

Account Head Details	Amount In Rs.	Road/Street				
01 Stamp Duty	308000.00	PLOT NO 35, SECTOR NO 34B, VILLAGE KHARGHAR,				
01 Registration Fee	30000.00	Area/Locality	TAL PANVEL, DIST RAIGAD			
		Town/City/District				
		PIN	4	1	0	2
			1	0		

Remarks (If Any)		PAN2=ABPFA9328R~SecondPartyName=AAVISHKAAR REALTY~CA=4400000				
Amount In	Three Lakh Thirty Eight Thousand Rupees Only					
Words	3,38,000.00					

Details IDBI BANK	FOR USE IN RECEIVING BANK				
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Cheque-DD Details		Bank CIN	Ref No	8910333202405718842	2870942490
No.		Bank Date	27/05/2024-16:46:40	Not Verified with RBI	
Bank		Bank-Branch	IDBI BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		



ID : Mobile No. : 0000000000
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करता उपासना दस्तांसाठी सदर चलन लागू

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				28 May 2024, 12 20.16 PM
मूल्यांकनाचे वर्ष	2024					पवला
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	20/34-खारघर सिडको से.क्र.34					
क्षेत्राचे नांव	A Class Palika					सर्व्हे नंबर /न भू क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
35100	98900	108500	123500	108500	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	43.388चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 25289/-	
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
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.98900/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((98900-35100) * (100 / 100)) + 35100) = Rs.98900/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 98900 * 43.388 = Rs.4291073.2/-				
Applicable Rules		= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन 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 = 4291073.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.4291073/- = ₹ बेचाळीस लाख एकव्याण्णव हजार त्र्याहत्तर /-				

Home

Print

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel, on this 28th day of May 2024.

BETWEEN

M/S. AAVISHKAAR REALTY, [PAN No. ABPFA9328R], a Partnership Firm registered under the Indian Partnership Act 1932, through its Partners 1] Mr. Rahul Kumar Parbat Patel, 2] Mr. Prabhu Harkha Gandhi, 3] Mr. Mahesh Samji Choudhari & 4] Mr. Deepak Hiralal Sandha, all adult, having its office at C-6/6/2:1, Sector-6, C.B.D., Belapur, Navi Mumbai-400 614 hereinafter referred to as “the Promoter” (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators, assigns) of the ONE PART



DEVENDRA
गणेश

AND

Mr. Devendra Chandu Rathod [U.I.D. :- 9650 6393 3755] & Mrs. Gamibai Devendra Rathod [U.I.D. :- 2064 7145 0454] Both Indian Inhabitant, residing at R.C. Marg, Room no :- MX-48, Indira Nagar Vashinaka Near Digember Hair Cutting Saloon, Chembur, Mumbai 400074. hereinafter referred to "as the Allottees / Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/ their heirs executors, administrators and assigns) of the **OTHER PART** and hereinafter the Party to One Part and the Party of Other Part are collectively referred to as "the Parties").

WHEREAS:

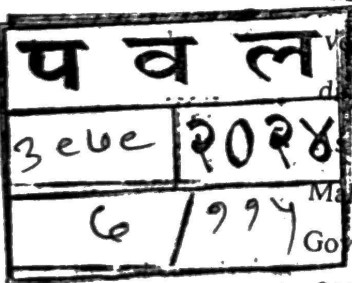
1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (hereinafter referred to as the Corporation) is a Govt. Company wholly owned by the State Govt. of Maharashtra and incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai, 400 021.
2. The Corporation is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Govt. Of Maharashtra in exercise of its powers under the Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as the said Act).
3. The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act acquired lands described therein and vested such lands along with the Govt. lands in the Corporation for orderly development of Navi Mumbai.
4. The Corporation has laid down at Sector-34B, Kharghar, Navi Mumbai several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.

per the policy of the State Govt., lands of Mahamad Esmail Mahamad Sadiq Patel or his ancestral were acquired by the State Govt. and vested in the Corporation for the development of new town of Navi Mumbai and he was entitled to be allotted developed plot under the 12.5% Scheme.

Letter of Intent Ref. No. CIDCO/ Lands/Satyo/Kharghar-Owe/ 90, dated 4th October 2006 through File No. 589 issued by the Corporation to Late Mahamad Esmail Mahamad Sadiq Patel, intend

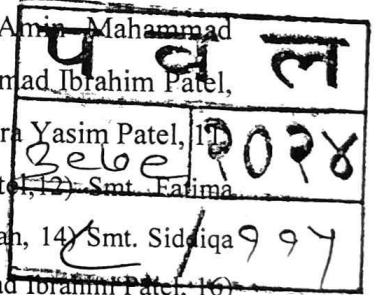
to allot Plot No. 35, admeasuring area of 649.89 square

and lying at 6



7. By its Biometric system Allotment Letter the Corporation had allotted by its Allotment Letter No CIDCO/ Lands/Satyo/Kharghar/ 589/2010, issued by the Corporation to Late Mahamad Esmail Mahamad Sadiq Patel through its legal heirs, 1) Smt. Ayeshabi Abdul Hamid Patel, 2) Smt. Rabusab Husainmiya Patel, 3) Smt. Khatunbibi Husainmiya Patel, 4) Smt. Mariambibi Rabusab Husainmiya Patel, 5) Smt. Khatunbibi Mahammad Esmail Patel, 6) Smt. Sharbanu Mohammad Faruk Patel, 7) Mr. Mohammad Amin Mahammad Ibrahim Patel, 8) Mr. Mahammad Yasim Mahammad Ibrahim Patel, 9) Smt. Zubeda Abdul Rehman Patel, 10) Smt. Hajira Yasim Patel, 11) Mr. Mahammad Noor Mahammad Ibrahim Patel, 12) Smt. Fatima Avesh Paloba, 13) Smt. Aasiya Mahammad Ali Divan, 14) Smt. Siddiqa Aabid Paloba, 15) Mr. Mahammad Aabaas Mahammad Ibrahim Patel, 16) Mr. Mahamad Zuber Mahamad Ibrahim Patel, 17) Smt. Zora Nasir Patel & 18) Smt. Sumati Summaya Zuber Patel, allotting Plot No. 35, admeasuring area of 649.89 square meters, being and lying at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai.

8. By the Release Deed dated 17-04-2010 executed by 1) Smt. Ayeshabi Abdul Hamid Patel, 2) Smt. Rabusab Husainmiya Patel, 3) Smt. Khatunbibi Husainmiya Patel, 4) Smt. Mariambibi Husainmiya Patel, 5) Smt. Khatunbibi Mahammad Esmail Patel, 6) Smt. Sharbanu Mahammad Faruk Patel, 7) Mr. Mohammad Amin Mahammad Ibrahim Patel, 8) Mr. Mahammad Yasim Mahammad Ibrahim Patel, 9) Smt. Zubeda Abul Rehman Patel, 10) Smt. Hajira Yasim Patel, 11) Mr. Mahammad Noor Mahammad Ibrahim Patel, 12) Smt. Fatima Avesh Paloba, 13) Smt. Aasiya Mahammad Ali Divan, 14) Smt. Siddiqa Aabid Paloba, 15) Mr. Mahammad Aabaas Mahammad Ibrahim Patel, 16) Smt. Zora Nasir Patel & 17) Smt. Sumati Summaya Zuber Patel, in favour of Mr. Mahamad Zuber Mahamad Ibrahim Patel, they are released their rights, interest & share in favour of Mr. Mahamad Zuber Mahamad Ibrahim Patel. The said Release Deed was registered under the registration No. PVL1-4886-2010 on dated 17-04-2010.



