

Shri. Sachin Kumar;

9920587516

17/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3
 दस्त क्रमांक : 8408/2019
 नोंदणी :
 Regn:63m

398/8408

पावती

Original/Duplicate

Friday, May 17, 2019

नोंदणी क्र. :39म

9:06 AM

Regn.:39M

पावती क्र.: 10227

दिनांक: 17/05/2019

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवल3-8408-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सचिन कुमार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 31300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

9:33 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1735690 /-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२

पनवेल क्र.३

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001594643201920E दिनांक: 17/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1605201909684 दिनांक: 17/05/2019

बँकेचे नाव व पत्ता:

Sachin



17/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्न क्रमांक : 8408/2019

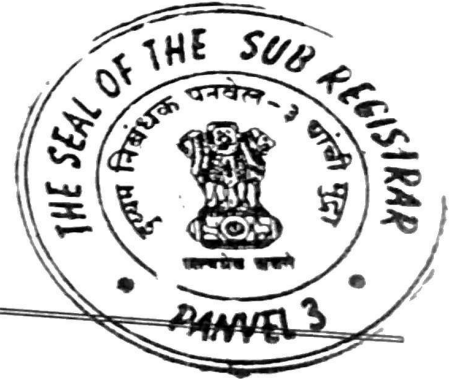
नोंदणी :

Regn:63m

गावाचे नाव : तळोजा पाचनंद

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1735690
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: मौजे तळोजा पाचनंद ता पनवेल जी रायगड येथील प्लॉट न 63, सेक्टर न 26, मधील सदनिका क्र 307, तिसरा मजला, राज होय, क्षेत्र 22.473 चौ मी कारपेट + 4.320 चौ मी इनक्लोज बाल्कनी + 3.60 चौ मी सी बी + 3.645 चौ मी ओपन टेरेस ((Plot Number : 63 ; SECTOR NUMBER : 26 ;))
(5) क्षेत्रफळ	1) 22.473 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:- मे होम टाउन इंटरप्रायजेस तर्फे भागीदार अमित जीवराजभाई पेथानी (एच यु एफ) कर्ता अमित जीवराजभाई पेथानी - - वय:- 33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम न १०२, आचार्य सी एच एस, प्लॉट न ५०, सेक्टर न ११, खारघर नवी मुंबई, महाराष्ट्र, RAIGARH(MH). पिन कोड:- 410210 पॅन नं:- AAIFH1976N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सचिन कुमार - - वय:- 35; पत्ता:-, -, -, -, रूम न ४०३, एल - ४, स्वप्नपूर्ती से ३६, खारघर नवी मुंबई, क: आन्: आर, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:- 410210 पॅन नं:- AZTPK3622N 2): नाव:- मंजू देवी - - वय:- 55; पत्ता:-, -, -, -, रूम न ४०३, एल - ४, स्वप्नपूर्ती से ३६, खारघर नवी मुंबई, क: आन्: आर, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:- 410210 पॅन नं:- AOHPD2897R
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2019
(10) दस्त नोंदणी केल्याचा दिनांक	17/05/2019
(11) अनुक्रमांक, खंड व पृष्ठ	8408/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		7 Mar 2019 09:06:00 AM	
मूल्यांकनाचे वर्ष	2019				
जिल्हा	रायगड				
मूल्य विभाग	तालुका पनवेल मोजे तालुके पावनंद (पनवेल महानगरपालिका)				
उप मूल्य विभाग	326 शिडको रोडवर क्र 26				
क्षेत्राचे नांव	A Class Public	सर्व्हे नंबर नं 70, जमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जागा	निवासी सदनिका	कारभार	दुकान	औद्योगिक	गोठ्यांसाठी वा इतर
168900	50900	62900	75100	629900	वर्ग मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	32.64 चौ. मीटर	गिळकतीचा वापर	निवासी सदनिका	गिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	गिळकतीचे तय	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर	Rs 50900/-
उद्भववाहन सुविधा	आहे	मजला	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार गिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * गिळकतीचे क्षेत्र			
		= (50900 * (100 / 100)) * 100 / 100			
		= Rs 50900/-			
A) मुख्य गिळकतीचे मूल्य		= वरील प्रमाण मूल्यदर * गिळकतीचे क्षेत्र			
		= 50900 * 32.64			
		Rs. 1661376/-			
B) लगतच्या गळीचे क्षेत्र		= (वरील प्रमाण मूल्यदर * 10%)			
		= 50900 * 10%			
		Rs. 50900/-			
एकत्रित अंतिम मूल्य		= A + B + C + D + E + F + G + H + I			
		= 1661376 + 0 + 0 + 0 + 0 + 50900 + 0 + 0 + 0			
		= Rs 1738690/-			

पवल - 3
1805 2019
9/1/19



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	2019051733	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)
वर्ष	2019	
विभाग	रायगड	
मूल्य विभाग	तालुका - पनवेल गौजे, ताळोजे पावनंद (पनवेल महानगरपालिका)	
नांव	3.26-शेडको सेक्टर क्र 26	
मूल्य दर तक्त्यानुसार मूल्यदर रु.	A Class Palika	
गौजे	निवासी रादनिका	कार्यालय
	50900	62900
		दुकाने
		75100
		औद्योगिक
		62900

क्षेत्राची माहिती	निवासी रादनिका	कार्यालय	दुकाने	औद्योगिक
म क्षेत्र (Built Up)-	32.64 चौ. मीटर	62900	75100	62900
माचे वर्गीकरण-	1-आर सी सी	मिळकतीचा वापर-	निवासी रादनिका	मिळकतीचे वय-
न सुविधा -	आहे	मिळकतीचे वय-	0 TO 2 वर्ष	गजला -
		गजला -	1st To 4th Floor	

पे - First Sale
 Sale of built up Property constructed after circular dt.02/01/2018

नुसार मिळकतीचा प्रति चौ गीटर मूल्यदर
 = (वार्षिक मूल्यदर * घसा.या.नुसार टक्केवारी) * माला विहाय घट
 = (50900 * (100 / 100)) * 100 / 100
 = Rs.50900/-

मिळकतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 50900 * 32.64
 = Rs.1661376/-

गच्चीचे क्षेत्र
 गच्चीचे मूल्य
 = 3.65 * (50900 * 10/100)
 = Rs.74314/-

अंतिम मूल्य
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेडोनाईन भजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनीचे मूल्य
 = A + B + C + D + E + F + G + H + I
 = 1661376 + 0 + 0 + 0 + 0 + 74314 + 0 + 0 + 0
 = Rs.1735690/-



