

Agreement Value : Rs. 25,00,000/-
Stamp Duty : Rs. 1,50,000/-
Registration fee : Rs. 25,000/-
Date : 19/06/2024
Receipt No. : 6494
Document No. : PVL-1-4728/2024

BETWEEN

M/S. SHREE DEVELOPERS

- 1) SHRI. SANKET MAHADEV PATIL
- 2) SHRI. MITHUN ARJUN BHOIR

AND

- 1) MR. JITENDRA HEMAKANT VERULKAR
- 2) MRS. JANHAVI JITENDRA VERULKAR

SCHEDULE OF THE PROPERTY

Flat bearing No. 01, on the Ground Floor, SHREE SAI, Plot No. 197, situated at Sector No. 25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad. admeasuring about 226.873 Sq. Ft. (21.084 Sq. Mtrs. Carpet area) and Flower bed area 80.945 sq. ft. (7.522 Sq. Mtrs.) and Dray Balcony area 23.982 sq. ft. (2.228 Sq. Mtrs.) and Terrace area 107.893 sq. ft. (10.027 Sq. Mtrs.)

PROJECT BY

M/S. SHREE DEVELOPERS

Office at Shop No. 2, Mangalmurti Sadan, Plot No.B-348, Sector-20, Belapur, Navi Mumbai, Tal. and Dist. Thane – 400614.

C/o. Add. House no. 289, at. Roadpali, Post Nawade, Tal. Panvel,
Dist. Raigad-410208.

REGISTERED BY

ADV. SWATI PALANDE

(B.A.LLB)

(ADVOCATE HIGH COURT)

Office: 22, Prabhat Center, Sector-1a, C.B.D. Belapur,
Navi Mumbai- 400614 Mob. 9930964549

Receipt (pavti)

86/4728

Wednesday, June 19, 2024

11:02 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6494

दिनांक: 19/06/2024

गावाचे नाव: वहाळ

दस्तऐवजाचा अनुक्रमांक: पवल1-4728-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जितेंद्र हेमकांत वेरूळकर - -

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 26800.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

11:22 AM ह्या वेळेस मिळेल.

JOINT SR PANVEL 1

सह दुय्यम निर्बंधक, पनवेल - १

बाजार मूल्य: रु.2214588.6/-

मोबदला रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624185620666 दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:


2) देयकाचा प्रकार: eChallan रक्कम: रु.25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003740782202425E दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

दस्त परत मिळाले
G. H. Verulkar
पक्षकाराची सेवा
मूळ दस्त परत मिळाले
लिपिक
निबंधक, पनवेल - १

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2214588.6
(4) भू-मापन, फोटोहिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 7, दर 56700 प्रति चौ. मी., मदनीका व 01, तळमजला मजला, "श्री साई", प्लॉट क्र. 197, सेक्टर क्र. 25 ए, गाव पुष्पक(वहाळ), पनवेल, ता. पनवेल आणि जि. रायगड., (क्षेत्र 226.873 चौ. फूट. कार्पेट(21.084 चौ. मीटर) आणि फ्लॉवर बेड क्षेत्र 80.945 चौ. फूट(7 522 चौ. मीटर) आणि ड्राय बाल्कनी क्षेत्र 23.982 चौ. फूट(2.228 चौ. मीटर) आणि टेरेस क्षेत्र 107.893 चौ. फूट 10.027 चौ. मीटर.)) ((Plot Number : 197 ; SECTOR NUMBER : 25 A ;))
(5) क्षेत्रफळ	1) 21.084 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. श्री डेव्हलपर्स तर्फे भागीदार श्री. संकेत महादेव पाटील - - वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान क्रमांक २, मंगलमूर्ती सदन, प्लॉट क्रमांक बी-३४८, सेक्टर-२०, बेलापूर, नवी मुंबई, ता. आणि जि. ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ADVFS0094G 2): नाव:-मे. श्री डेव्हलपर्स तर्फे भागीदार श्री. मिथुन अर्जुन भोईर - - वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान क्रमांक २, मंगलमूर्ती सदन, प्लॉट क्रमांक बी-३४८, सेक्टर-२०, बेलापूर, नवी मुंबई, ता. आणि जि. ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ADVFS0094G 3): नाव:-रामेश्वर चंगा कोळी तर्फे कु. सु. मे. श्री डेव्हलपर्स तर्फे भागीदार श्री. संकेत महादेव पाटील - - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान क्रमांक २, मंगलमूर्ती सदन, प्लॉट क्रमांक बी-३४८, सेक्टर-२०, बेलापूर, नवी मुंबई, ता. आणि जि. ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-CIRPK7058P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र हेमकांत वेरूळकर - - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खोली क्रमांक ०१, चिंतामणी सोसायटी लि., प्लॉट क्रमांक बी-२६३-२३७/२४१-२४३, राजाराम बुवा मानकामे मार्ग, सेक्टर-२०, बेलापूर गाव, नवी मुंबई, ता. आणि जि. ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ADZPV3055A 2): नाव:-जान्हवी जितेंद्र वेरूळकर - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खोली क्रमांक ०१, चिंतामणी सोसायटी लि., प्लॉट क्रमांक बी-२६३-२३७/२४१-२४३, राजाराम बुवा मानकामे मार्ग, सेक्टर-२०, बेलापूर गाव, नवी मुंबई, ता. आणि जि. ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AIRPV1937C
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4728/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेर	