9. By an Agreement to Lease dated 24th June 2010 executed between the Corporation of the One Part and Shri Mahammad Ibrahim Patel, of the Other Part (therein referred to as "the Original Licensee"), the Corporation agreed to grant lease of all that piece and parcel of land bearing Plot No. 35, admeasuring about 649.89 sq. mtrs., lying being and situated at Sector-34B, Kharghar, Taluka Panvel,

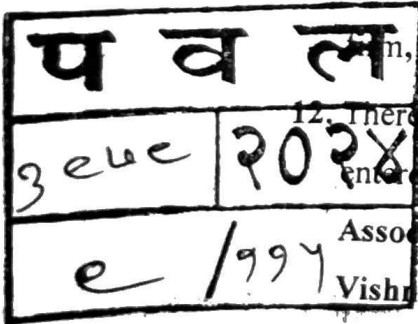
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District Raigad and more particularly described in Schedule I below (hereinafter referred to as "the said Plot ") to therein collectively referred to as the Original Licensee of the Other Part, which duly stamped as per the Bombay Stamped Act, 1958 and registered under the provisions of the Indian Registration Act, 1908, under document registration No PVL-3-06251/2010 on 24-06-2010 in the office of the Assistant Sub Registrar of Assurances, Panvel 3, the Corporation had agreed to grant to him a lease of the said land upon performance and observance by them of the obligations contained in the said Agreement to Lease and granted them permission or license to enter upon the said land for the purpose of constructing a building.

10. Thereafter by a Tripartite Agreement dated 5th October 2010 entered between the Corporation of the One Part, **Shri Mahamad Zuber Mahamad Ibrahim Patel**, the Original Licensee of the Second Part and **M/S. Saikripa Associates, through its partners 1) Manoharlal Nembhwani, 2) Vishnu Dharamdas Nembhwani & 3) Murali Dharamdas Nembhwani**, of the Third Part (therein referred as "**the New Licensee**"), duly registered with the Sub-Registrar of Assurances PVL, under Serial No. PVL2-9894/2010 & Receipt No. 10314, the Corporation granted permission to the Original Licensee to transfer and assign all his right title and interest in the said Plot No.35 to the New Licensee for the consideration and upon the terms and conditions contained therein.

11. By its letter No CIDCO/ LANDS/SATYO/ Kharghar/ 589/2010 dated 11-10-2010, the Corporation has transferred in its record the said land in the name of the M/S. Saikripa Associates, a Partnership firm, herein.



12. Thereafter by another Tripartite Agreement dated 6th February 2020 entered between the Corporation of the One Part, **M/S. Saikripa Associates, through its partners, 1) Manoharlal Nembhwani, 2) Vishnu Dharamdas Nembhwani & 3) Murali Dharamdas Nembhwani**, as the New Licensee of the Second Part and **M/S. Avishkaar Realty**, a Partnership Firm registered under the Indian Partnership Act 1932, through its Partners 1] **Mr. Rahulkumar Patel**, 2] **Mr. Prabhu Harkha Gandhi**, 3] **Mr. Mahesh Choudhari & 4] Mr. Deepak Hiralal Sandha**, as & of the Third Part (therein referred to as "**the Subsequent New Licensee**"), duly registered with the Sub-Registrar of Assurances PVL-3, under



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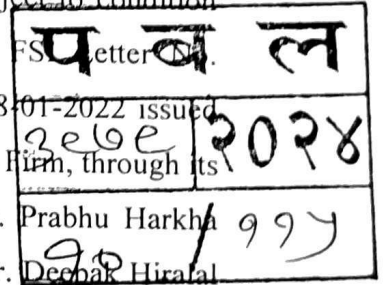
Serial No. PVI 2-1772/2020, bearing Receipt No 2107 dated 6th February 2020, the Corporation granted permission to the New Licensee to transfer and assign all their right title and interest in the said Plot No. 35 to the Subsequent New Licensee for the consideration and upon the terms and conditions contained therein.

13. The Corporation by its Final Order dated 11-03-2020 bearing Reference No. CIDCO/ESTATE/ SATYO/ Kharghar/ 589 /2020 / 7686 have confirmed that, the said Plot No. 35 has been transferred in the name of Present Licensee and having possession of the same.

14. **AND WHEREAS** the Promoters are in possession of the said Plot premises.

15. **AND WHEREAS** the Corporation by its Commencement Certificate dated 04th December 2020 bearing No. CIDCO/BP-17701/ TPO(NM & K)/ 2020/7860 issued by CIDCO to M/s. Aavishkaar Realty, a Partnership Firm, through its partners, 1) Mr. Rahul Kumar Parbat Patel, 2) Mr. Prabhu Harkha Gandhi 3) Mr. Mahesh Samji Choudhari and 4) Mr. Deepak Hiralal Sandha granted its permission to commence the construction on the said Plot Premises subject to the terms and conditions as contained therein. A copy whereof is attached.

16. The said Commencement Certificate is issued subject to condition mentioned in the NOC for availing Additional FS Letter No. CIDCO/MTS-II/ Kharghar/589/2022/1699 dated 28-01-2022 issued by CIDCO to M/s. Aavishkaar Realty, a Partnership Firm, through its partners, 1) Mr. Rahul Kumar Parbat Patel, 2) Mr. Prabhu Harkha Gandhi 3) Mr. Mahesh Samji Choudhari and 4) Mr. Deepak Hiralal Sandha.



17. **AND WHEREAS** CIDCO's Amended Commencement Certificate Ref. No. CIDCO/BP-17701/ TPO(NM)/ 2020/9466 dated 16-06-2019 issued by CIDCO to M/s. Aavishkaar Realty, a Partnership Firm through its partners, Mr. Rahul Kumar Parbat Patel & 3 others to develop the Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] for construction of a building Ground floor + 5 Floor Net Built up Area [Residential] = 1275.23 Mercantile / Business (Commercial) = 164.55 Sq.M., Total BUA= 1439.780 square meters. Total Number of Residential Units:- 28, Mercantile / Business (Commercial) Units :-9. A copy whereof is attached.



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towards the Company will be liable to use the said FSI as per the conditions and circumstances.

19. In pursuance of the New UDCPR, the potential FSI the said land has increased and therefore, the Promoters /Developers of the First Part are in the process of applying for revised Commencement Certificate from the Competent Authority for full utilization of potential FSI on the said land. The additional FSI granted in accordance with UDCPR and/or any other development scheme shall always belong to Promoters/Developers.

20. That CIDCO through its letter/NOC dated: 03.07.2023 vide ref no. CIDCO/MTS-II/KHARGHAR/589/2023/1277/E-223219 has issued the NOC to avail additional FSI applicable as per UDCPR-2020 as mentioned in the Table A of the said NOC, in respect of Plot No. 35, Sector-34B, Node Kharghar, Area 649.89 m² to M/s. Aavishkaar Realty through its partner, Mr. Rahul Kumar Parbat Patel & 3 others.

21. AND WHEREAS CIDCO's latest Amended Commencement Certificate Ref. No. CIDCO/BP-17701/TPO(NM & K)/2020/11366 dated 10-10-2023 issued by CIDCO to M/s. Aavishkaar Realty, a Partnership Firm, through its partners, Mr. Rahul Kumar Parbat Patel & 3 others to develop for Plot No. 35, Sector 34B, Node Kharghar. As per the approved plans and subject to the following conditions for the development work of the proposed Mixed in 12.5 % Scheme Plot

1 Ground Floor + 7 Floor Net Built-up Area [Residential] = 2104.67
Residential / Business (Commercial) = 164.27 Sq.M., Total BUA =
2268.90 square meters. Total Number of Residential Units:- 47
Residential / Business (Commercial) Units :-9. A copy whereof is
attached.

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22. The Allottee/s have been explained and made aware of the available FSI on the said Plot/land and also the additional FSI and Transferable Development Right (hereinafter referred to as "TDR") which may be used thereon on account of UDCPR or otherwise. Until conveyance of the said Plot in favour of Company/Apex Body/Federation Body/Co-Operative Housing Society Ltd. and conveyance of the said Plot in favour of the Organization or co-operative housing society,



Rahul

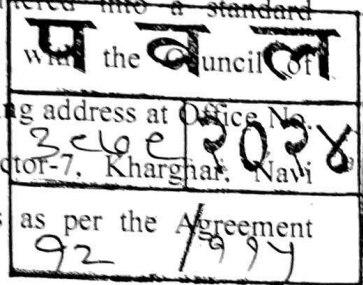
Devendra
Patel

if the FSI Floor Area Ratio in respect of the said Plot is increased and or additional construction is possible on the said Plot on account of FSI and or TDR originating from the said Plot, on account of portions thereof under D.P.Road setback and or TDR FSI of other properties being available for being used on the said Plot (and/or on the amalgamated property, as the case may be) the Promoter-2 shall be entitled to utilize such additional FSI, including by amending the present layout of the said Plot subject to the necessary permission/sanction being granted by the concerned authorities.