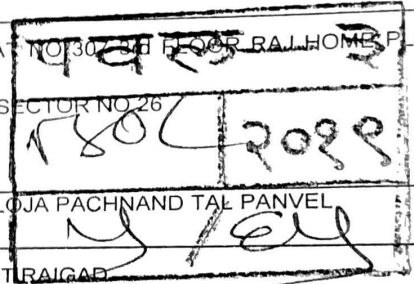
CHALLAN
MTR Form Number-6



4643201920E	BARCODE	Date 16/05/2019-16:21:40	Form ID 25.1
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Inspector General Of Registration		Payer Details	
Stamp Duty	Registration Fee	TAX ID (If Any)	
PANL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	
RAIGAD		Full Name	SACHIN KUMAR AND OTHER
2019-2020 One Time		Flat/Block No.	FLAT NO 307 3RD FLOOR RAJHOME PLOT NO
		Premises/Building	63 SECTOR NO 26

Account Head Details	Amount In Rs.	Road/Street	TALOJA PACHNAND TAL PANVEL
Stamp Duty	180000.00	Area/Locality	DISTR RAIGAD
Registration Fee	30000.00	Town/City/District	
		PIN	4 1 0 2 0 8



सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३



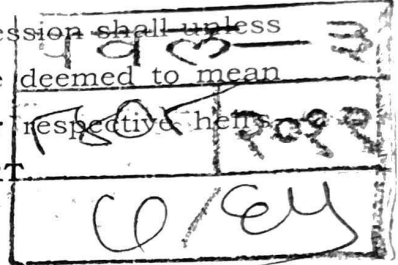
Remarks (If Any)	SecondPartyName=HOME TOWN ENETRA 3335-CA 3000000
Amount In Words	Two Lakh Ten Thousand Rupees Only
Amount In Words	2,10,000.00

IDBI BANK			
FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332019051614642	215369910
Bank Date	RBI Date	16/05/2019-16:22:06	Not Verified with RBI
Bank-Branch	IDBI BANK		
Scroll No , Date	Not Verified with Scroll		

This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9000000000
 हीतल दुर्यात निबन्धक कार्यालयत नोंदणी करतयाच्या दस्तासाठी लागू आहे. नोंदणी न करतयाच्या दस्तासाठी सदर चहान लागू

AGREEMENT TO SALE

THIS AGREEMENT is made and entered into at Navi Mumbai, Tal. Panvel, Dist. Raigad on this 17th day of May 2019. BETWEEN **M/S. HOME TOWN ENTERPRISES [Partnership Firm]** Constituted under the Provision of The Indian Partnership Act 1932, having its Registered Office at 102, Acharya CHS, Plot No. 50, Sector-11, Kharghar, Navi Mumbai - 410 210, Tal. Panvel, Dist. Raigad, & Admin Office at Raj Home, Shop No-1/2, Plot No-63, Sector-26, Taloja, Navi Mumbai. hereinafter for brevity's sake is called and referred to as "**THE DEVELOPERS**" / **PROMOTER** [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present & future Partner and their respective heirs, executors, administrators and assigns] of the **ONE PART**



AND

1) MR. SACHIN KUMAR 2) MRS. MANJU DEVI residing at Flat No. 403, L-4, Swapnapoorti, Sector-36, Kharghar, Navi Mumbai hereinafter for brevity's sake is called and referred to as "**THE PURCHASER/ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof include both an individual or individuals his/her/their respective heirs, administrators and permitted assigns in the case of a body corporate, successors and permitted assigns in the case of a partnership firm, the Partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs executors and administrators of the last survivor of them and his/her /their permitted assigns in the case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators of the last Survivor of them and his/her/their permitted assigns) of the **SECOND PART**.



WHEREAS The City and Industrial Development Corporation Maharashtra Ltd. hereinafter referred to as (CIDCO Ltd.) is the New Town Development Authority declared for the area designate as a site for the town of Navi Mumbai by Government of Maharashtra in exercise of its power under sub-sections (1) and (3-A) of Section 113 of The Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII 1966) (hereinafter referred to as "the said Act").

P. P. A. S.

Sachin

मंजू देवी

AGREEMENT TO SALE

THIS AGREEMENT is made and entered into at Navi Mumbai, Tal. Panvel, Dist. Raigad on this 17th day of may 2019. BETWEEN **M/S. HOME TOWN ENTERPRISES [Partnership Firm]** Constituted under the Provision of The Indian Partnership Act 1932, having its Registered Office at 102, Acharya CHS, Plot No. 50, Sector-11, Kharghar, Navi Mumbai - 410 210, Tal. Panvel, Dist. Raigad, & Admin Office at Raj Home, Shop No-1/2, Plot No-63, Sector-26, Taloja, Navi Mumbai. hereinafter for brevity's sake is called and referred to as "**THE DEVELOPERS**"/ **PROMOTER** [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present & future Partner and their respective heirs, executors, administrators and assigns] of the **ONE PART**

Handwritten signature and stamp of the promoter, including the text "THE DEVELOPERS" and "PROMOTER".

AND

1) MR. SACHIN KUMAR 2) MRS. MANJU DEVI residing at Flat No. 403, L-4, Swapnapoorti, Sector-36, Kharghar, Navi Mumbai hereinafter for brevity's sake is called and referred to as "**PURCHASER/ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof include the individual or individuals his/her/their respective heirs, administrators and permitted assigns in the case of a body corporate, Partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs executors and administrators of the last survivor of them and his/her /their permitted assigns in the case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators of the last Survivor of them and his/her/their permitted assigns) of the **SECOND PART**.



WHEREAS The City and Industrial Development Corporation Maharashtra Ltd. hereinafter referred to as (CIDCO Ltd.) is the New Town Development Authority declared for the area des...

