



Tuesday, October 11, 2011

11:59 23 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9184

गावाचे नाव नविन पनवेल (नगर पालिका हद्द) दिनांक 11/10/2011

दस्तऐवजाचा अनुक्रमांक उरण - 09061 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सुजित प्रभाकर म्हात्रे

नोंदणी फी	:	24500.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)	:	540.00
एकूण	रु.	25040.00

आपणास हा दस्त अंदाजे 12:14PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.पनवेल 2

बाजार मुल्य: 2447500 रु. मोबदला: 2250000रु.

भरलेले मुद्रांक शुल्क: 129450 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/घनाकर्ष क्रमांक: -; रक्कम: 24500 रु.; दिनांक: 10/10/2011

मुळ दस्तऐवज परत दिला.

पत्रकाराची सही

3A



सत्यमेव जयते

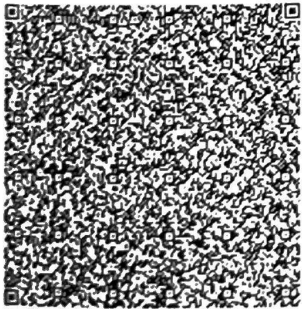
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by :
 Stock Holding Corporation of India Ltd.
 Location : PANVEL
 Signature : *J. Raute*
 Details can be verified at www.shclicstamp.com

Base Certificate No. : IN-MH04615398251514J
 Certificate No. : IN-MH04625816267695J
 Certificate Issued Date : 11-Oct-2011 11:01 AM
 Account Reference : SHCIL (FI)/mhshcil01/ PANVEL/ MH-RAI
 Unique Doc. Reference : SUBIN-MHMHSHCIL0104980370729658J
 Purchased by : Sujit Prabhakar Mhatre and Meenal Sujit Mhatre
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : Fl no-103, 1st Flr, Mithila chs Ltd, Pl no-79, 80, Sec-09, New Panvel (E)
 Consideration Price (Rs.) : 22,50,000
 (Twenty Two Lakh Fifty Thousand only)
 First Party : Abdul Rahiman Abdul Majid and Others
 Second Party : Sujit Prabhakar Mhatre and Meenal Sujit Mhatre
 Stamp Duty Paid By : Sujit Prabhakar Mhatre and Meenal Sujit Mhatre
 Stamp Duty Amount(Rs.) : 11,850
 (Eleven Thousand Eight Hundred And Fifty only)



----- Please write or type below this line -----

प व ल-२	
२०११	२०११
३ / २८	





AGREEMENT FOR SALE

BETWEEN

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८०६९	२०११
६	१२७

MR. ABDUL RAHIMAN ABDUL MAJID & MRS. BIBIJAN A MAJID

AND

MR. SUJIT PRABHAKAR MHATRE & MRS. MEENAL SUJIT MHATRE

Sujit P. Mhatre J. Mhatre



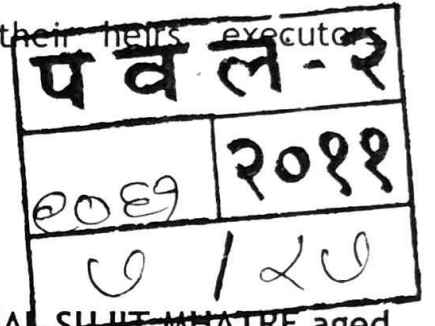
AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered in to at New Panvel, on this 11th day of Oct in the year TWO THOUSAND ELEVEN (2011).

BETWEEN

MR. ABDUL RAHIMAN ABDUL MAJID aged 33 yrs & MRS. BIBIJAN A MAJID aged 62yrs are adults and Indian Inhabitants, residing at Flat No.103, First Floor, Mithila Co-Operative Housing Society Ltd., Plot No.79 & 80, Sector-09, New panvel-East, Raigad, Maharashtra-410 206 hereinafter referred to as "THE TRANSFEROR/S/SELLER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of FIRST PART.

AND



MR. SUJIT PRABHAKAR MHATRE aged 34yrs & MRS. MEENAL SUJIT MHATRE aged 32yrs are adults and Indian inhabitants residing Room No.101, Rachana Apartment, Plot No.55, Sector-09, New Panvel-East, Raigad, Maharashtra-410206 hereinafter referred to as the "TRANSFeree/S/PURCHASR/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "the Corporation") having its registered office at the Nirmal, Second Floor, Nariman Point, Mumbai-400 021. The Corporation has been already declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of the Maharashtra Regional Town Planning Act, 1966 (MahaRASHTRA Act No.XXXVIII of 1966 (hereinafter referred to as the "said Act") for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designed as Site for New Town under sub-section (1) of section 113 of the said Act.

AND WHEREAS the State Government has acquired lands within the designed area of New Panvel and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of section 113 of the said Act.