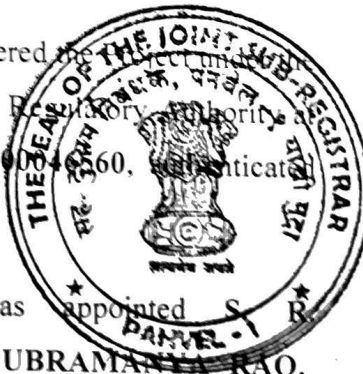
23. AND WHEREAS the Promoters has proposed to construct on the said Plot Premises a residential-cum-commercial building/ Flat & Shop consisting of Ground plus Seven (7) upper floors by the name "AAVISHKAAR CREST " upon the said Plot Premises.

24. AND WHEREAS the Allottees are offered a Flat number -104, on the First floor, (hereinafter referred to as the said "Flat") of the building called "AAVISHKAAR CREST " (herein after referred to as the said "Building") being constructed in the First phase of the said Plot Premises, by the Promoters.

25. AND WHEREAS the Promoters has entered into a standard Agreement with an Architect registered with the Council of Architects being MR. ATUL PATEL, having address at Office No. 1209, The Landmark, Plot No.26A, Sector-7, Kharghar, Navi Mumbai-410 210 and such Agreement is as per the Agreement prescribed by the Council of Architects.



26. AND WHEREAS the Promoters has registered the project under the provisions of the Act with the Real Estate Regulatory Authority of Mumbai bearing Registration No. P520004660, and a copy is attached.



27. AND WHEREAS the Promoter has appointed S. R. CONSULTANTS through Prop. SHRI. SUBRAMANIAN RAO, having address at 312, Punit Chambers, Sector-18, Vashi, Navi Mumbai- 400 705, a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

Prakash

Devendra
28/08/24

34. AND WHEREAS

(AA) while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Plot Premises and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building/s shall be granted by the concerned local authority.

(BB) The Promoter has accordingly commenced or propose to commence construction of the said building/s in accordance with the said Commencement Certificate and the proposed plans.

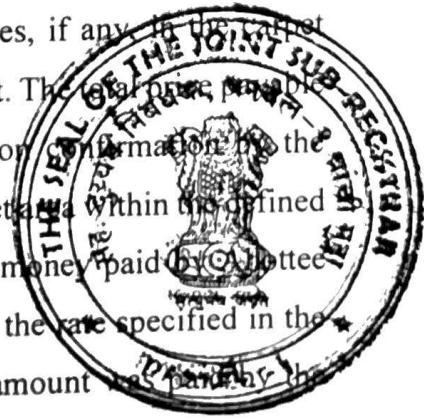
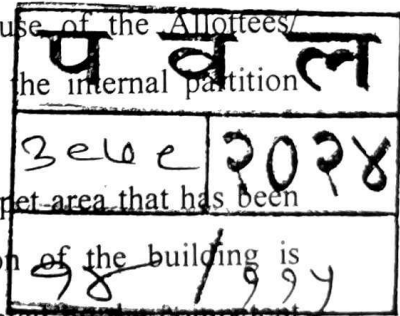
(CC) The Allottee/ purchaser has applied to the Promoter for allotment of an **Flat No. 104** on the **First** floor of the building being constructed in the said Project.

(DD) The RERA define carpet area of the said **Flat No. 104**, **29.945 sq. mtrs.** excluding the area usable enclosed balcony **0.000 sq. mtrs.** and usable Natural Terrace area **5.765 sq. mtrs.** along with non-accessible chajja area **4.674 sq. mtrs.** and "carpet area" means the net usable floor area of an Flat excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottees / purchasers or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottees/ purchasers, but includes the area covered by the internal partition walls of the Flat

(EE) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent

authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The carpet area for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount is paid by the

Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in the payment clauses of this Agreement.



19.2) Allottee / purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

20) NOTICE:

20.1) All notices to be served on the Allottee / purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee / purchaser and the Promoter, by Registered Post A.D. at his/her address specified below :-

Allottees/ Purchasers:-

Mr. Devendra Chandu Rathod

Mrs. Gamibai Devendra Rathod

R.C. Marg, Room no :- MX-48, Indira Nagar Vashinaka Near Digembar
Hair Cutting Saloon, Chembur, Mumbai 400074

Promoter:-

M/S. AAVISHKAAR REALTY

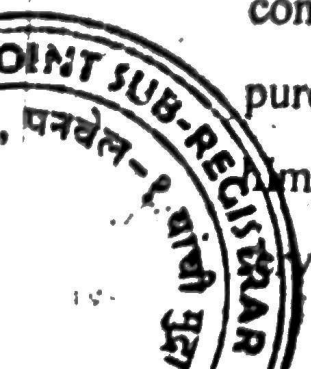
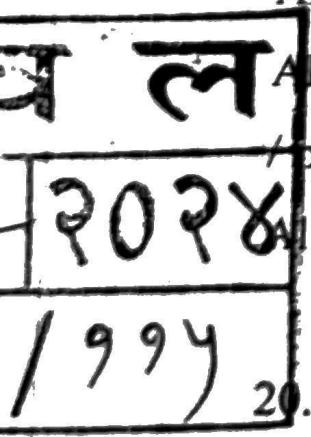
Address:

C-6-6-2:1, Sector-6, C.B.D., Belapur,

Navi Mumbai-400 614

AND upon handing over of the possession of the said Flat to the Allottee / purchaser under this agreement, all the notices on the Allottee / purchaser shall be served at the address of Flat handed over to the Allottee / purchaser under this agreement.

20.2) That in case there are Joint Allottee/ purchasers all communications shall be sent by the Promoter to the Allottee/ purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee / purchasers.



order to effectuate the provisions contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28) **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

29) **ENTIRE AGREEMENT**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat / Shop, as the case may be.

30) **JURISDICTION**

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Raigad & Navi Mumbai.

31) **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

FIRST SCHEDULE

"THE SAID PLOT"

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ALL THAT piece or parcel of land Plot No. 35, admeasuring area of 649.89 square meters, being and lying at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai and bounded as under:



THE NORTH BY : 11.00 MTRS. WIDE ROAD
THE SOUTH BY : PLOT NO.35A
THE EAST BY : PLOT NO. 34
THE WEST BY : 9.00 MTRS.WIDE ROAD

Devendra
[Signature]

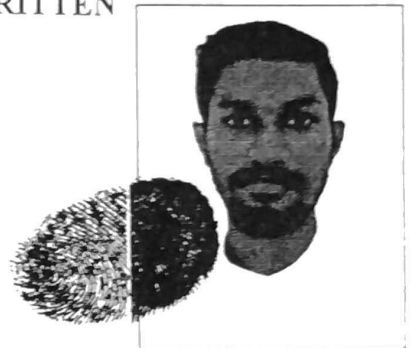
SECOND SCHEDULE
[DESCRIPTION OF FLAT]

Flat No. 104, on the First Floor of the building known as "AAVISHKAAR CREST" 29.945 square meters excluding the area usable enclosed balcony 0.000 sq. mtrs. and usable Natural Terrace area 5.765 sq. mtrs. along with non accessible chajja 4.674 sq. mtrs., lying being and situated at Plot No. 35, at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON ____ THE DAY, ____ MONTH AND ____ YEAR FIRST ABOVE WRITTEN

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "PROMOTER"