सह दुय्यम निबंधक, पनवेल-

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

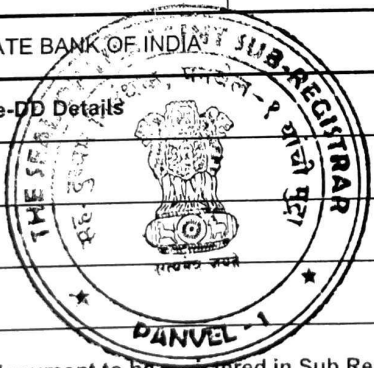


CHALLAN
MTR Form Number-6



GRN	MH003740782202425E	BARCODE			Date	18/06/2024-16:36:50	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ADZPV3055A					
Location	RAIGAD		Full Name	JITENDRA HEMAKANT VERULKAR					
Year	2024-2025 One Time		Flat/Block No.	Flat No. 01, Ground Floor, SHREE SAI					
Account Head Details		Amount In Rs.	Premises/Building						
0030046401	Stamp Duty	150000.00	Road/Street	Plot No. 197, Sector No. 25A, Village Pushpak (Vahal)					
0030063301	Registration Fee	25000.00	Area/Locality	Tal. Panvel, Dist. Raigad					
			Town/City/District						
			PIN	4	1	0	2	0	6
			Remarks (If Any)	PAN2=ADVFS0094G~SecondPartyName=SHREE DEVELOPERS-					
			Amount In	One Lakh Seventy Five Thousand Rupees Only					
Total			Words						
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	00040572024061875438	CK00BVLHR3				
Cheque/DD No.		Bank Date	RBI Date	18/06/2024-16:38:01	Not Verified with RBI				
Name of Bank		Bank-Branch	STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

प व ल
०२२ ०२४
१ १ ००



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

Mobile No. : 9930964549

Valuation ID

20240619706

मूल्यांकन पत्रक (ग्रामीण क्षेत्र बांधीव)

19 June 2024, 10:34:00 AM

पवेल

मूल्यांकनाचे वर्ष

2021

जिल्हा

रायगड

तालुक्याचे नांव

पनवेल

गांवाचे नांव

वहाळ

क्षेत्राचे नांव

Rural

सर्व् नंबर /-1 भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

गोजमापनावे एकक

4750

56700

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -

35.05 चौ मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय -

0 TO 2वर्षे

मूल्यदर/बांधकामाचा दर

Rs 4750/

उद्भववाहन सुविधा -

आहे

मजला -

Stilt floor Or Ground floor

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार दक्केवारी) + खुल्या जमिनीचा दर)

= (((56700-4750) * (100 / 100)) + 4750)

= Rs.56700/-

मजला निहाय घट/वाढ

= 100% of 56700 = Rs.56700/-

A) गुखा मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 56700 * 35.05

= Rs.1987335/-

D) लगतच्या गच्चीचे क्षेत्र

10.02 चौ. मीटर

लगतच्या गच्चीचे मूल्य

= 10.02 * (56700 * 40/100)

= Rs.227253.6/-

Applicable Rules :