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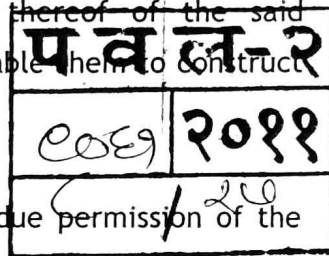
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AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose of an land acquired by it or vested into it in accordance with the proposal approved by the state Government under the said Act.

AND WHEREAS by an Agreement to Lease dated 02nd December, 1994 executed by the City and industrial Development Corporation of Maharashtra Ltd., (CIDCO Ltd.) hereinafter referred to as "the Corporation") of the One part in favour of MR. Mustan Taherbhai (therein referred to "the Licensee) of the Other Part the Corporation has agreed to lease Plot No. 79 & 80 at Sector-09, at New Panvel-Eat, Navi Mumbai admeasuring about 400 Square meters or thereabouts, more particularly described in the schedule written there under (hereinafter for brevity's sake referred to as "the said property") for the residential use for a consideration as contained therein, and in pursuance hereof of the said corporation handed over possession of the plot to them enable them to construct a building for residential use.



AND WHEREAS the said Original Assigner thereafter with due permission of the Corporation (CIDCO Ltd.,) Transferred and assigned the said plot to M/s. Mangalmurti Contractions and a Tripartite Agreement has been executed on 25th October, 2002 between M/s. CIDCO Ltd., Mr. Mustan Taherbhai and M/s. Mangalmurti Construction and name of M/a. Mangal Murti Constructions has been on property Record of CIDCO Lt., as licensee of Plot No.79 & 80, Sector-09, New Panvel-East, Navi Mumbai-410 206 and benefits under the said Agreement in favour of the Builders, herein M/s. Mangalmurti Constructions subject to the Terms & Conditions and Covenants contained in the Tripartite Agreement.

AND WHEREAS the said Tripartite Agreement and permission the builders are fully entitled for the development of the said plot and construction of the building thereon and to sell the units thereon to prospective purchasers.

AND WHEREAS the builders have submitted plans for the said plot and obtained commencement certificate and building permission for Plot No.79 & 80, Sector-09, New Panvel-East, vide letter No. EE(BP)/ATPO/871 dated 08th January 2003 from Executive Engineer (BP) of CIDCO Ltd.

AND WHEREAS the builders are constructing a building on the said property in the name style of "Mithila" more particularly described in the First Schedule written

White & Co

G. M. Hatre

[Signature]



hereunder as per plans, designs and specifications approved and sanctioned by the Corporation (CIDCO Ltd.).

AND WHEREAS the Seller/s had purchased a Flat from the said building bearing Flat No.103, First Floor, building known as Mithila, admeasuring Carpet area about 508 Sq. Fts. Built up area about 610 Sq. Fts (56.69 Sq. Mtrs) and chargeable open space Carpet area about 110 Sq. Fts. (10.22 Sq. Fts), Super Covered are about 726 Sq. Fts. situated on Plots No. 79 & 80, Sector-09, New Panvel-East, Raigad, Maharashtra. Therefore Agreement dated 10th December, 2003 was entered in to by and between the Seller/s and the builder which was lodged for registration in the office of sub-Registrar at Panvel at Serial No.03940-2003 dated 10th December, 2003.

AND WHEREAS in lieu of the payment of total amount of consideration in the building has handed over vacant and peace full possession of the above said flat to the Seller/s and he has become the absolute owner of the above said flat.

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AND WHEREAS the owners of the above said building formed and registered a society under the Maharashtra Co-operative Housing Society Act 1960 in the name and style of M/s. Mithila Co-Operative Housing Society Ltd., vide registered number NBOM/CIDCO/HSG(O.H)/2341JTR-2006-07 dated 10/10/2006.

AND WHEREAS the Transferor/s/Seller/s has agreed to sell, transfer and assign unto the Purchaser/s and Purchaser/s has agreed to purchase the above said Flat No.103, First Floor, admeasuring Carpet area about 508 Sq. Fts. Built up area about 610 Sq. Fts (56.69 Sq. Mtrs) and chargeable open space Carpet area about 110 Sq. Fts. (10.22 Sq. Fts), Super Covered are about 726 Sq. Fts. in the above said building known as M/S. Mithila Co-Operative Housing Society Ltd." along with electricity meter and shares in society for at or for lump sum consideration of Rs.22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) upon certain terms and conditions as mutually agreed and settled between the parties.