M.S. AAVISHKAAR REALTY
(through its Partners



1. Prabhu Harkha Gandhi,

Prabhu

in the presence of WITNESSES:

1)

2)

SIGNED/ SEALED & DELIVERED
BY THE WITHIN NAMED Allottees/ Purchasers

Devendra



1) Mr. Devendra Chandu Rathod

(PAN No:- AIXPR0320B)

2) Mrs. Gamibai Devendra Rathod

(Pan No:- BOVPR4683A)

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in the presence of WITNESSES:

1)

2)



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SECOND SCHEDULE
[DESCRIPTION OF FLAT]

Flat No. 104 , on the First Floor of the building known as “AAVISHKAAR CREST” 29.945 square meters excluding the area usable enclosed balcony 0.000 sq. mtrs. and usable Natural Terrace area 5.765 sq. mtrs. along with non accessible chajja 4.674 sq. mtrs., lying being and situated at Plot No. 35, at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON _____ THE DAY, _____ MONTH AND _____ YEAR FIRST ABOVE WRITTEN



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED “PROMOTER”

M/S. AAVISHKAAR REALTY
(through its Partners

1. Prabhu Harkha Gandhi,




in the presence of WITNESSES:

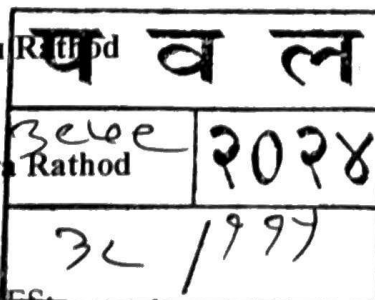
- 1) 
- 2) 

SIGNED/ SEALED & DELIVERED

BY THE WITHINNAMED Allottees/ Purchasers

1) Mr. Devendra Chandu Rathod
(PAN No:- AIXPR0320B)

2) Mrs. Gamibai Devendra Rathod
(Pan No:- BOVPR4683A)



Devendra



in the presence of WITNESSES:

- 1) 
- 2) 



गामिबाई

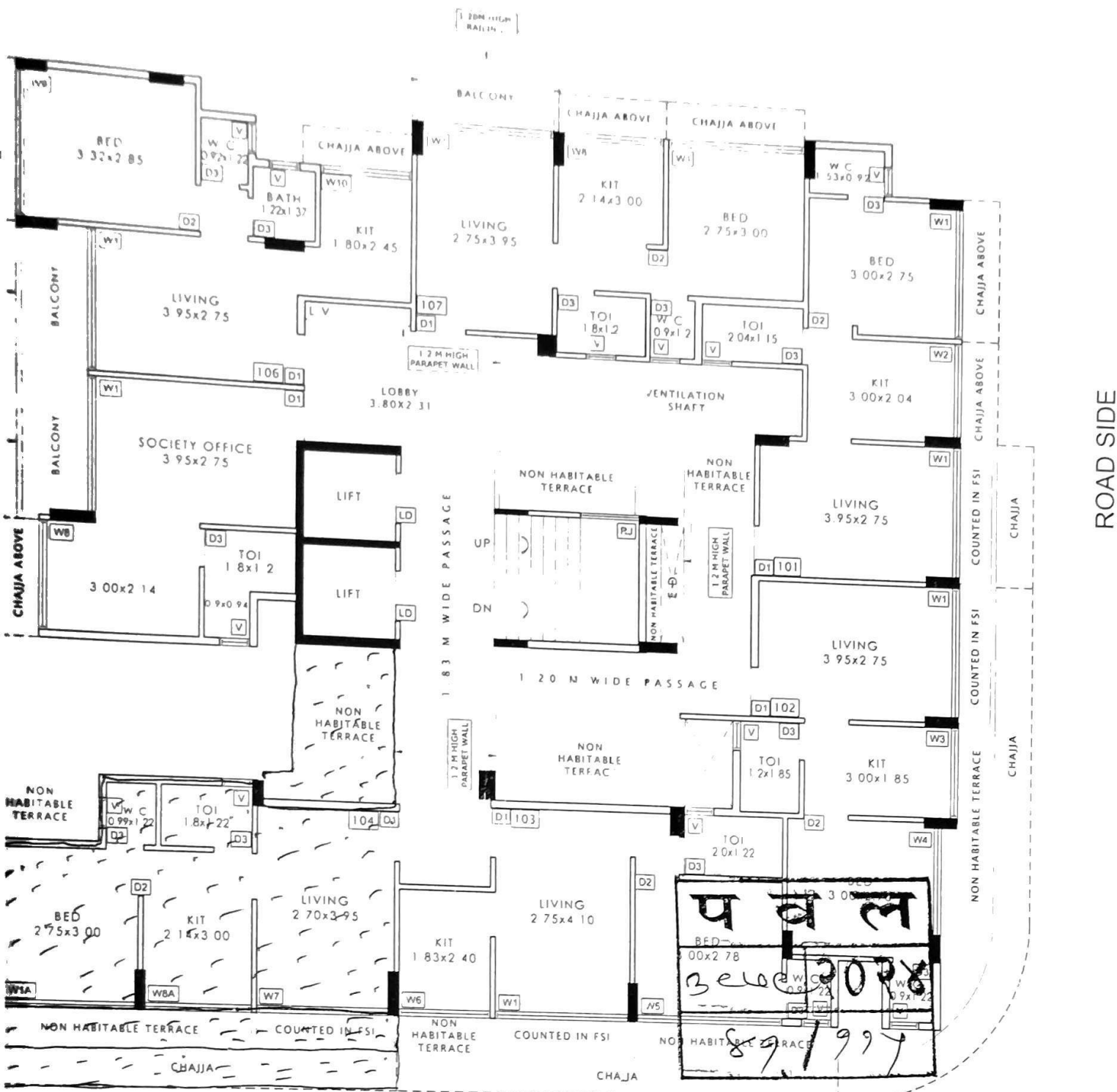


RECEIPT

- 1) Received with thanks from Allottee. **Mr. Devendra Chandu Rathod & Mrs Gamibai Devendra Rathod** have paid a sum of **Rs 4,00,000/- (Rupees Four Lakhs Only)** as part payment on execution hereof as per terms & conditions of this Agreement for Sale of **Flat No. 104** on the **First Floor** of the building/project known as “**AAVISHKAAR CREST**” to be constructed on all that piece and parcel of land more particularly described in **FIRST and SECOND SCHEDULE** to this Agreement for sale.

Sr. No.	Date	Cheque No.	Drawn on (Bank & Branch)	Amount
1	28/03/2024	Upi	State Bank Of India	50,000/-
2	29/03/2024	UPI	State Bank Of India	1,00,000/-
3	03/04/2024	031329	State Bank Of India	2,50,000/-
			Total	4,00,000/-

WE SAY RECEIVED RS. 4,00,000/- (Rupees Four Lakhs only)



ROAD SIDE

PROPOSED RESIDENTIAL BUILDING
AT PLOT NO.35, SECTOR.34B ,KHARCHAR, NAVI MUMBAI



DEVELOPERS

FLAT NO.