AND WHEREAS The State Government is, pursuant to Section 113 (3)(A) of the said Act, acquired lands described therein and vesting such lands in the Corporation for development and disposal

AND WHEREAS The City and Industrial Development Corporation of Maharashtra Limited as per the Application dtd. 7th December 1994 received from Project affected Villagers, had allotted the Plot bearing No. 63, adm. 1049.47 sq.mtr. Situated at Sector - 26, Talaja-Pachand, Navi Mumbai, Tal. Panvel, Dist. Raigad under its 12.5% Scheme in the name of project affected and entitled Villagers, as per Computerised Draw No. Talaja - II held on 30th October 2007 CIDCO Ltd. Letter of Allotment Ref. No. सिडको/भूमि/साटयो/तळेजा /६४४/२००७ १४/१०/२००९ vide under CIDCO File No. 644 in the name of project

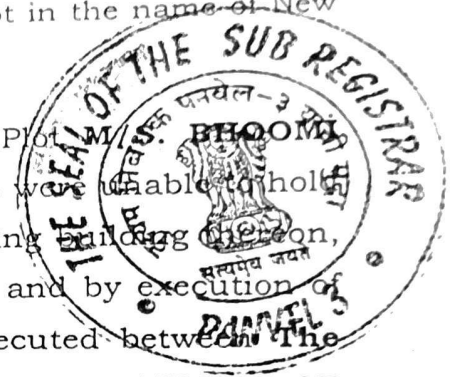
affected Villagers/Applicants [1] SHRI. SHAMA BUDHYA BHOIR, [2] SHRI. PARSHURAM BUDHYA BHOIR, [3] SHRI. NAGESH LAXMAN BHOIR and on payment of lease premium amount of Rs. 18,375 - [Rupees Eighteen Thousand Three Hundred Seventy Five Only]. The Agreement to Lease executed on 6th July 2010 Between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF

MAHARASHTRA LTD. (CIDCO Ltd.) the Licensors Party of ONE PART therein AND SHRI. SHAMA BUDHYA BHOIR, [2] SHRI. PARSHURAM BUDHYA BHOIR, [3] SHRI. NAGESH LAXMAN BHOIR the Original Licensees Party of OTHER PART (more particularly as written in the schedule of property therein) and had handed over the possession of the aforesaid allotted plot to the Original Licensees and permitted to construct building thereon within available F.S.I. Floor Space Index, as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO Ltd. The said Agreement to Lease duly stamped & registered with the Concerned Sub-Registrar Assurances Panvel-2 vide under Registration Sr. No. URAN-06675 /2010 dtd. 6th July 2010.

AND WHEREAS The Original Licensees of the Plot [1] SHRI SHAMA BUDHYA BHOIR, [2] SHRI. PARSHURAM BUDHYA BHOIR, [3] SHRI. NAGESH LAXMAN BHOIR due to paucity of funds were unable to hold the said plot and to develop the same by constructing building thereon, therefore, with the prior permission of CIDCO Ltd. and execution of Tripartite Agreement dtd. 17th September 2010 executed between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED the party of First Part AND [1] SHRI SHAMA BUDHYA BHOIR, [2] SHRI. PARSHURAM BUDHYA BHOIR, [3] SHRI. NAGESH LAXMAN BHOIR the Original Licensees the party

Second Part AND M/S. BHOOMI HOMES PRIVATE LIMITED [a Company registered under The Company Act 1956] through its Director [1] MR. RASIK NARSINH CHAUHAN, [2] MR. BHAVESH HARIBHAU PATEL, [3] MR. BHARAT NARSINH PATEL, [4] MR. NAROTTAM MEGHAJIBHAI PATEL, [5] MR. HITESH BHIKALAL KARELIYA, [6] MR. ATUL NARSINH PATEL, [7] MR. SHAILESH NARSINH PATEL, the New Licensees party of Third Part, The Original Licensees had released, relinquished, transferred all their right, title and interest in favour of the New Licensees. The said Tripartite Agreement duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under Registration Sr. No. PVL 3/09200/2010 dtd. 17th September 2010. The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement transferred the said Plot in the name of New Licensees.

17/09/2010
 3
 2009
 Sub Registrar of
 PVL 3/09200/2010



AND WHEREAS the New Licensees of the Plot M/S. BHOOMI HOMES PRIVATE LIMITED due to paucity of funds were unable to hold the said plot and to develop the same by constructing building thereon, therefore, with the prior permission of CIDCO Ltd. and by execution of Tripartite Agreement dtd. 22nd March 2011 executed between The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARAHSTRA LIMITED the party of First Part AND M/S. BHOOMI HOMES PRIVATE LIMITED [a Company registered under The Company Act 1956] through its Director MR. RASIK NARSINH CHAUHAN & Six [06] Others, the New Licensees the party of Second Part AND M/S. YUVRAJ BUILDERS [Partnership Firm] through its Partners [1] MR. NARSINH MEGHJI PATEL, [2] MR. KIRAN HARIBHAI POKAR, [3] MR. ANKUR HIMATLAL BHOJANI, [4] MR. ATUL NARSINH PATEL, [5] MR. SHAILESH NARSINH PATEL, [6] MR. ASHISH KANTILAL BHATT, [7] MR. SHANTILAL NARAN PATEL, [8] MR. NARAN BHANJI PATEL, [9] MR. MOHAN KARSHAN PATEL, the Subsequent New Licensees party of Third Part, The New Licensees had released, relinquished, transferred all their right, title and interest in favour of the Subsequent New Licensees. The said Tripartite Agreement duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under Registration Sr. No. PVL-3/03108/2011 dtd. 22nd March 2011. The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement transferred the said Plot in the name of the Subsequent New Licensees.

AND WHEREAS the First Subsequent New Licensees due to their personal difficulties were unable to develop the said plot by way of constructing building thereon and decided to assign all their right, title, interest over the said plot in favour of any prospective Assignees /Second

Ref: A2

Sachin

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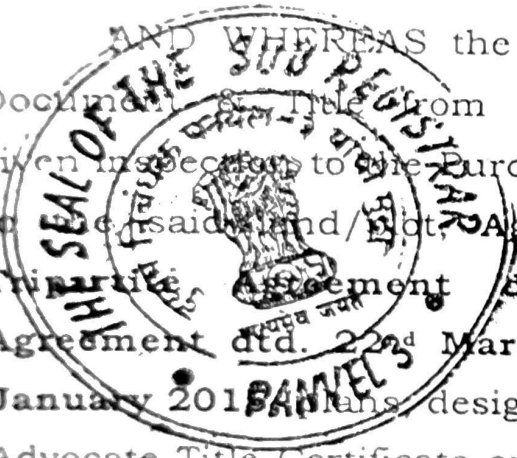
Proposed building to be constructed has been annexed hereto and marked Annexure "B".

AND WHEREAS Under Section 4 of The Maharashtra Ownership Flats (Regulations of the promotion of construction, sale management and transfer) Act 2005 (Mah. Act. 4 of 2008) w.e.f. 25/02/2008 as amended The Developer will be required to register the said Agreement under The Registration Act. 1908. Subject to Purchaser shall pay the stamp duty & registration fees as will be demanded by concern authority

AND WHEREAS the Developers/Promoter will enter into separate agreements in similar form to this agreement with such changes and alterations as they may deem fit with several other persons and parties who may agree to purchase, acquire unit/flat or other premises in the said building on Ownership basis on the same terms & conditions as are contained herein except and subject to such modifications as may be necessary or considered desirable or proper by the Developers/Promoter.