3, 18, 19

एकत्रित अंतिम मूल्य

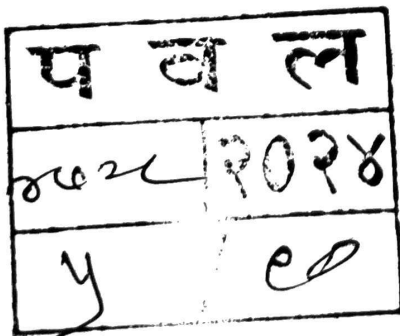
मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

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

= 1987335 + 0 + 0 + 227253.6 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2214589/-

२ बावीस लाख चौदा हजार पाच शे एकोणनव्वद /-



[Signature]
सह दुय्यम निबंधक, पनवेल-१



AGREEMENT FOR SALE

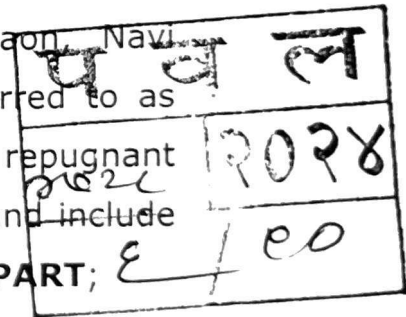
THIS ARTICLES OF AGREEMENT made at Navi Mumbai on this 19 day of June, 2024.

BETWEEN

M/S. SHREE DEVELOPERS (PAN: ADVFS0094G) through Its Partners (1) **SHRI. SANKET MAHADEV PATIL**, (2) **SHRI. MITHUN ARJUN BHOIR**, having address at Shop No. 2, Mangalmurti Sadan, Plot No.B-348, Sector-20, Belapur, Navi Mumbai, Tal. and Dist. Thane - 400614 & C/o. Add. House no. 289, At. Roadpali, Post Nawade, Tal. Panvel, Dist. Raigad-410208 (hereinafter referred to as "**OWNERS / DEVELOPERS**") (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include their heirs, executors and administrators) of the **ONE PART**

AND

1) MR. JITENDRA HEMAKANT VERULKAR, age 46 Years, (PAN: ADZPV3055A), **2) MRS. JANHAVI JITENDRA VERULKAR**, age 43 Years, (PAN: AIRPV1937C), an Indian Inhabitants, residing at Room No. 01, Chintamani CHS. Ltd., Plot No. B-263-237/241-243, Rajaram Bua Mankame Marg, Sector-20, Belapur Gaon, Navi Mumbai, Tal. and Dist. Thane-400614 (hereinafter referred to as the "**PURCHASER**") (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **SECOND PART**;



AND

SHRI. RAMESHWAR CHANGA KOLI, age 42 Years, (PAN: CIRPK7058P) adult Indian Inhabitant, residing at Near Sangati Bank ZO Ashok Nagar, Tagor Nagar, Gr. No. 1, Vikhroli (E), Mumbai-400083. Hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context of

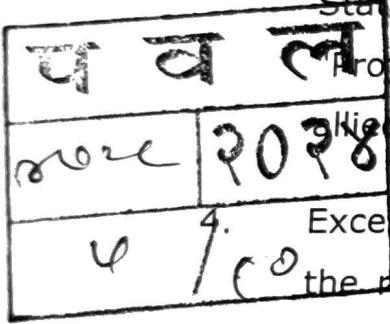


WHEREAS -

1. The City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) being a new town development authority has declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section 1(i) and 3(A) of Section 113 of Maharashtra Regional and Town Planning Act 1966 (Mah Act. XXXVII of 1966) hereinafter referred to as the "Said Act".

2. The State Government has Pursuant to section 113A of the above said Act acquired lands described therein and vested such lands in the Corporation for development and disposal.

3. The Corporation as a part of the development of Navi Mumbai has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government (hereinafter referred to as the "Project" which includes development of land for the purpose thereof).



4. Except for land(s) already in possession of the Corporation, the remaining private land(s) required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA Act 1894") by the State Government.