FLOOR

CARPET AREA

NATURAL TERRACE

PROJECTED BALCONY

NON-ACCESSIBLE CAJJA

FIRST

29.945 sq. mtrs

5.765 sq. mtrs

0.00 sq. mtrs

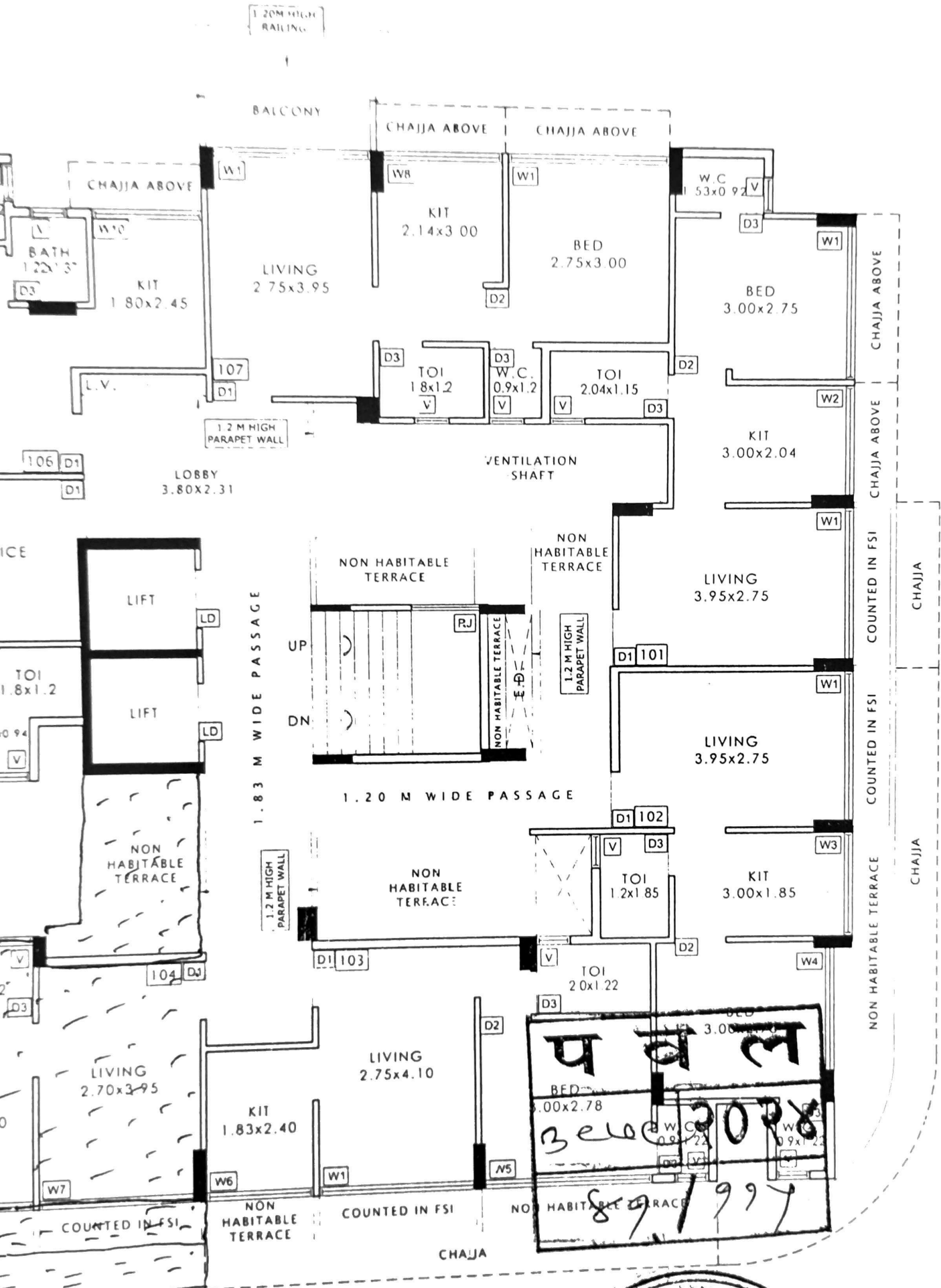
4.674 sq. mtrs

SIGNATURE OF DEVELOPERS

SIGNATURE OF PURCHASER

[Handwritten signature of developers]

[Handwritten signature of purchaser: Devendra]



ROAD SIDE

पवल
 3098
 89/1997



Reference No. : CIDCO/BP-17701/TPO(NM & K)/2020/11366

Date : 10/10/2023

To,
M/S.AAVISHKAAR REALTY.,THROUGH ITS
PARTNERS.,MR.RA...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/11

Sub : Payment of **Amended** development charges for **Mixed** Building on Plot No. **35**, Sector **34B** at **Kharghar** **12.5 % Scheme** Plot, Navi Mumbai.

Ref : Your architect application letter dtd. 12.08.2023

Your Proposal No. .CIDCO/BP-17701/TPO(NM & K)/2020 dated **10 August, 2023**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/S.AAVISHKAAR REALTY.,THROUGH ITS PARTNERS.,MR.RAHULKUMAR PARBAT PATEL + 3
- 2) Location : Plot No. **35**, Sector **34B** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 649.76
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 0

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	2108.95 *5	BuiltUP area *5	10545
Total Assessed Charges				10545

7) Date of Assessment : 18 September, 2023

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/3052	08/10/2023	10545	CIDCO/BP/2023/3052	11/8/2023	Net Banking
2	CIDCO/BP/2023/3457	09/18/2023 4:37:08 PM	1058250	CIDCO/BP/2023/3457	18/9/2023	Net Banking

Unique Code No. **2023 04 021 02 4168 02** is for this Amended Development Permission for **Mixed** Building on Plot No. **35**, Sector **34B** at **Kharghar** **12.5 % Scheme** Plot, Navi Mumbai

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Thanking You

Yours faithfully,



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-17701/TPO(NM & K)/2020/11366

Date : 10/10/2023

To,
M/S.AAVISHKAAR REALTY.,THROUGH ITS
PARTNERS.,MR.RA...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/11214

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	4	1	6	8	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed Building** on
Plot No. **35**, Sector **34B** at **Kharghar** **12.5 % Scheme Plot**, Navi Mumbai.

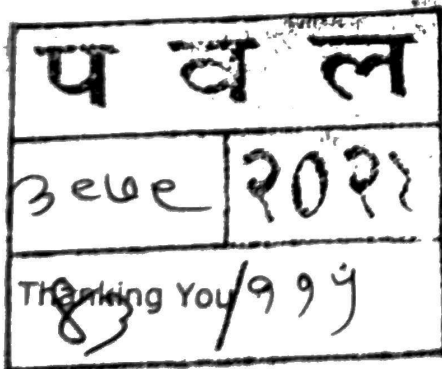
Ref : 1)Your Proposal No. .CIDCO/BP-17701/TPO(NM & K)/2020 dated **10 August, 2023**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/S.AAVISHKAAR REALTY.,THROUGH ITS
PARTNERS.,MR.RAHULKUMAR PARBAT PATEL + 3
- 2) Location : Plot No. **35**, Sector **34B** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 649.76
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 2523.18 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 296650

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102416802	18/9/2023	296650	20230402102416802	18/9/2023	Net Banking



Yours faithfully,



Signature
valid

Digitally signed by
BHUSHAN RAMC...
CHALDHARI
Date: 10 Oct 2023 12:29:08
Office: Navi Mumbai

Reference No. : CIDCO/BP-17701/TPO(NM & K)/2020/11366

Date : 10/10/2023



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **35** , Sector **34B** at **Kharghar**
12.5 % Scheme Plot, Navi Mumbai.

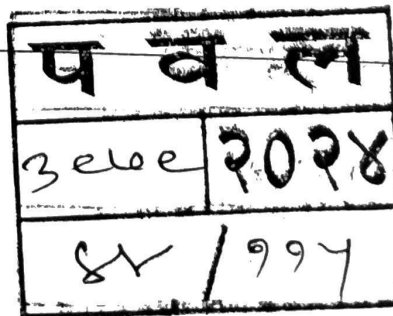
Ref : Your architect application letter dtd. 12.08.2023

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **35**, Sector **34B** at **Kharghar** **12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You



Yours faithfully,



AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/S.AAVISHKAAR REALTY., THROUGH ITS PARTNERS., MR. RAHULKUMAR PARBAT PATEL + 3**, **AT-C-6/6/2:1, SECTOR-6, C.B.D. BELAPUR, NAVI MUMBAI.** for Plot No. **35**, Sector **34B**, Node **Kharghar**. As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 12.5 % Scheme Plot 1 Ground Floor + 7 Floor** Net Builtup Area **2268.9** Sq m.

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	2104.67	164.27	0
UNIT (in Nos.)	47	9	0

- A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B.** Applicant Should Construct Hutments for labours at site.
- C.** Applicant should provide drinking water and toilet facility for labours at site.