Handwritten notes in a box: 42-3, 2009, 22/03

AND WHEREAS the Purchaser/Allottee demanded inspection of Document of Title from the Developers and the Developers have given inspection to the Purchaser/s of all the documents of title relating to the said land/plot, Agreement to Lease dtd. 6th July 2010, Tripartite Agreement dtd. 17th September 2010, Tripartite Agreement dtd. 22nd March 2011 & Tripartite Agreement dtd. 8th January 2011 Plans, designs, specifications prepared by the Architects, Advocate Title Certificate and of such other documents as are specified under The Transfer of Property Act 1882, The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) (Amendment) Act, 2005 (Act No. 4 of 2008 w.e.f. 25th February 2008) and The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017 (hereinafter referred to as said Act) and the Purchaser/s is/are fully conversant with the terms & conditions contained therein and the Developers have agreed to give on demand the true copies thereof to the Purchaser/s.



AND WHEREAS the Developers/Promoter have accordingly commenced construction of the said buildings in accordance with the said proposed plans.

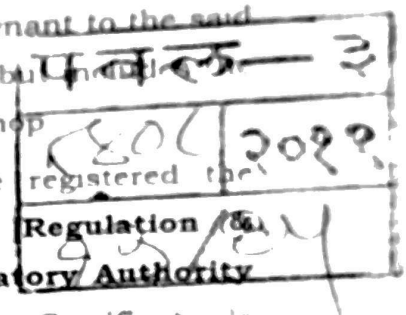
Handwritten signature and date: 21/5-2011

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AND WHEREAS the Purchaser/Allottee has applied to the Developers for allotment of an Flat/Shop bearing No. 307 on Third Floor, of Project known as "RAJ HOME", Situated at Plot No. 63, Sector-26, in Talaja-Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad.

AND WHEREAS as per the guild line of The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017, the "Carpet Area" means the net useable floor area of an Flat/Shop, excluding the area covered by the external walls, areas under services shaft exclusive balcony/otla appurtenant to the said Flat/Shop for exclusive use of the Allottee/Purchaser or Verandah area and exclusive Open Terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottees/Purchasers but not including area covered by the internal partition walls of the Flat/Shop

AND WHEREAS the Developers/Promoter have registered the project under the provisions of The Real Estate Development Act, 2016 with The Real Estate Regulatory Authority at Navi Mumbai No. P52000004421. Copy of the Certificate is annexed hereto and marked Annexure "G".



AND WHEREAS prior to the execution of these present documents the Purchaser/Allottee has paid to the Developers/Promoter a sum of 50,000/- [Rupees Fifty Thousand Only] being part payment in consideration of the Flat/Shop agreed to be sold by the Developers/Promoter to the Allottee /Purchaser as advance payment of application fee [the payment and receipt whereof the Developers doth hereby admit & acknowledged] and the Allottee/Purchaser has agreed to pay to the Developers, the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS the parties relying on the confirmations, representations & assurances of each other to faithfully abide by all the terms, conditions & stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms & conditions appearing hereinafter

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

1 The Developers/Promoter have commenced the construction work of the Building/s consisting of Ground/Stilt & Seven [07] Upper Floors as per approved plan on the said piece or parcel of land/plot more particularly described in the schedule hereunder written in accordance

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...of modifications which may adversely affect to the Flat of the Purchaser.

2. The Developers/Promoter hereby confirm that they are developing the said property in accordance with the sanctioned plans and the Floor plan available of the said property, which will not be utilized by them at any other place.

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[Handwritten signature]	

The Purchaser's/Allottee herein has/have agreed to purchase/acquire from Developers and the Developers hereby agrees to sell to the Purchaser, Flat/Shop bearing No. 307 on Third Floor, having As per

RERA Define Carpet area adm. 22.473 sq.mtr. excluding the area of enclosed Balcony adm. 4.320 sq. mtr., C.B. adm. 3.60 sq.mtr. &

Open Terrace adm. 3.645 sq. mtr., in the Building known as "RAJ HOME" situated at Plot No. 63, Sector-26, in Taloja-Pachnand, Navi

Mumbai, Dist. Raigad, "more particularly as shown in the Floor Plan enclosed herewith as Annexure "E" against the

agreed sale Lumsum consideration amount of Rs. 30,00,000/- [Rupees Thirty Lakh Only]. including Rs. -----/-

[Rupees-----Only]. The said consideration amount includes society formation charges and documentation charges but does

not include the taxes and other statutory payments which are to be paid separately by Allottee. The Allottee/Purchasers is/are well aware and

accept passing on the benefit of credit of GST on the input cost to the Purchaser/ Allottee and the present and estimated future reduction in

construction material cost.

(ii) The Purchaser/Allottee hereby agrees to Purchase from the Developers and the Developers/Promoter hereby agrees to sell to the Purchaser covered parking spaces bearing No. -----, situated at ----- Basement and/or Stilt and/or ----- Podium being constructed in the layout for the consideration of Rs. -----/- [Rupees ----- Only].

(M) The Purchaser/Allottee has negotiated the consideration herein above by offering to pay to the Developers/Promoter ~~consideration and~~ thereby have paid Rs 50,000/- (Rupees Fifty Thousand) ~~before~~ ^{before} execution of these present being as part payment ^{receipt of} said part payment hereby admits & acknowledged herein ²⁰²² and the Balance amount of sale consideration of sum of Rs. 29,50,000/- ²⁰²² [Rupees Twenty Nine Lakh Fifty Thousand Only] in ^{the} manner which has been accepted by the Promoters

Sr. No.	Payment Stage	% of Amount
1	Booking and registration	10%
2	On Commencement of Plinth	20%
3	On Commencement of 1st Slab	6%
4	On Commencement of 2nd Slab	
5	On Commencement of 3rd Slab	
6	On Commencement of 4th slab	
7	On Commencement of 5th slab	
8	On Commencement of 6th slab	
9	On Commencement of 7th slab	-5%
10	On Commencement of 8th slab	5%
11	On commencement of Wall, Internal Plaster	7%
12	On Commencement of External Plaster	7%
13	On Commencement of PLUMBING/ ELECTRICAL / TILING/ PAINTING	10%
14	On Possession	5%
Total:-		100%



Subject to the terms of the Agreement and the Developers/Promoter abiding by the construction milestones, the Purchaser/Allottee shall make all payments, on demand by the Developers/Promoter, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment in favour of Home Town Enterprises (Raj Home), payable at Navi Mumbai