The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT,2013") came into force w.e.f. 01.01.2014 replacing the LA Act 1894, awards under section 11 of the LA Act,1894 have not been declared for certain lands as on 01.01.2014. Therefore as per S.24 of

ABR

J.H. Venulker

JHV




the LARR Act 2013 the determination of compensation for such lands shall be in conformity with the LARR Act 2013

6 Pursuant to section 108 (1) and 108 (2) of the LARR Act 2013 the State Government vide Govt. Resolution Urban Development Dept.No cid-1812/CR-274/UD-10 dtd 1st March 2014 (hereinafter referred to as the "G.R. dated 01.03.2014") has, in lieu of monetary compensation provided for higher and better compensation in the form of developed plots to the land owners whose lands are to be acquired for the project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

7. **WHEREAS** there are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the Project. The State Govt. vide Govt. Resolution of Urban Development Dept.No.CID-1812/CR-274/UD-10 dtd 28th May 2014 (hereinafter referred to as the "G.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case in accordance with the Govt. Resolution Revenue and Forest Dept. No RPA-2014/CR-52/R-3 dtd 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014") the District Rehabilitation Officer has been Authorised to determine the eligibility of the structure owners whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector-Raigad. As per G.R. dtd 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014. G.R. dtd 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO / Vya. Sa. / Aa. Vi. Ta. / 2014" dated 19.09.2014 and determined by the District Rehabilitation Officer Raigad with the approval of the Collector Raigad,

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2024	2028
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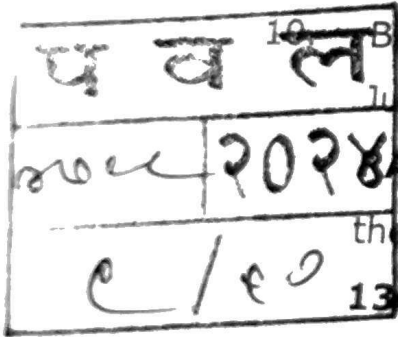


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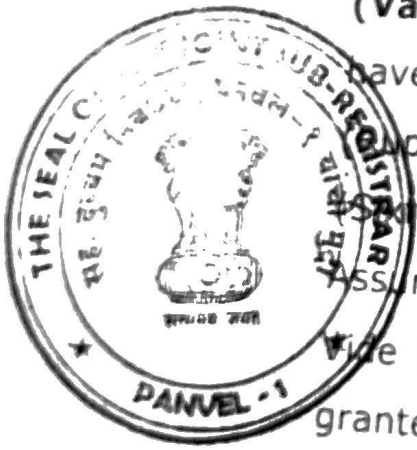
per the award declared by the Deputy Collector (Land Acquisition) as the case may be.

8. The CIDCO has issued the Allotment letter No. CIDCO/OVIT/PUNTHAPNA/GANESHPURI/2015/739 dated 14.10/2015 and has agreed to allot the **Plot No. 197**, totally admeasuring **130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad** to **SHRI. RAMESHWAR CHANGA KOLI.**

9. **AND WHEREAS** the CIDCO acquired the land of **SHRI. RAMESHWAR CHANGA KOLI** in its process for development. The Corporation laid down plot at Village - Pushpak (Vahal), in its Punarvasan Scheme **Plot No. 197**, totally **admeasuring 130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad** (hereinafter referred to as "**the Said Plot**") on such piece of the land so acquired by the State Government & vested in the Corporation for being leased to its intending Lessee.



10. By virtue of Agreement to Lease was executed on 02nd day of July, 2018 by and between the "CORPORATION" AND **SHRI. RAMESHWAR CHANGA KOLI**, (The Original Licensee) for the plot of land bearing **Plot No. 197**, totally **admeasuring 130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad.** The Original Licensee have paid to the Corporation 02/07/2018 a sum of Rs 60/- (Rupees Sixty Only) being 'Lease Rent" for the period of 60 (Sixty) years, & duly registered before the Sub Registrar of Raigad, Panvel under Document Sr. No. PVL3-7562-2018, vide Receipt No.9338, on dt. 12/07/2018. The Corporation granted lease of the said Plot to the Original Licensees for a period of 60 years.