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

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NOW THESE PRESENTS WITNESSES AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. (a) In consideration of the sale agreement the Transferee/s has paid to the Transferor/s an amount of Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) by cheque as an earnest and part payment against the total consideration of the above said Flat.
- (b) The balance amount of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) will be paid by the Purchaser/s within Sixty (60) days from the date of registration of the above said flat subject to provide all the required documents in respect of the said flat by the Transferor to the Transferee as demanded by the Transferee or the financial institute of the Transferee/s.
- (c) If the Transferee/s fails to pay agreed cost of the said flat within stipulated time as per clause No.1 (b) above upon providing all the required documents in respect of the said flat, then the Transferor/s shall give grace period of 15 days to the Transferee/s for which the Transferee/s shall pay interest @12% per annum to the Transferor/s on all the months which become due and payable by the Transferee/s to the Transferor/s.
- (d) And if the Transferee/s fails to make the payment within such grace period then the Transferor/s at his own discretion shall either give an additional grace period to the Transferee Agreement.
- (e) In case of cancellation of this Agreement the Transferee further undertakes to execute the said Deed of Cancellation and present themselves for registration of the said Deed of Cancellation at his cost without any delay or hindrance and after execution of such Deed of Cancellation, the Agreement for Sale herein executed and registered shall be deemed to be treated as cancelled and all claims as proposed purchaser/Transferee/s, to the said flat shall be relinquished by the Transferee/s. And in such case the Transferor/s shall not be responsible for any loss of stamp duty, registration charges or any other charges incurred by the Transferee/s at the time of this Agreement for Sale.
- (f) The charges for stamp duty, registration charges and incidental expenses for execution of such Deed of Cancellation shall be borne

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or cancel	२०११
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and paid by the Transferee/s alone and for which the Transferee/s has agreed.

(g) Upon execution of such Deed of Cancellation the Transferor/s will be at her liberty to sell the said flat to any third party of his/her/their choice.

(h) The Transferor shall handover the possession of said flat to the Transferee/s on receipt of full and final payment of consideration.

2. Up on payment of total consideration of the Flat Transferor/s/Seller/s agree and declare that all her rights and benefits qua the said Flat and under the said agreements belonging to or available to the Transferor/s/Seller/s shall be transferred to the Purchaser/s.

3. The Transferee/s has taken inspection of the said agreement and made inquiries about the title of owner and the Transferor/ss qua, the said land and the Flat therein and also inspected the building plans and the construction of the building and after satisfying himself he has entered into this transaction.

4. The Purchaser/s/Transferee/s hereby agrees and covenants with the Seller/s that they will observe, perform and abide all the terms and conditions which may be imposed by the society, company or association of all the flats holders of the above said building.

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5. The Transferor/s/Seller/s have not created any charge lien or mortgage nor created any third party interest upon the above said Flat. The Transferor/ss are absolutely empowered as the owner of the Flat to sell the same and assign the rights under the above said agreement and therefore they are selling the said Flat and other rights to the Transferee/s/ Purchaser/s subject to the terms and conditions of this agreement. The said premises sold are free from encumbrances. If any time the title of the Transferor/ss found defective or any person claim in through the Transferor/ss shall make clear all defects or claims at their own costs and expenses as to protect the right, title and interest of the Transferee/s over above said Flat.

6. The Transferor/s shall sign all those necessary agreements and shall do all those things so as transfer the above said Flat and all those rights acquired under the above said agreement for sale, at the cost of the Transferee/s.

7. The Transferee/s undertakes to become the member of the society of a building.

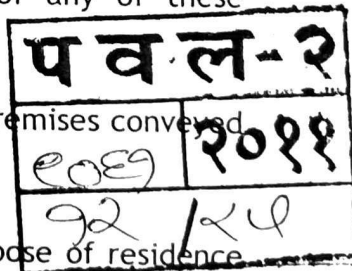
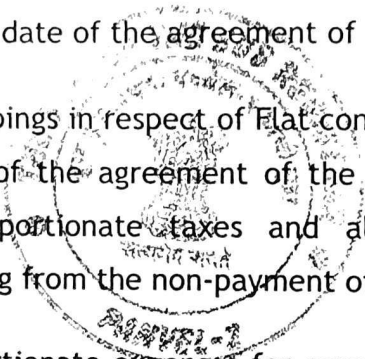
Signature

Gmmhatre

Signature



8. The Transferor/s shall not execute the Agreement For Sale/Sale Deed/ Gift Deed etc.. nor shall create any third party interest in respect or the above said Flat with any person after signing this agreement. If any such documents comes forward which has been executed before or after signing this agreement. If any such documents comes forward which has been executed before or after this agreement whereby the Transferor/ss have sold or assigned, their right interest of the said Flat then the Transferor/s shall remedy the same at her own cost and clear the title for the satisfaction of the Transferee/s/ Purchaser/s and all other damages of this and expenses and losses to the Transferee/s and the Transferor/s undertake to indemnify from all the losses costs, damages expenses and price paid by the Transferee/s.
9. The Seller/s undertakes to clear all out goings in respect of flat conveyed to them by this indenture from the date of the agreement of the said flat.
10. The Purchaser/s shall pay all out goings in respect of Flat conveyed to them by this indenture from the date of the agreement of the said flat. The Purchaser/s shall pay their proportionate taxes and alone shall be responsible for consequences arising from the non-payment of such taxes.
11. The Purchaser/s shall share proportionate expenses for common amenities e.g. water bill, watchman, electric charges of consumption for electric motor for lifting water to overhead tank, non-payment of such proportionate expenses shall result in discontinuance of any of these facilities.
12. The Purchaser/s shall be responsible for up keep of the premises conveyed by this document.
13. The premises hereby conveyed shall be used for the purpose of residence only and none else without obtaining requisite permission thereof from concerned authority.
14. The premises hereby conveyed shall be used for the purpose of residence only and none else without obtaining requisite permission thereof from concerned authority.