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in sub

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303
Thanking you 29/9

Yours faithfully,

Signature
valid

Digitally signed by
BRUSHAN RAMC



Reference No. : **CIDCO/BP-17701/TPO(NM & K)/2020/11366**

Date : **10/10/2023**

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 :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

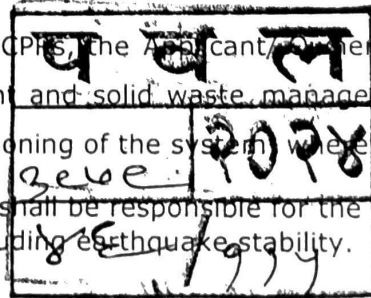
- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPIS, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system wherever applicable.

6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.



Thanking You

Yours faithfully,



To,
M/s. Aavishkaar Realty., Through Its Partners.,
Mr. Rahul Kumar Parbat Patel + 3
At-C-6/6/2-1, Sector-6, C.B.D. Belapur,
Navi Mumbai. Pin - 400614.

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/9314

Sub.: Payment of Amended development charges for Residential Building on Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot), Navi Mumbai.

Ref.: 1) Your Proposal No. CIDCO/BP-17701/TPO(NM & K)/2020 dated 14 June, 2021

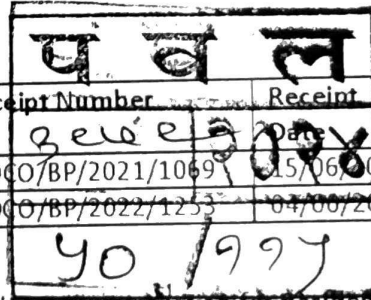
**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s. Aavishkaar Realty., Through Its Partners., Mr. Rahul Kumar Parbat Patel +3
- 2) Location : Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot), Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 649.890
- 5) Permissible FSI (Base) : 1.1
- 6) Rates as per ASR : 35100

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	974.835*8	7799
Total Assessed Charges				7799

- 7) Date of Assessment : 03 June, 2022
- 8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/1069	14/06/2021	7799	CIDCO/BP/2021/1069	15/06/2021	Net Banking
2	CIDCO/BP/2022/1253	03/06/2022	386465	CIDCO/BP/2022/1253	04/06/2022	Net Banking



Unique Code no. 2022 04 021 02 3282 02 is for this Amended Development Permission for Residential Building on Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot) Navi Mumbai.



To,
 M/s. Aavishkaar Realty., Through Its Partners.,
 Mr. Rahulkumar Parbat Patel + 3
 At-C-6/6/2:1, Sector-6, C.B.D. Belapur,
 Navi Mumbai. Pin - 400614.

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9314

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	2	8	2	0	2
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Sub.: Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot), Navi Mumbai.

Ref.: Your Proposal No. CIDCO/BP-17701/TPO(NM & K)/2020 dated 14 June, 2021

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS

(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- 1) Name of Assessee : M/s. Aavishkaar Realty., Through Its Partners., Mr. Rahulkumar Parbat Patel + 3
- 2) Location : Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot), Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 649.890
- 5) Permissible FSI : 1.1
- 6) GROSS BUA FOR ASSESSEMENT : 1784.67 mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 80662
- 7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102328202	03/06/2022	80662	20220402102328202	04/06/2022	Net Banking



Ref. No. CIDCO/BP-17701/TPO(NM)/2020/9466 Date:16/06/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
M/s. Aavishkaar Realty., Through Its Partners,
Mr. Rahul Kumar Parbat Patel + 3
At-C-6/6/2:1, Sector-6, C.B.D. Belapur,
Navi Mumbai. Pin - 400614

Sub.: Development Permission for Residential Building on Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot), Navi Mumbai

Ref: 1. Your Architect's online application dated 14 June, 2021.
2. Necessary charges paid on 15/06/2021 and 04/06/2022.
3. AAI NOC issued by AAI dated 11/03/2022

Sir/Madam,

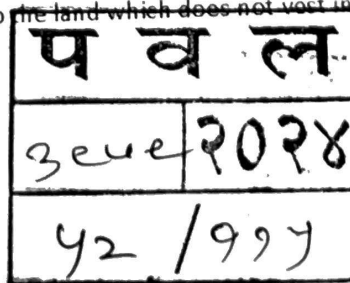
With reference to your application No. CIDCO/BP-17701/TPO(NM)/2020, dated 14 June, 2021 for the grant of sanction of Amended Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot), Navi Mumbai, the Amended Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Yours faithfully,

Office Stamp

Date:



Document certified by BHUSHAN

ANDRA CHAUDHARI

4.naina@cidcoindia.com

Name : BHUSHAN

ANDRA CHAUDHARI

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII) of 1966 to M/s. Aavishkaar Realty., Through Its Partners., Mr. Rahulkumar Parbat Patel + 3, At-C-6/6/2:1, Sector-6, C.B.D. Belapur, Navi Mumbai. Pin - 400614 for Plot No. 35, Sector 34B at Kharghar Node (12.5% Scheme Plot). As per the approved plans and subject to the following conditions for the development work of the proposed Residential in **Ground + 5 Floor** Net Builtup Area [Residential] = 1275.23 Sq.M, Mercantile / Business (Commercial) = 164.55 Sq.M. Total BUA = 1439.780 Sq.M.

Nos. of Residential Units: 28

Nos. of Mercantile/Business (Commercial) Units: 09

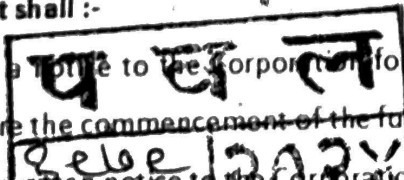
- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

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

- 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.
- b. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- c. The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- a. Give a Notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.



Reference No. CIDCO/BP-17701/TPO(NM & K)/2020/7860

Date : 4/12/2020

M/S.AAVISHKAAR REALTY., THROUGH ITS PARTNERS., MR.RA...

ASSESSMENT ORDER NO. 2020/7707

Sub : Payment of **New** development charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **35**, Sector **34B** at **Kharghar** **12.5 %** Scheme Plot, Navi Mumbai.

Ref : 1. Your Architects online application dt 10.11.2020, Prov. Fire NOC dt.27.11.2020
2. Final Transfer order No.CIDCO/EST/12.50% sch/KHR/589/2020/7686 dt 11.03.2020
3. Maveja NOC No.CIDCO/EST/12.50% sch/KHR/589/20/7695 dt 11.03.2020, TEO CIDCO/EST - 2/2020/70018 dt.3.11.20.

Your Proposal No. **CIDCO/BP-17701/TPO(NM & K)/2020** dated **10 November, 2020**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- Name of Assessee : M/S.AAVISHKAAR REALTY., THROUGH ITS PARTNERS., MR.RAHULKUMAR PARBAT PATEL + 3
- Location : Plot No. **35**, Sector **34B** at **Kharghar**, Navi Mumbai.
- Plot Use : Residential + Mercantile / Business (Commercial)
- Plot Area : 649.89
- Permissible FSI : 1.5
- Rates as per ASR : 35100

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi:974.835 * 8	7799
Total Assessed Charges				7799

7) Date of Assessment : 04 December, 2020

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2020/1696	11/07/2020	7799	CIDCO/BP/2020/1696	7/11/2020	Net Banking
2	CIDCO/BP/2020/1988	12/04/2020 9:41:40 AM	1525505	CIDCO/BP/2020/1988	4/12/2020	Net Banking



Document certified by PATIL
HILESH JANARDHAN <>

Name : PATIL HILESH
JANARDHAN

Designation : Associate

Reference No. CIDCO/BP-17701/TPO(NM & K)/2020/7860

Date : 4/12/2020

 **CIDCO COMMENCEMENT CERTIFICATE**

To,

**M/S.AAVISHKAAR REALTY., THROUGH ITS
PARTNERS., MR.RAHULKUMAR PARBAT PATEL + 3
AT-C-6/6/2:1, SECTOR-6, C.B.D. BELAPUR, NAVI
MUMBAI.
PIN - 400614**

**Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 35 , Sector 34B at Kharghar
12.5 % Scheme Plot, Navi Mumbai.**

Ref : 1. Your Architects online application dt 10.11.2020, Prov. Fire NOC dt.27.11.2020
2. Final Transfer order No CIDCO/EST-12.50% sch KHR 559/2020/7686 dt 11.03.2020
3. Mavola NOC No CIDCO/EST-12.50% sch KHR 559/20/7695 dt 11.03.2020, TEO CIDCO/EST -
2,XXX/2018 dt 3.11.20

Dear Sir / Madam

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/S.AAVISHKAAR REALTY., THROUGH ITS PARTNERS., MR. RAHULKUMAR PARBAT PATEL + 3**, AT-C-6/6/2:1, SECTOR-6, C.B.D. BELAPUR, NAVI MUMBAI. for Plot No. 35, Sector 34B, Node Kharghar. As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 12.5 % Scheme Plot 1 Ground Floor + 6 Floor Net Builtup Area [Residential [Resi+Comm] = 806.04, Mercantile / Business (Commercial) [Resi+Comm] = 125.52 Other [Others] = 40.94 Total BUA = 972.5 Total BUA = 972.5] Sq m.

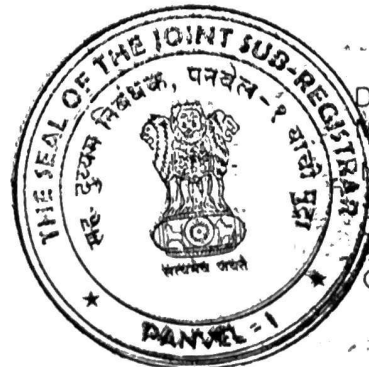
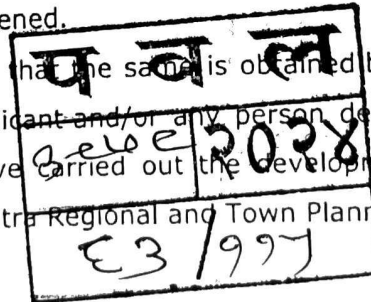
Nos. Of Residential Units :- 30, Nos. Of Mercantile / Business (Commercial) Units :- 7

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

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

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

2. The applicant shall :-



Document certified by PATIL
MITHILESH JANARDHAN <>
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

SCHEDULE

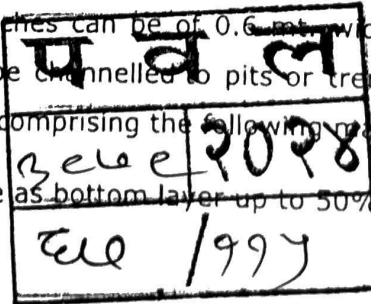
RAIN WATER HARVESTING

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

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

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

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



Document certified by PATIL MITHILESH JANARDHAN <>

Name : PATIL MITHILESH JANARDHAN

Designation : Associate Planner

Organization : CIDCO OF



Kavita K. More

B.A.LL.B

• Advocate High Court •

Office 212, 2nd Floor, Prabhat Centre Annexe Building, Sector-1A, CBD Belapur, Navi Mumbai - 400 614.
Contact : 9987075575 | Email : adv.kavita.more@gmail.com

FORMAT -A
(Circular No. 28/2021)

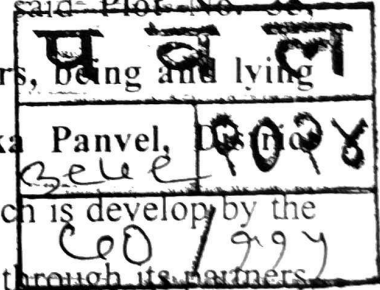
To,
Maha RERA HQ,
Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai-400051.

LEGAL TITLE REPORT

I] **SUBJECT** :- Title Clearance Report with respect of Plot No. 35, admeasuring area of 649.89 square meters, being and lying at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai- 410 210. (Hereinafter referred to as "the said Plot")

I have investigated the title of the said Plot No. 35, admeasuring area of 649.89 square meters, being and lying at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai on the request of which is develop by the M/s. Aavishkaar Realty, a Partnership Firm, through its partners

1) Mr. Rahulkumar Parbat Patel, 2) Mr. Prabhu Harshidrao Sandhi
3) Mr. Mahesh Samji Choudhari and 4) Mr. Deepak Hirals
Sandha, having its office at C-6/6/2:1, Sector No. 3, B.D. Belapur, Navi Mumbai 400 614 and following documents are :-



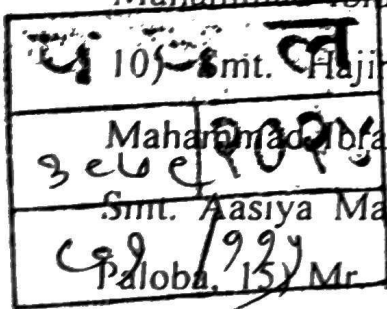
1) DESCRIPTION OF THE PROPERTY: -

Plot No. 35, admeasuring area of 649.89 square meters, being and lying at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai, Navi Mumbai.

2) THE DOCUMENTS OF ALLOTMENT OF PLOT :-

1. Intend Letter Ref. No. CIDCO/ Lands/Satyo/Kharghar-Owe/ 2006/490, dated 4th October 2006 through File No. 589 issued by the Corporation to Late Mahamad Esmail Mahamad Sadiq Patel.

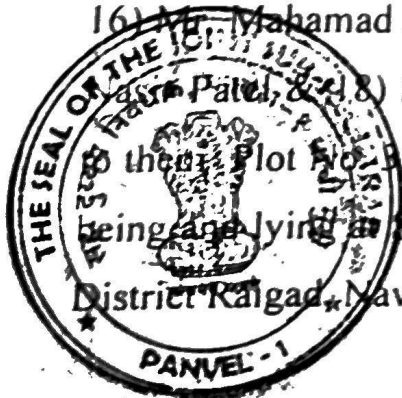
2. Allotment Letter No CIDCO/ Lands/Satyo/Kharghar/ 589/2010, issued by the Corporation to Late Mahamad Esmail Mahamad Sadiq Patel through its legal heirs, 1) Smt. Ayeshabi Abdul Hamid Patel, 2) Smt. Rabusab Husainmiya Patel, 3) Smt. Khatunbibi Husainmiya Patel, 4) Smt. Mariambibi Husainmiya Patel, 5) Smt. Khatunbibi Mahammad Esmail Patel, 6) Smt. Sharbanu Mahammad Faruk Patel, 7) Mr. Mahammad Amin Mahammad Ibrahim Patel, 8) Mr. Mahammad Yasim Mahammad Ibrahim Patel, 9) Smt. Zubeda Abul Rehman Patel,



10) Smt. Hajira Yasim Patel, 11) Mr. Mahammad Noor Mahammad Ibrahim Patel, 12) Smt. Fatima Avesh Paloba, 13) Smt. Aasiya Mahammad Ali Divan, 14) Smt. Siddiqa Aabid Paloba, 15) Mr. Mahammad Aabaas Mahammad Ibrahim Patel,

16) Mr. Mahamad Zuber Mahamad Ibrahim Patel, 17) Smt. Zora

Patel, 18) Smt. Sumati Summaya Zuber Patel, allotting the Plot No. 35, admeasuring area of 649.89 square meters, being and lying at Sector 34B, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai.



3. Heirship Certificate dated 3-4-2007 on Civil M.A. No. 262/2005 granted by the court of the II ND JT. CIVIL JUDGE, J.D., Panvel.