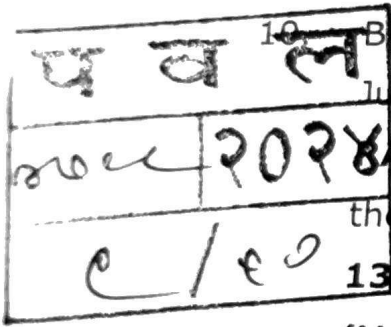


11. The Plot Owner has got the Building plans duly approved and sanctioned by CIDCO on dated 05/01/2018 and also obtained

per the award declared by the Deputy Collector (Land Acquisition) as the case may be

8. The CIDCO has issued the Allotment letter No. CIDCO/OVI/PUNTHAPNA/GANESH PURI/2015/739 dated 14.10/2015 and has agreed to allot the **Plot No. 197**, totally admeasuring **130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad** to **SHRI. RAMESHWAR CHANGA KOLI**.

9. **AND WHEREAS** the CIDCO acquired the land of **SHRI. RAMESHWAR CHANGA KOLI** in its process for development. The Corporation laid down plot at Village - Pushpak (Vahal), in its Punarvasan Scheme **Plot No. 197**, totally admeasuring **130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad** (hereinafter referred to as "**the Said Plot**") on such piece of the land so acquired by the State Government & vested in the Corporation for being leased to its intending Lessee.

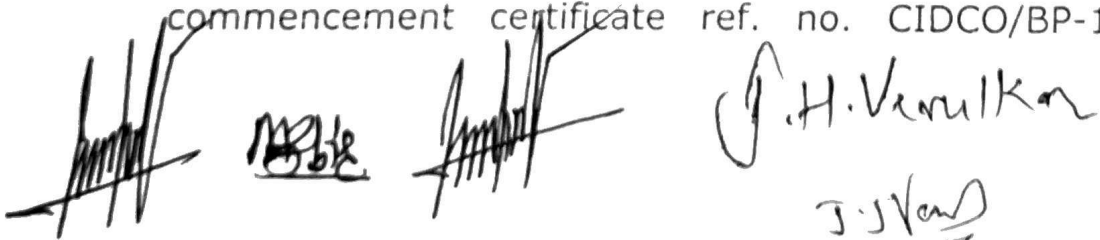


By virtue of Agreement to Lease was executed on 02nd day of July, 2018 by and between the "CORPORATION" AND **SHRI. RAMESHWAR CHANGA KOLI**, (The Original Licensee) for the plot of land bearing **Plot No. 197**, totally admeasuring **130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad**. The Original Licensee



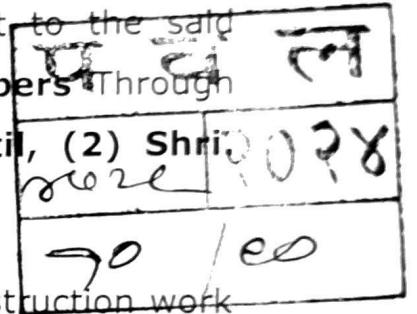
have paid to the Corporation 02/07/2018 a sum of Rs 60/- (Rupees Sixty Only) being "Lease Rent" for the period of 60 (Sixty) years, & duly registered before the Sub Registrar of Assurances, Panvel under Document Sr. No. PVL3-7562-2018, vide Receipt No.9338, on dt. 12/07/2018. The Corporation granted lease of the said Plot to the Original Licensees for a period of 60 years.

11. The Plot Owner has got the Building plans duly approved and sanctioned by CIDCO on dated 05/01/2018 and also obtained commencement certificate ref. no. CIDCO/BP-16705/TPO



Granted commencement certificate to residential building on the said plot it is observed that, the sector mentioned in the said commencement certificate is P06 instead of this read as 25A. That purpose the CIDCO has issued Corrigendum on 18-01-2023 to the Plot Owner.




12. **AND WHEREAS** by and under the Development agreement dated 31-03/2022 made and executed between the said Owners/Developers **M/S. SHREE DEVELOPERS** through Its Partners (1) **SHRI. SANKET MAHADEV PATIL**, (2) **SHRI. MITHUN ARJUN BHOIR** ("the Developers"), of the One Part & the said original licensee i.e. **SHRI. RAMESHWAR CHANGA KOLI** in respect of **Plot No. 197**, totally admeasuring **130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad** & duly registered before the Sub Registrar of Assurance, Panvel under Document Sr. No. PVL4-5019-2022, Vide Receipt No.5325, on dt. 1904/2022. The said original licensee had transfer their 50% shares, Rights, & Interest to the said Owners/ Developers i.e. **M/S. Shree Developers** Through Its Partners (1) **Shri. Sanket Mahadev Patil**, (2) **Shri. Mithun Arjun Bhoir** ("the Developers").