Signature

Gmmhadre

Signature



IT IS FURTHER DECLARED BY THE TRANSFEROR/S/SELLER/S THAT:

- A. There are no suits, litigation's civil or criminal or any other proceeding against the said premises/flat to affect the Purchaser/s physically, financially and mentally.
- B. There are no attachment or prohibitory orders as against or affecting the premises/flat and the said flat is free from all mortgage, encumbrances or charges and/or is not subject matter to easements or attachment either before or after judgement. The Seller/s has not received any notice neither from the Government, Semi Government, Corporation (CIDCO) regarding any proceeding in respect of the said premises/flat.
- C. The Transferor/s/Seller/s in past have not entered into any agreement either in the form of sale, ex-change, assignment or any other rights of like nature in the said premises/flat and have not default with or dispose off the said premises in any manner what so ever.
- D. The Transferor/s/Seller/s is in exclusive possession of the said premises/flat and every part thereof and except the no Transferor/s/Seller/s other person/s are in use, occupation and enjoyment of the said premises or any part thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land Plot nos. 79 & 80 admeasuring about 400 Sq. Mtrs. and being situated at Sector-09, New Panvel-East, the District Division of Raigad, Sub-Division and and Taluka-Panvel and within the limits of New Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of Panvel Municipal council which are described in the Revenue Record as under:-

On or towards the East : Plot No.84
On or towards the West : 8 Mtr. Wide Road
On or towards the South : Plot No.81
On or towards the North : Plot No.78

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THE SECOND SCHEDULE OF THE PROPERTY

Out of the building which is constructed on the properties described in the first schedule Flat No.103 on First Floor, admeasuring Flat No.103, First Floor, building known as Mithila, admeasuring Carpet area about 508 Sq. Fts. Built up area about 610 Sq. Fts (56.69 Sq. Mtrs) and chargeable open space Carpet area about 110 Sq. Fts. (10.22 Sq. Fts), Super Covered are about 726 Sq. Fts. situated on Plots No. 79 & 80, Sector-09, New Panvel-East, Raigad, Maharashtra and the shares in the name of the Seller/s in the above said building known "M/S Mithila Co-Operative Housing Society Ltd." shown by black color shading on the block plan.

Mithila

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IN WITNESS WHERE OF THE PARTIES HERETO HAVE HEREUNTO SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL THE DAY AND THE YEAR
HEREINABOVE WRITTEN:

SIGNED AND DELIVERED)
BY THE TRANSFEROR/S/SELLER/S)

MR. ABDUL RAHIMAN ABDUL MAJID)
PAN: AKLPM5768J)



&

MRS. BIBIJAN A MAJID)
PAN: BHQPM1771E)



In the Presence of)
1. Sandeep Phadke)

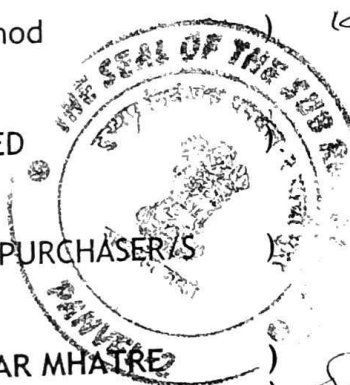


2. Ghansham Rathod)

SIGNED AND DELIVERED)

BY THE TRANSFERREES/PURCHASER/S)

MR. SUJIT PRABHAKAR MHATRE)
PAN: AKEPM6061H)



In the Presence of)
1. Sandeep Phadke)



&

MRS. MEENAL SUJIT MHATRE)
PAN: BIPPM6569N)

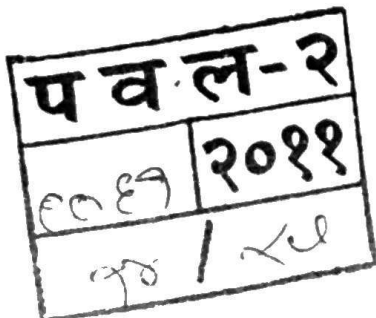
In the Presence of)
1. Sandeep Phadke)