(c) The Total price above excludes Taxes [Consisting of Tax paid or payable by the Developers/Promoter by way of Good Service Tax [GST], Value Added Tax (VAT), Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying

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21/5/2022

3.1. The Developer/Promoter hereby agrees to procure and pay for all the necessary municipal, state and central taxes and levies which shall have been imposed by the concerned local authorities at the time of construction of the said flat or shop and shall before handing over possession of the Flat/Shop to the Allottee/Purchaser(s) obtain from the concerned local authorities /municipal and other authorities (certificates in respect of the said Flat/Shop) and with standing authority in the contrary contained herein, the Allottee/Purchaser(s) shall be entitled to claim possession of the said Flat/Shop and the occupancy certificate is received from the local authority. The Allottee/Purchaser(s) has/have paid all the dues as mentioned in the agreement in respect of the said Flat/Shop to the Developers/Promoter and has/have paid the necessary maintenance amount, water charges, electricity and other taxes payable under this agreement of the said Flat/Shop to the Developers/Promoter.

4/1/2023
 2023
 [Handwritten signatures and stamps]

4.2) Time is essence for the Developers/Promoter. The Allottee/Purchaser(s) shall be bound to complete the project and handing over the common areas to the Allottee/Purchaser(s) after receiving the occupancy certificate or both, as the case may be. Similarly, the Allottee/Purchaser(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided herein above ("Payment Plan").



5) The Developers/Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1569.857 Sq. Mts. only [Free of FSI Fitness Center area admeasuring 26.76 sq.mtr. & Society Office area admeasuring 22.618 sq.mtr.] The Developers/Promoter has disclosed the Floor Space Index of 1.496 as proposed to be utilized by him/them on the project land in the said Project and Allottee/Purchaser(s) have agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Developers by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developers only.

6(i) If the Developer fails to abide by the time schedule for completing the project and handing over the Flat/Shop to the Purchaser, the Developers/Promoter agrees to pay to the Purchaser/Allottee, who does not intend to withdraw from the project, interest as specified in the Rule As Per MAHA RERA. on all the amounts paid by the Purchaser, for every

align [Handwritten marks]

pay to the Developers/Promoter provisional monthly contribution for Twelve [12] months of Rs. 15,840/- in advance towards the outgoings. The amounts so paid by the Allottee/Purchaser to the Developers/Promoter shall not carry any interest and remain with the Developers/Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developers to the Society or the Limited Company, as the case may be.

12. The Allottee/Purchaser shall on or before delivery of possession of the said premises keep deposited with the Developers/Promoter, the following amounts:-

₹ 3	
(i) Rs. <u>2000</u>	for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
(ii) Rs. <u>1000</u>	for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. -----/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company /Federation/ Apex body

-----/- deposit towards provisional monthly outgoings of Society or Limited Company /Federation/ Apex body.

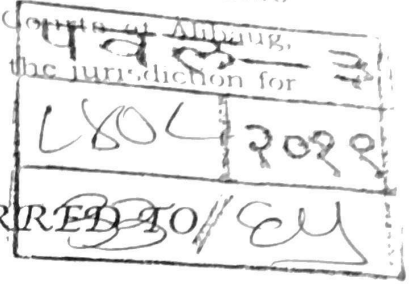
(iv) Rs. ----- For Deposit towards Water, Electric, and other charges/levies in respect of the Society or Limited Company /Federation/ Apex body.

(vi) Rs. ----- for deposits of electrical receiving and Sub Station provided in Layout

13. The Allottee/Purchaser shall pay to the Developers/Promoter a sum of Rs. -----/- for meeting all legal costs, charges and expenses.



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 and the District Court of Raigad District and its Appellate Court only will have the jurisdiction for this Agreement



THE SCHEDULE ABOVE REFERRED TO

THE FIRST SCHEDULE

ALL THAT piece of land known as Plot bearing No. 63, Village Taloja-Pachnand, containing by adm. 1049.47 sq.mtr., at Sector 26, Navi Mumbai, Tal. Panvel, Dist. Raigad or thereabouts and bounded as follows that is to say:



On or towards North by : Plot No. 56 TO 58
On or towards South by : 20.0 Mtr. Wide Road
On or towards East by : Plot No. 64
On or towards West by : Plot No. 62

THE SECOND SCHEDULE

Flat/Shop bearing No. 307 on Third Floor, having As per RERA Define Carpet area adm. 22.473 sq.mtr. excluding the area of enclosed Balcony adm. 4.320 sq. mtr., C.B. adm. 3.60 sq.mtr. & Open Terrace adm. 3.645 sq. mtr., in the Building known as "RAJ HOME", Situated at Plot No. 63, Sector-26, in Taloja-Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad.

Petition

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IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seal the day year first hereinabove written.

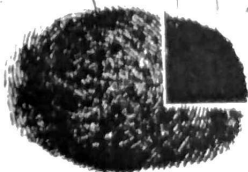
SIGNED SEALED AND DELIVERED by the within named
"DEVELOPERS"
M/S. HOME TOWN ENTERPRISES [Partnership Firm]
Income Tax Permanent A/C. No. AAIFH1976N
Through its Partner
AMIT JEEVRAJBHAI PETHANI (HUF) through its Karta
of MR. AMIT JEEVRAJBHAI PETHANI
in the presence of



Pethani

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1807 2020
36/4000
Anand S. Chitambar

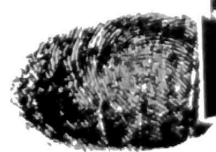
SIGNED SEALED AND DELIVERED
by the within named "PURCHASER/S"
MR. SACHIN KUMAR
Income Tax Permanent A/C. No. AZTPK3622N



Sachin

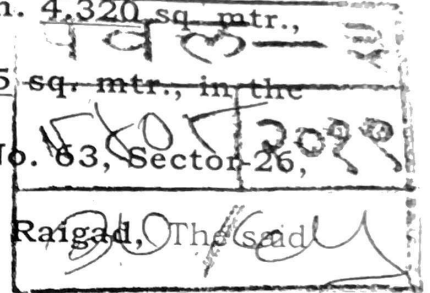
MRS. MANJU DEVI
Income Tax Permanent A/C. No. AOHPD2897R
in the presence of

[Signature]
श्रीमती मंजु देवी
[Signature]