13. The Owners / Developers on completion of construction work of said building known as "**SHREE SAI**" (hereinafter referred to as "the said Building") as per the approved plan & commencement certificate,.



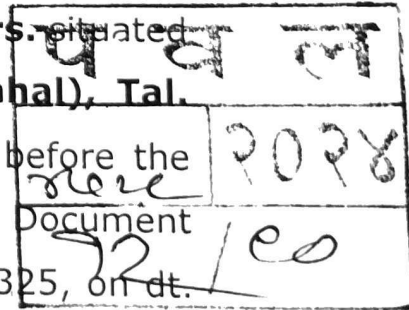
14. The purchaser/s hereby agrees to acquire the said **Flat bearing No. 01 on Ground floor in having a Rera carpet area of 226.873 Sq. Ft. (21.084 Sq. Mtrs. Carpet area) and Flower bed area 80.945 sq. ft. (7.522 Sq. Mtrs.) and Dry Balcony area 23.982 sq. ft. (2.228 Sq. Mtrs.) and Terrace area 107.893 sq. ft. (10.027 Sq. Mtrs.)** and undivided proportionate share in the common area such as common passage, staircase, lift, terrace area, meter room,

and would take over the said Plot/s together with the building standing thereon in accordance with provisions of Maharashtra Ownership Flat Act.

19. The Owners/Developers has given inspection of the following documents and purchaser has taken full, free and complete inspection of the same and the purchaser has expressed satisfaction in respect thereof and has agreed not to raise any objection hereafter.

- i. Allotment letter dt. 14/10/2015 issued by CIDCO allotting the said plot in favour of **SHRI. RAMESHWAR CHANGA KOLI.**
- ii. Agreement to Lease dated 12/07/2018 executed between City Industrial Development Corporation of Maharashtra Ltd. "The Corporation" And **SHRI. RAMESHWAR CHANGA KOLI** "The Original Licensees".
- iii. Development agreement dated 31/03/2022 made and executed between the said Owners/Developers of **M/S. SHREE DEVELOPERS** through Its Partners (1) **SHRI. SANKET MAHADEV PATIL,** (2) **SHRI. MITHUN ARJUN BHOIR** ("the Developers") of the One Part & the said original licensees i.e. **SHRI. RAMESHWAR CHANGA KOLI** of the **Other Part** in respect of **Plot No. 197,** totally admeasuring **130 Sq. Mtrs.** situated at **Sector No. 25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad** & duly registered before the Sub Registrar of Assurance, Panvel under Document Sr. No. PVL-4-5019/2022 Vide Receipt No.5325, on dt. 19/04/2022.

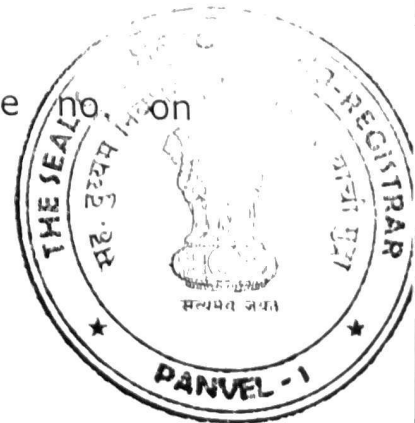


- iv. Building Plan sanctioned by CIDCO vide no. on 05/01/2018.

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vi. Title Certificate
dtd. 21/05/2022.

vii. CIDCO issued Corrigendum dt. 18/01/2023.

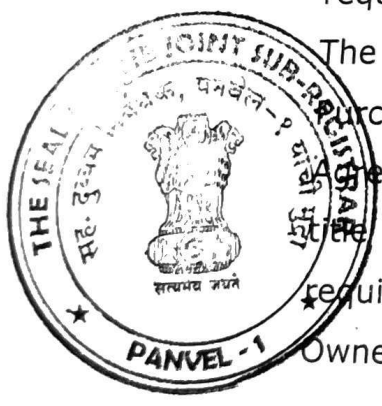
viii. Occupancy Certificate ref. no. CIDCO/BP-16705/TPC
(NM & K)/2019/11091, dt.27/07/2023 issued by
CIDCO.