2. Ghansham Rathod)

SIGNED AND DELIVERED)

BY THE TRANSFERREES/PURCHASER/S)



RECEIPT

MR. ABDUL RAHIMAN ABDUL MAJID & MRS. BIBIJAN A MAJID received with thanks from MR. SUJIT PRABHAKAR MHATRE aged 34yrs & MRS. MEENAL SUJIT MHATRE an amount of Rs.6,50,000/- (Rupees Six Lakh Fifty Thousand Only) by cheque as an earnest and part payment against total consideration of Rs.22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) as agreed for sale of the Flat No.103, First Floor, Mithila Co-Operative Housing Society Ltd., situated at more particularly Plot No.79 & 80, Sector-09, New Panvel-East, Raigad, Maharashtra-410 206.

Details of Payment are as follows;

<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Cheque No.</u>	<u>Amount</u>
14/08/2011	Union Bank of India	Panvel	098261	Rs. 1,00,000/-
03/09/2011	Bank Of India	Panvel	000044	Rs. 3,00,000/-
20/10/2011	Union Bank of India	Panvel	098267	Rs. 2,50,000/-



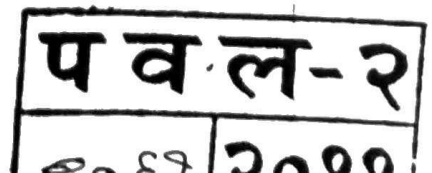
I SAY RECEIVED
Rs.6,50,000/-



(MR. ABDUL RAHIMAN ABDUL MAJID & MRS. BIBIJAN A MAJID)

Witness:-

1) Sandeep Phadke



MITHILA CO-OP. HSG. SOC. LTD.

Reg. No. NBOM/CIDCO/ HSG (OH)/2341 /J.T.R./2006-07 DT. 10-10-2006

Plot No. 79 To 80, Sector-9, New Panvel (E), Navi Mumbai - 410 206.

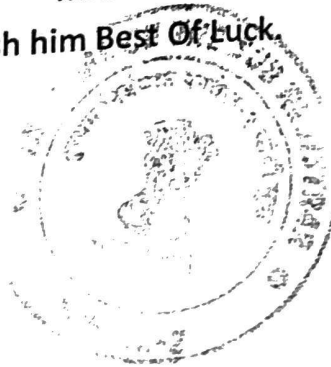
No.:

Date : 06/10/11

NO OBJECTION CERTIFICATE

This is to certify that MR. ABDUL RAHIMAN ABDUL MAJID & MRS. BIBIJAN A MAJID is the owner of Flat No. 103, Mithila CHS. Ltd. as per the record of the society. If they intend to sale their flat to Mr. SUJIT PRABHAKAR MHATRE & MRS. MEENAL SUJIT MHATRE the society have no objection for it.

It is further certified that MR. ABDUL RAHIMAN ABDUL MAJID & MRS. BIBIJAN A MAJID have paid all their dues towards the society till October 2011 and nothing is due to them. Hence 'NO OBJECTION CERTIFICATE' is issued to MR. ABDUL RAHIMAN ABDUL MAJID & MRS. BIBIJAN A MAJID. We all wish him Best Of Luck.



“मिथिला” को-ऑ. हौ. सी. लि.