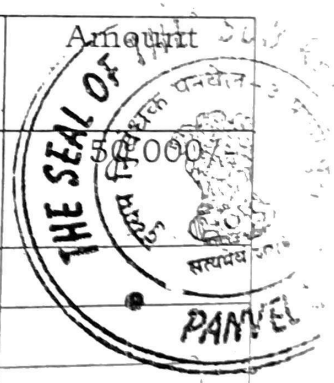


R-E-C-E-I-P-T

Received of and from MR. SACHIN KUMAR & MRS. MANJU DEVI, the PURCHASER'S sum of Rs. 50,000/- (Rupees Fifty Thousand Only) being the part payment towards sale of Flat/Shop bearing No. 307 on Third Floor, having As per RERA Define Carpet area adm. 22.473 sq.mtr. excluding the area of enclosed Balcony adm. 4.320 sq. mtr., C.B. adm. 3.60 sq.mtr. & Open Terrace adm. 3.645 sq. mtr., in the Building known as "RAJ HOME", Situated at Plot No. 63, Sector 26, in Taloja-Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad, The said payment made as under:



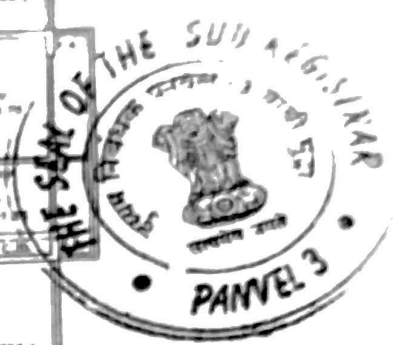
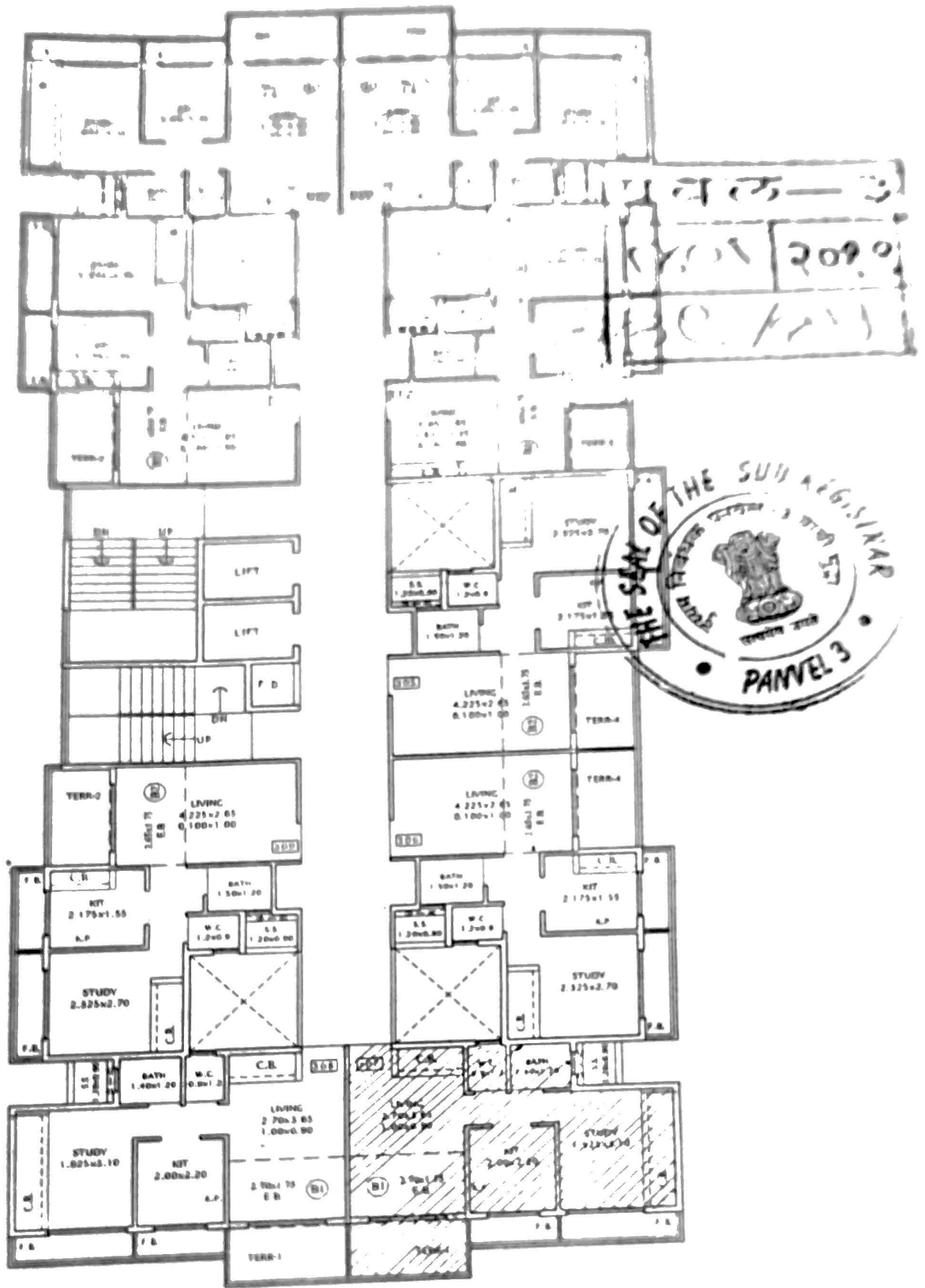
Sr. No.	Date	Cheque No.	Drawn on	Amount
01.	14/04/2019	013916	Union Bank Of India, Kharghar	50,000/-
02.				
03.				
04.				
			Total Rs.	50,000/-



WE SAY RECEIVED
Rs. 50,000/-

M/S. HOME TOWN ENTERPRISES [Partnership Firm]
Through its Partner
AMIT JEEVRAJBHAI PETHANI (HUF) through its Karta
of MR. AMIT JEEVRAJBHAI PETHANI

Pethani



PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
AT PLOT NO. 63, SECTOR.26, TALOJA, NAVI MUMBAI.

DEVELOPERS M/S. HOME TOWN ENTERPRISES	FLAT NO.	307
	FLOOR	THIRD
	CARPET AREA	22.473 sq. mtr.
	TERRACE AREA	3.645 sq. mtr.
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential Building (G + 9 Floor) Total 1000 sq.m, Residential 800 sq.m, Commercial 200 sq.m, Any Other 0 sq.m, Number of units is 200, No. of Residential Units is 200, Total Commercial Units is 0, Any Other Units is 0, No. of Floors is 9, Ground Floor is 20.20 sq.m, Ground No. of Floors is G + 9 Floor, No. of Units is 200, as per Table 12.3 in Scheme Part of New Municipal Corporation, Bangalore and I declare that the development has been carried out in accordance with the Development Control Regulations and the conditions stipulated in the () and that the development is fit for the use for which it has been approved on 21 February, 2018 and that the development is fit for the use for which it has been approved.