20 The Owners / Developers have agreed to provide/procure the amenities to the purchaser/s as set out in the Annexure- I hereunder written subject to the provision of this Agreement Annex-I.

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

1. The Owners/Developers shall construct building known as "SHREE SAI" on Plot No. 197, totally admeasuring 130 Sq. Mtrs. situated at Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad, as per the plans, designs and specifications, inspection and approved by the purchaser/s with such variations and modification as the Owners/Developers may consider necessary or as may be required by any public authority to make in any of the flat.

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The Purchaser/s hereby consents to such variation. The Purchaser/s has/have prior to the execution of the Agreement satisfied herself / himself / themselves about the title of the Owners/Developers of the said Plot and no requisition or objection shall be raised upon the Owners/Developers in any matter relating thereto.

2. The Purchaser hereby agrees to acquire the said flat bearing No. 01, admeasuring about 226.873 Sq. Ft. (21.084 Sq. Mtrs. Carpet area) and Flower bed area 80.945 sq. ft.

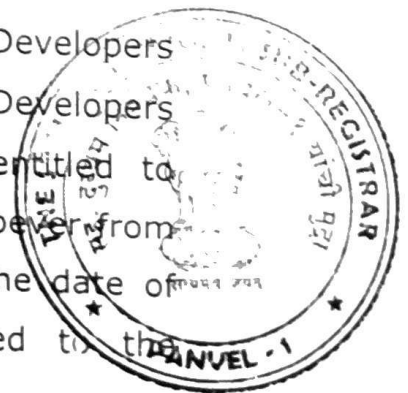
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J. H. Venulkar
J. H. Venulkar

(7.522 Sq. Mtrs.) and Dray Balcony area 23.982 sq. ft. (2.228 Sq. Mtrs.) and Terrace area 107.893 sq. ft. (10.027 Sq. Mtrs.) on the **Ground Floor** (hereinafter referred to as "the said Flat") in the said building known as "**SHREE SAI**" on **Plot No. 197**, totally admeasuring **130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad** and more particularly described in the Second Schedule hereunder written for the lump sum price of **Rs.25,00,000/- (Rupees Twenty Five Lakh only)**.

3. The purchaser/s shall pay to the Owners/Developers the sum of **Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand only)** on and before the execution of this Agreement as the earnest money (the payment and receipt whereof the Owners/Developers hereby admit and acknowledge) and the balance of the purchase price be paid in the manner as specified below.

4. The Purchaser/s shall agree to pay to the Owners/Developers the purchase price of **Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand only)** as per the payment schedule set out above. If the Purchaser/s commits default in payment of any of the installment aforesaid on their respective due dates (time being essence of the contract) and/or on committing breach of any of the terms and conditions herein contained, the Owners/Developers shall be at liberty to terminate this agreement. On the Owners/Developers terminating this agreement under this clause, the Owners/Developers shall be at liberty to sell the said flat to any other persons, as the Owners/Developers may deem fit at such price as the Owners/Developers determines and the Purchaser/s shall not be entitled to question such sale or to claim any amount whatsoever from the Owner/Developer. The amount received till the date of termination of the agreement will be refunded to the

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of the agreement and/or in consideration payable under the said agreement in respect of the said premises, then on such event, the Purchaser/s undertakes that within 10 (ten) days of a written demand made on them by Owner/Developer, he/she/they shall pay such amount of service tax/VAT/GST/imposts/impositions or tax by whatever name it shall be called with interest (as the case may be) in addition to the installment of the purchase price, without any delay or demur and further covenants to indemnify and keep the Owners/Developers fully indemnified in respect of the non-payment or delay payment thereof. The purchaser(s) further undertake that he/she/they shall not withhold the above payment of service tax, VAT, or any taxes for any reason whatsoever. The terms of this clause shall be of the essence of these agreements, and shall be essential term of this agreement, and non-payment of any of such amounts / sums shall be treated as a serious breach of the agreement, undertaking and covenant by the purchaser(s).