अध्यक्ष सचिव खजिनदार

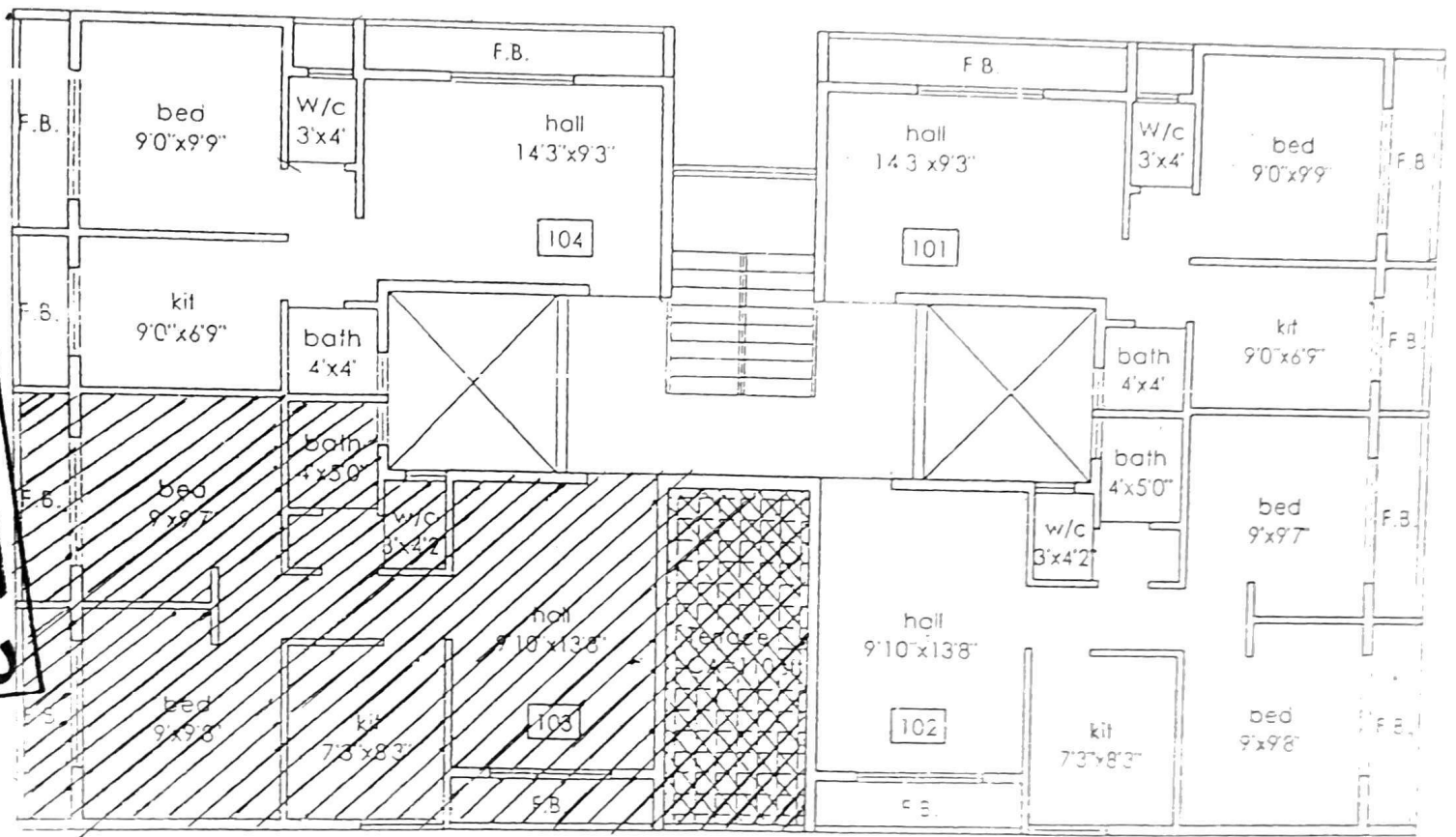
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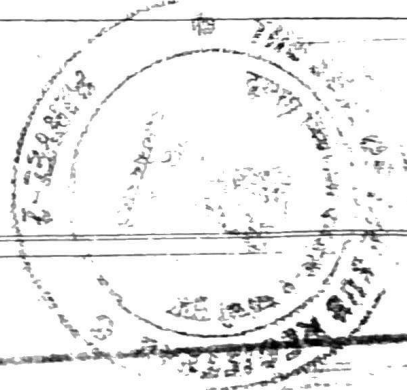
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Signature
"MITHILA"
PLOT NO - 79/80 SECTOR - 9
NEW PANVEL
FIRST FLOOR PLAN

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२०११
११/२०



flat No. 103 phate Ganhatre

FRONT SIDE



महाराष्ट्र

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :
'सिडको', पुस्तक भवन, नरीमन पॉईंट,
मुंबई - ४०० ०२१
दूरध्वनी : ००-९१-२२-२२०२ २४८१ / २२०२ २४२०
फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :
'सिडको' भवन, सी वी डी, बेलापूर,
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-९१-२२-५५९९ ८९००
फॅक्स : ००-९१-२२-५५९९ ८९६६

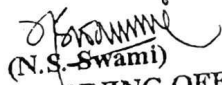
सर्वम क्र.

REF NO: CIDCO/BP/ATPO / 1160

दिनांक : २-९-२०११

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [BUA=396.6535 Sq.mtrs.(No. of Units -14)] on Plot no. 79 & 80, Sector-09 at New Panvel (E) of Navi Mumbai completed under the supervision of M/s Vastospati has been inspected on 08/08/2004 & 24/08/2004 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 08/01/2003 and that the development is fit for the use for which it has been carried out.


(N.S.-Swami)
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

N/S



प व ल-२	
००६१	२०११
१८/२०	

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोदणीकृत कार्यालय :
'निर्मल', दुसरा मजला, नरीमन पॉइंट,
मुंबई - ४०० ०२५
दूरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०
फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :
'सिडको' भवन, सी.पी.डी., बेलापूर,
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-९१-२२-५५९९ ८९००
फॅक्स : ००-९१-२२-५५९९ ८९६६

संदर्भ क्र. : CIDCO/BP/ATPOI/1160

दिनांक : 1-9-2004

To

M/s Mangalmurti Construction
Giriraj CHS, Sector-15A, Plot No1, New Panvel.
NAVI MUMBAI

Sub:- Occupancy Certificate for Residential Building on
Plot no.79 & 80, Sector-09 at New Panvel (E)

- Ref:- 1) Your architect's letter dated 22/07/2004
2) Granting permission for transfer of 2 additional unit, vide
No.CIDCO/EO(P&K)/2004, dtd. 26/08/2004.
3) NOC from CUC, DTD. 7/7/2004
4) Site Clearance Certificate dtd. 12/07/2004
5) D.C.C. dtd. 10/05/2004.