1000	800
200	200
20/20	



Unique Code : 20130302102285501

OCCUPANCY COMPLETION CERTIFICATE

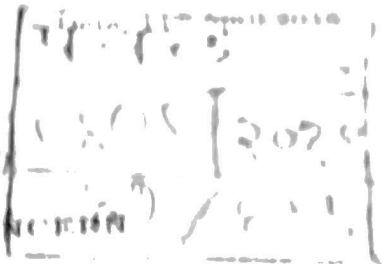
I hereby certify that the development of **Residential Building Gr.+7 Floor** [Total 1569.85Sq.mtrs , Residential BUA = 1463.19 Sq.mtrs , Commercial BUA = Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 67No. , No. of Residential = 61No. , No.of Commercial Units = 6No. , Any Other Units = Society Office: Sq.mtr, Fitness Center: 29.26 Sq.mtrNo. Ground+No. Of Floors = Gr.+7 Floor] Plot 63 ,] , Sector - 26 at Taloja 12.5 % Scheme Plot of Navi Mumbai completed under supervision of **ATUL PATEL ARCHITECTS** Architect has been inspected on **14 December**, and I declare that the development has been carried out in accordance with the Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **11 February, 2015** and that the development is fit for the use for which it has been out.

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४०/६५	

Ajeet Singh & Associates Ajeet V. Singh
(Advocates & Legal Consultants)

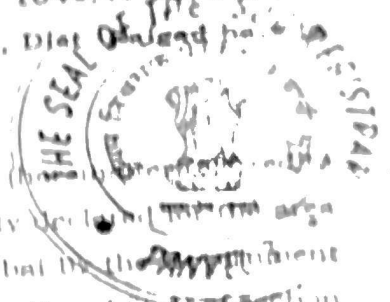
No. 1017 & 1018 Tol. D. No. 1049.47 sq. mtr. at Sector 26, Talaja Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad.

ANNEXURE "B"
THE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN



Ref.: Plot No. 63, adm. 1049.47 sq. mtr., at Sector 26, Talaja Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad.

We have investigated the Title of M/S. HOME TOWN ENTERPRISES [Partnership Firm], the Developers of Plot No. 63, adm. 1049.47 sq. mtr., at Sector-26, Talaja-Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad, State as follows



The City and Industrial Development of Maharashtra Ltd. (CIDCO) as "THE CIDCO" is The New Town Development Authority designated as a site for the New Township for Navi Mumbai by the Government of Maharashtra in exercise of its power under sub section (1) and (2) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. 113 of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra is, pursuant to section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO Ltd for disposal and/or development. Villagers as per Computerised Draw No. Talaja - II held on 30th October 2007 CIDCO Ltd. issued Letter of Allotment Ref. No. शिवाको/भूमि/साठवो/तलोजा /६४४/२००७ दिनांक: १४/१०/२००७ vide under CIDCO File No. 644 in the name of project affected Villagers /Applicants [1] SHRI. SHAMA BUDHYA BHOIR, [2] SHRI. PARSHURAM BUDHYA BHOIR, [3] SHRI. NAGESH LAXMAN BHOIR and on payment of lease premium amount of Rs. 18,375/- [Rupees Eighteen Thousand Three Hundred Seventy Five Only]. The Agreement to Lease executed on 6th July 2010 Between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO Ltd.) the Licensors Party of ONE PART therein AND [1] SHRI. SHAMA BUDHYA BHOIR, [2] SHRI. PARSHURAM BUDHYA BHOIR, [3] SHRI. NAGESH LAXMAN BHOIR, the Original Licensees Party of OTHER PART

(Handwritten Signature)

.... Continued

While search its found that there is no document executed and registered about the sale, mortgage of said plot in favour of any other party except the document herein perused by me. The copy of search note and payment receipt for title search enclosed herewith to support my title certificate issued pertaining to title of said plot.

It's observed by us that the title of Plot No. 63, adm. 1049.47 sq. mtr., at Sector-26, Taloja-Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad with M/S. HOME TOWN ENTERPRISES [Partnership Firm] is clear & marketable and further the License of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece of land known as Plot bearing No. 63, Village Taloja-Pachnand, containing by adm. 1049.47 sq.mtr., at Sector-26, Navi Mumbai, Tal. Panvel, Dist. Raigad or thereabouts and bounded as follows that is to say:



North by
South by
On or towards East by
On or towards West by

: Plot No. 56 TO 58
: 20.0 Mtr. Wide Road
: Plot No. 64
: Plot No. 62

For AJEET SINGH & ASSOCIATES
AJEET. V. SINGH
(ADVOCATE)

SEARCH REPORT

7800 2099
21/11

TRANSACTION (Sub- Registrar, Panvel - 1)	
1.	In Sub Registrar Panvel from 2010 to 2014 in last 5 years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready



TRANSACTION (Sub- Registrar, Panvel - 2)	
1.	In Sub Registrar Panvel from 2010 to 2014 in last 5 years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 3)	
1.	In sub Registrar Panvel from 2010 to 2014 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 4)	
1.	In sub Registrar Panvel from 2012 to 2014 in last i.e. 03 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUNDED IN SEARCH ARE GIVEN AS BELOW :-

Village	Taloje
Sub Registrar Office	Panvel - II
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 63, Sector-26
Area	1049.47 sq. mtr.
Name of the Executing Party	CIDCO Ltd.
Name of Claming Party	SHRI. NAGESH LAXMAN BHOIR & Three [03] Others
Date of Execution	6th July 2010
Date of Registration	6th July 2010
Serial No./Volume and Page	6675/2010
Value	Rs. 18,375/-
Market Value	Rs. 0.00/-
Stamp Paid on Market Value	Rs. 1,200/-
Registration Fees	Rs. 200/-

.... Continued

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156 = - -

DATE 11 FEB 2015

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
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. Home Town Enterprises, through its Partners, Mr. Rameshkumar Babubhai Kachhadiya & Others 03, on Plot No- 63, Sector- 26, at Talaja (12.5% Scheme), Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. + 07th Floor), Resi.BUA= 1463.199 Sq.Mt., Comm.BUA= 106.658 Sq.Mt., Total BUA= 1569.857 Sq.Mt

(Nos. of Residential Units - 61, Nos. of Commercial units - 06)

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.