4. Release Deed dated 17-04-2010 executed between 1) Smt. Ayeshabi Abdul Hamid Patel, 2) Smt. Rabusab Husainmiya Patel, 3) Smt. Khatunbibi Husainmiya Patel, 4) Smt. Mariambibi Husainmiya Patel, 5) Smt. Khatunbibi Mahammad Esmail Patel, 6) Smt. Sharbanu Mahammad Faruk Patel, 7) Mr. Mahammad Amin Mahammad Ibrahim Patel, 8) Mr. Mahammad Yasim Mahammad Ibrahim Patel, 9) Smt. Zubeda Abul Rehman Patel, 10) Smt. Hajira Yasim Patel, 11) Mr. Mahammad Noor Mahammad Ibrahim Patel, 12) Smt. Fatima Avesh Paloba, 13) Smt. Aasiya Mahammad Ali Divan, 14) Smt. Siddiqa Aabid Paloba, 15) Mr. Mahammad Aabaas Mahammad Ibrahim Patel, 16) Smt. Zora Nasir Patel & 17) Smt. Sumati Summaya Zuber Patel and Mr. Mahamad Zuber Mahamad Ibrahim Patel, duly stamped and registered. [Reg. No. PVL1-4886-2010]

5. Agreement to Lease executed on 24th January 2010 between the CIDCO and Mr. Mahamad Zuber Mahamad Ibrahim Patel, duly stamped and registered. [Reg. No. PVL3-0651-2010]

6. Tripartite Agreement executed on 5th October 2010 made between CIDCO and Mr. Mahammad Zuber Mahammad Ibrahim Patel

and M/s. Sai Kripa Associates, a Partnership Firm, through its partners, duly stamped and registered. [Reg. No. PVL2-382-2010].

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2) 7/12 EXTRACT OR PROPERTY CARD:- NA

3) SEARCH REPORT:- (13 years from 2010 to 2022), I have caused Mr. Vijay Kalantre to take Search of the above plot for 13 years from 2010 to 2022 in the offices of the Sub Registrar of Assurances, located in the Panvel 1,2,3,4 & 5 and have issued separately our Search Report. Search Report and Search fee receipt is separately attached.

II) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title M/s. Aavishkaar Realty, a Partnership Firm, through its partners, 1) Mr. Rahul Kumar Parbat Patel, 2) Mr. Prabhu Harkha Gandhi 3) Mr. Mahesh Samji Choudhari and 4) Mr. Deepak Hiralal Sandha is clear, marketable and without any encumbrances.

Owners of the Land/Plot:

As mentioned above M/s. Aavishkaar Realty, a Partnership Firm, through its partners, 1) Mr. Rahul Kumar Parbat Patel, 2) Mr. Prabhu Harkha Gandhi 3) Mr. Mahesh Samji Choudhari and 4) Mr. Deepak Hiralal Sandha are the leasee of the Plot No. 35, measuring area of 650 square meters, being and lying at Sector Village Kharghar, Taluka Panvel, District Raigad, Navi

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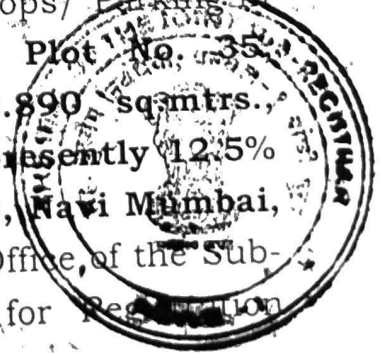
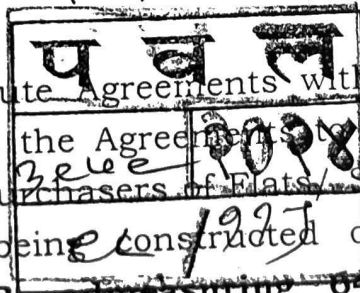
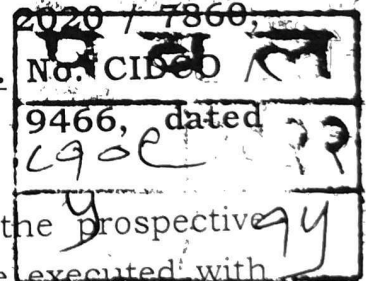
SPECIAL POWER OF ATTORNEY

To all to whom these presents shall come that We,
1) MR. RAHULKUMAR PARBAT PATEL, age 31 years,
2) MR. PRABHU HARKHA GANDHI, age 30 years,
3) MR. DEEPAK HIRALAL SANDHA, age 31 years,
4) MR. MAHESH SAMJI CHOUDHARI, age 39 years, All
Indian Inhabitants, adults are Partners of a Registered
Partnership Firm in the name of M/s. AAVISHKAAR
REALTY having site Office at- Plot No. 35, Sector No. 34B,
Kharghar Node, Navi Mumbai, do hereby SEND
GREETINGS.

WHEREAS :

1. We are undivided seized and possessed of and/or
otherwise sufficiently entitled to Plot No. 35, Sector
No. 34B, admeasuring 649.890 sq.mtrs., under
Gaothan Expansion scheme, (presently 12.5%
scheme) situated at - Kharghar Node, Navi Mumbai,
Tal. Panvel, Dist. Raigad, and Commencement
Certificate & Development Permission given by CIDCO
to M/s. AAVISHKAAR REALTY, Vide 1) C. C. No.
CIDCO / BP-17701 / TPO (NM & K) / 2020 / 7860,
dated 04/12/2020, 2) Amended C. C. No. CIDCO /
BP-17701 / TPO (NM) / 2020 / 9466, dated
16/06/2022.

2. We have to execute agreements with the prospective
buyers and lodge the Agreements to be executed with
the prospective Purchasers of Flats/ Shops/ Parking in
the building/s being constructed on Plot No. 35,
Sector No. 34B, admeasuring 649.890 sq.mtrs.,
under Gaothan Expansion scheme, (presently 12.5%
scheme) situated at Kharghar Node, Navi Mumbai,
Tal. Panvel, Dist. Raigad, before the Office, of the Sub-
Registrar of Assurances Panvel, for Registration
thereof.



Rahul Patel

Prabhu

Deepak Sandha

Mahesh

MAHESH SAMJI CHOUDHARI



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P52000046560**

Project: **AAVISHKAAR CREST**, Plot Bearing / CTS / Survey / Final Plot No.: **35** at **Kharghar, Panvel, Raigarh, 410210**;

1. **Aavishkaar Realty** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin 400614**.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

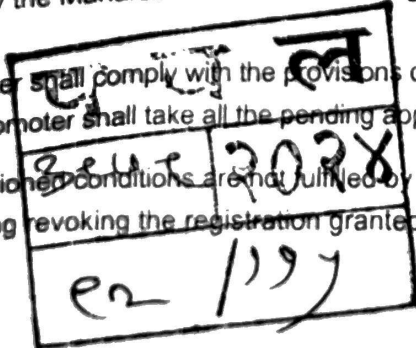
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **12/08/2022** and ending with **31/03/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including **revoking the registration granted herein**, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by



Kavita K, More

B.A.LL.B

• Advocate High Court •

Office 212, 2nd Floor, Prabhat Centre Annexe Building, Sector-1A, CBD Belapur, Navi Mumbai - 400 614.

Contact : 9987075575 | Email : adv.kavita.more@gmail.com

22nd June 2022

SEARCH REPORT

[1] Particulars of Property: Search Report in respect of the Plot No. 35, admeasuring area of 649.89 square meters, being and lying at Sector 34B, Village Kharghar, under 12.5% Scheme (Gaothan Expansion Scheme) in the name of M/s. Aavishkaar Realty, a Partnership Firm.

[2] Name of Party: M/s. Aavishkaar Realty, a Partnership Firm, through its partners, 1) Mr. Rahulkumar Parbat Patel, 2) Mr. Prabhu Harkha Gandhi 3) Mr. Mahesh Samji Choudhari and 4) Mr. Deepak Hiralal Sandha

[3] Search Receipt No./Date: MH0115501202021E/11-02-2021

I have employed services of Mr. Vijay Kalantre, Search Clerk and caused him to carry out search in the offices of the Sub Registrar of Assurances Panvel -1, Panvel -2, Panvel -3, Panvel -4, Panvel -5 for the last Thirteen years (13 years) 2010 to 2022. During search the following entries have been found recorded in the record of the Sub