Dear Sir,

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

Thanking you,

Yours faithfully,



(N.S. Swami)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

NM

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१८/२०	

REF. NO. CIDCO EE(BPVATPO) / 871

5/1/2003

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XX(VII) of 1966 to _____

M/s Mangalwadi Construction.

Unit/Plot No. T9 & 80 Road No. --- Sector 29 Node Prapara (C) of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bld

Total net area = 399,886 Sqm

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

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

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

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

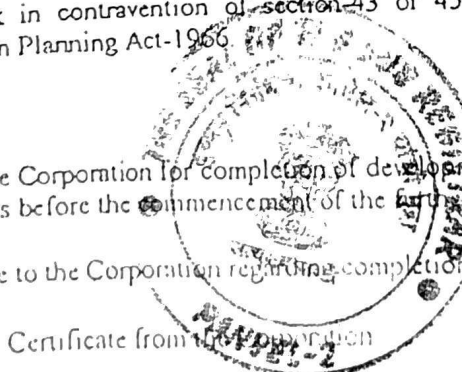
2(b) Give written notice to the Corporation regarding completion of the work

2(c) Obtain Occupancy Certificate from the Corporation

2(d) Permit authorised officers of the Corporation to 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 structural design, building materials, fire allays, electrical installations etc. Shall be in accordance with the provisions (except for the provisions in respect of floor area ratio) as prescribed in the National Building Code of India, 1975 in force

4. The Certificate shall remain valid for a period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act-1965 and as per section no. 16 (2) of the Act-1975.



प व ल-३

प व ल
30.50

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XX(VII) of 1966 to _____

M/S Mangalmurthi Construction

Plot No. 79 & 80 Road No. _____ Sector 29 Node Mowpamba (E) of

West Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Rd

Total Net Area = 399,886 Sqm

Nos. of Residential Units 12 Nos. of Commercial units —

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

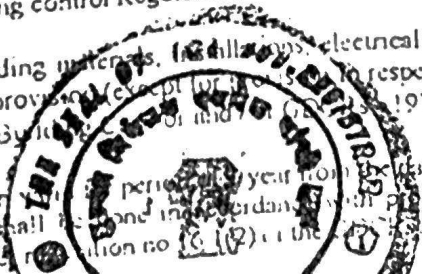
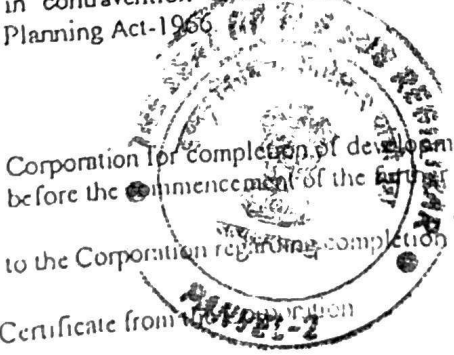
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation 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.

The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work
- 2(c) Obtain Occupancy Certificate from the Corporation
- 2(d) Permit authorised officers of the Corporation to 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.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provisions (except for the provision of floor area ratio) as prescribed in the National Building Code of India, 1975 in force.

The Certificate shall remain valid for a period of 5 years from the date of its issue, thereafter revalidation of the same shall be required in accordance with the provision of Section-18 of MRTP Act, 1966 and as per Regulation no. 6 (2) of the 1975.



5 The conditions of this certificate shall be binding not only on the applicant, his heirs or his
successors and /or every person deriving title through or under him

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

7 The amount of Rs. 11400/- deposited with CIDCO as security deposit shall be
forfeited either in whole or in part at the absolute discretion of the Corporation for breach
of any of the conditions attached to the permission covered by the Commercial
Certificate. Such forfeiture shall be without prejudice to any other remedy or right of
Corporation.

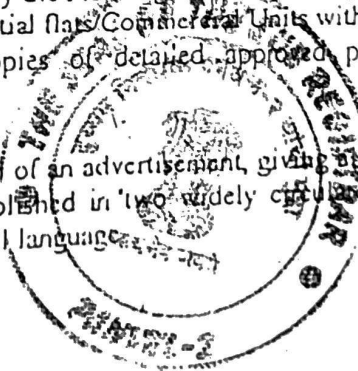
8 "Every Building shall be provided with under ground and over head water tank. The
capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise
buildings under ground and over head water tank shall be provided as per the fire fighting
requirements of CIDCO. The applicant shall seek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

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

10 As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-
11/RDP Dated 19th July,1994 for all buildings following additional conditions shall
apply

- i) As soon as the development permission for new construction or re-development
is obtained by the Owners/Developer, he shall install a 'Display Board' on the
conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land
under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development
permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with 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 detailed mentioned in (i)
above, shall be published in two widely circulated newspapers one of which
should be in regional language.