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

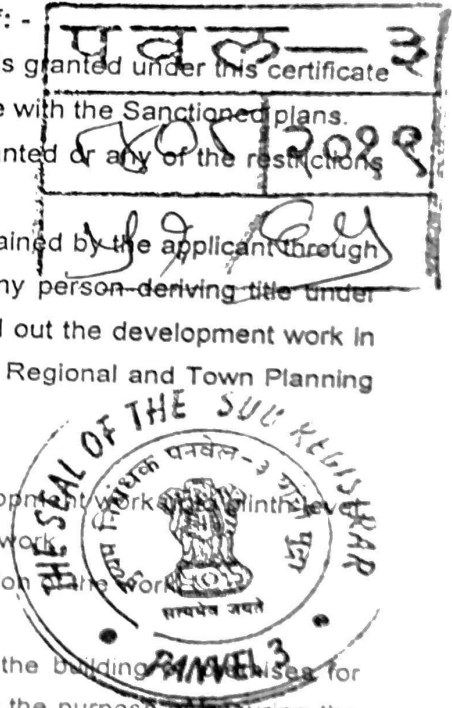
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation 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 up to plinth level at least 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 authorized officers of the Corporation to enter the building 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, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

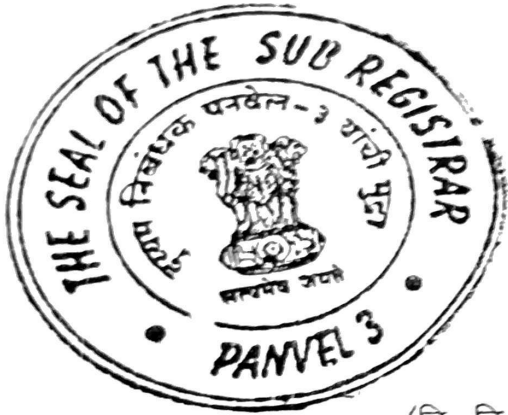
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no 16.1(2) of the GDCRs - 1975.



2) Computerized Index are not properly maintained in Sub Registrar
Office at Panvel - 1,2,3 & 4

पवेल - ३
१४०१/२०१९
५०/६५

Mr. Vinay Mankame
Property Investigator



(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

शोध
निबंधक
३९६
२०१५

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Gen 113 me.

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ORIGINAL COPY

[अहस्तांतरणीय]
[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... पनवेल दिनांक/Date..... १६/११/२०१५

Received from..... अड. अजित सिंग

रु./Rs..... ३००/- (रुपये/Rupees..... तिन्ही मात्र

on account of..... मोगी लक्ष्मण पाचनंद ता. पनवेल

रोखपाल वा लेखापाल
Cashier or Accountant.

प्लॉक ६३ सेक्टर ६
सन २०१० ते २०१४
सहदुय्यम सिंधिक
(पनवेल २)

ये.का.मु.-५०,००० पु. (२०० पानी)-१-२०१३-३३एच*-(एच) २१९

SCHEDULE
RAIN WATER HARVESTING

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

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

(i) Open well of a minimum of 1.00 mt. dia and 6 mt. In depth into which rain water may be channeled 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 upto a depth of least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

(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 channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that 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 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of any width and depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following. materials.

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 50% of the depth;
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer;

पवेल-३
2022
[Handwritten signature]



AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 (CIN - U99999 MH 1970 BGC - 014574)



OFFICE:
 2nd Floor, Nariman Point,
 - 400 021.
 00-91-22-6650 0900
 00-91-22-2202 2509

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

No. CIDCO/BP-12411/TPO(NM & K)/2015/

156 = - -

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	8	5	5	0	1
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Date : 11 FEB 2015

To
 M/s Home Town Enterprises,
 Through its Partners, Mr. Rameshkumar Babubhai Kachhadiya & Others Three,
 102 Acharya CHS, Plot No.50, Sector-11, Kharghar, Navi Mumbai-510 210, Tal. Panvel, Dist. Raigad.
 Sub:- Amended approval to revised plan for Residential Building Plot No.63, Sector-26, Taloja, (12.5% Scheme), Navi Mumbai

- REF -
- 1) Your architect's application dated 16/10/2014 & 28/01/2015
 - 2) Earlier C.C. granted by this office vide letter No. CIDCO/BP-12411/TPO(NM & K)/2013/1728 dtd 25/10/2013
 - 3) Delay condonation NOC issued by EO(12.5% Sch) vide letter No. CIDCO/Estate/12.5% Sch/Taloja/644/2013, dtd 27/08/2013
 - 4) Final transfer order issued by M(TS-II) vide letter No CIDCO/Estate/12.5% Sch/Taloja/644, dtd.20/01/105
 - 5) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Taloja/644/2013, dtd 27/08/2013
 - 6) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/3506/2014, dtd.30/12/2014
 - 7) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Taloja/644/2014 dtd.20/01/2015
 - 8) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/13/NM/740 dtd 27/09/2013
 - 9) 50% IDC paid of Rs.5,25,000/- vide Receipt No.11060, letter dtd.27/09/2013

पारलक्ष
 28/01/2015
 B. J. J.

Dear Sir,

Please refer to your application for amended development permission for Residential Building Plot No.63, Sector-26, Taloja, (12.5% Scheme), Navi Mumbai

The amended development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

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 still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction Work.

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

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.5,25,000/- vide Receipt No.11060, letter dtd 27/09/2013, you may approach to the Office of Executive Engineer (Klm) to get the sewerage connection to your plot

This set of approved plans supercedes all the plans approved earlier.

Thanking you.



Yours faithfully,
 Manjula
 11/2/15
 (Manjula Nayak)
 Town Planning Officer (BP)
 Navi Mumbai & Khepta



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

पत्रक-३

THIS registration is granted under section 5 of the Act to the following project under project registration number :
P62000004421

Project: **Raj Home Plot Bearing / CTS / Survey / Final Plot No.: Plot No-63, Sector-26, Taloja-Panchnandat Taloja Panchnad, Panvel, Raigarh, 410208;**

1) **Home Town Enterprises**, having its registered office / principal place of business at Tehsil: **Panvel, District:**

Raigarh, Pin: 410208.

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

o The promoter shall enter into an agreement for sale with the allottees;

o 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, Rate of Interest and Disclosures on Website) Rules, 2017;

o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled 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;

o The 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 cost of the project is less than the estimated cost of completion of the project.

o The Registration shall be valid for a period commencing from **09/08/2017** and ending with **31/03/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

o The promoter shall comply with the provisions of the Act and the rules and regulations made there under,

o That the promoter shall take all the pending approvals from the competent authorities

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

Dated: 09/08/2017

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 1:59:04 PM

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