EXECUTIVE ENGINEER (BLDG. PERMISSION)
ADDL. TOWN PLANNING OFFICER

CC: TO: ARCHITECT

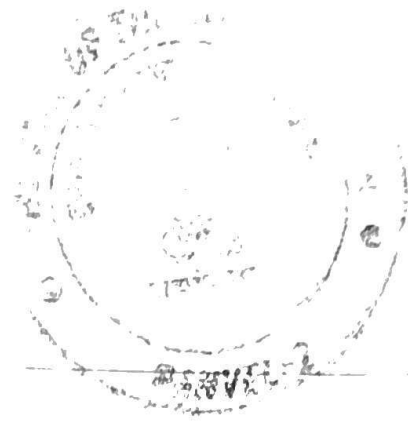
CC: TO: Separately



मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

मगळ्यार, ऑक्टोबर 11, 2011
11 33 47

वर्ष 2011
रायगड
विभाग 2-मौजे: पनवेल
पनवेलनगरपालिका
उपविभाग 1/14-मौजे- (गांव) न्य पनवेल (इस्ट) मूल्यदर विभाग 3
A Class Palika
इतर -



द दर तक्त्यानुसार जमिनीचा दर

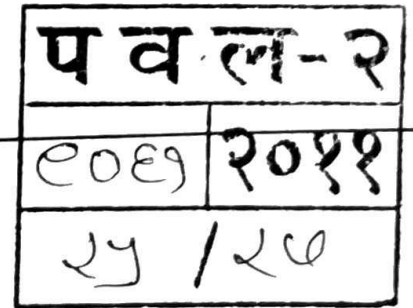
मीटर	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
0.00	38000.00	47500.00	57000.00	47500.00

क्षेत्र	67.47	बांधकामाचे वर्गीकरण	1-आर सी सी
वापर	निवासी सदनिका	उद्वाहन सुविधा	आहे
प्रकार	बांधीव	बांधकामाचा दर	
वय	6 to 10 वर्षे	मजला	Ground to 4th Floor

नुसार मिळकतीचा प्रति
मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
= (38000.00 * 90 /100) *(100.00 /100)
= 34200.00

न्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 34200.00 * 67.47
= 2307474.00

लगतच्या गच्चीचे मूल्य = 10.22 चौ. मीटर
लगतच्या गच्चीचे मूल्य = 10.22 * (40.00 / 100) * 34200.00
= 139809.60



अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 2307474.00 + 0.00 + 0.00 + 0.00 + 0.00 + 139809.60 + 0.00 + 0.00

= 2447283.60 /-

विभाग
DEPARTMENT
K PHADKE
TARAM P



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

GHANSHYAM K RATHOD
KARAMSHIBHAI HARJIBHAI RATHOD



भारत सरकार
GOVT. OF INDIA

09/1970

Please Tick

Saving A/C No :	Branch FILE No.
CIF NO. :	Tie up no (if applicable)
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up

Applicant Name : <u>Sujit Prabhakar Mhatre</u>
Co-Applicant Name : <u>Meenal Sujit Mhatre</u>

Contract (Resi.) : <u>9220982310</u>	Mobile :
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Loan Amount : <u>30,00,000/-</u>	Tenure : <u>120 Month.</u>
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Interest Rate :	EMI :
-----------------	-------

Loan Type : <u>Top-up</u>	SBI LIFE :
---------------------------	------------

Hsg. Loan _____	Maxgain _____
-----------------	---------------

Realty _____	Home Top up _____
--------------	-------------------

Property Location : <u>Panvel</u>

Property Cost :

Name of Developer / Vendor :

RBO -	ZONE -	Branch : <u>Panvel</u>	(Code No) <u>0448</u>
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Contact Person : <u>Loxmi Surwade</u>	Mobile No. <u>8268909545</u>
---------------------------------------	------------------------------

Name of RACPC Co-ordinator along with Mob No:

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

HLST / MPST / BM / FS / along with Mob No.
--

Contract (Resi) _____
 Loan Amount _____ Tenure 120 months
 Interest Rate _____ EMI _____
 Loan Type Top up SBI LIFE
 Maxgain _____
 Home top up _____

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

ZONE - _____ **Branch :** Panvel **(Code No)** 0448
Person : Laxmi Surwade **Mobile No.** 8268909545

RACPC Co-ordinator along with Mob No: _____

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