Right, title, interest and admeasuring about 226 area) and Flower bed and Dray Balcony and Terrace area 107.89 Floor of building known as upper floor building situated at Sector Panvel, Dist. Raigad

IN WITNESS WHEREOF I HAVE EXECUTED THIS DEED ON THIS DAY 10th YEAR FIRST ABOVE

SIGNED, SEALED AND DELIVERED

By the within named

M/S. SHREE DEVI

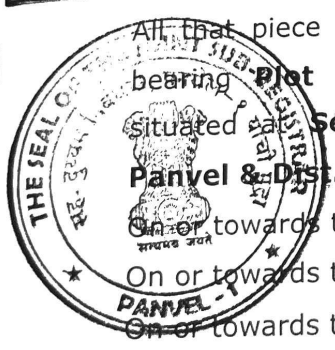
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52. The provisions of this agreement have been read and fully understood by the Flat Purchaser hereto.

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FIRST SCHEDULE

Description of the property



All that piece and parcel of land under the Punarvasan scheme, bearing **Plot No. 197**, totally **admeasuring 130 Sq. Mtrs.** situated at **Sector No.25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad**, or thereabout and bounded as follows:
 On or towards the North by : Plot No.196
 On or towards the South by : Plot No.198
 On or towards the East by : 9.00 Mtrs Wide Road
 On or towards the West by : Plot No.194

(1) SHRI. SA...

(PAN: APDPP...

(2) SHRI...

(PAN: AO...

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[Handwritten signature: H. Venkatesh]

SECOND SCHEDULE

Description of the Flat

Right, title, interest and ownership of Flat bearing no. 01, admeasuring about 226.873 Sq. Ft. (21.084 Sq. Mtrs. Carpet area) and Flower bed area 80.945 sq. ft. (7.522 Sq. Mtrs.) and Dray Balcony area 23.982 sq. ft. (2.228 Sq. Mtrs.) and Terrace area 107.893 sq. ft. (10.027 Sq. Mtrs.) on the Ground Floor of building known as "SHREE SAI" consisting ground + 4th upper floor building to be constructed on bearing Plot No. 197, situated at Sector No. 25A, Village Pushpak (Vahal), Tal. Panvel, Dist. Raigad.

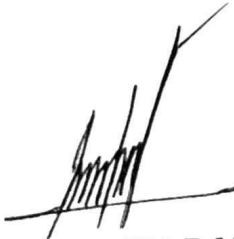
IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED

By the within named "OWNER / DEVELOPER"

M/S. SHREE DEVELOPERS through Its Partners

(PAN: ADVFS0094G)



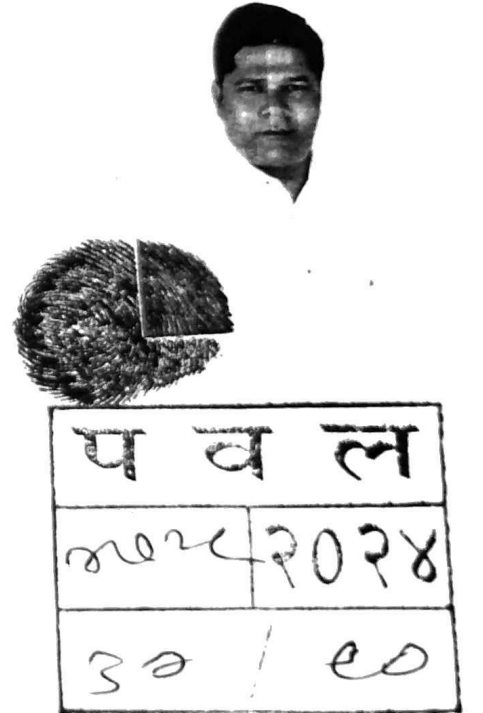
(1) SHRI. SANKET MAHADEV PATIL

(PAN: APDPP2504A)



(2) SHRI. MITHUN ARJUN BHOIR

(PAN: AONPB7760H)



SIGNED, SEALED & DELIVERED

By the within named "PURCHASER/S"

J.H. Verulkar

1) MR. JITENDRA HEMAKANT VERULKAR

(PAN: ADZPV3055A)



JJ Verulkar

2) MRS. JANHAVI JITENDRA VERULKAR

(PAN: AIRPV1937C)



SIGNED, SEALED & DELIVERED

By the within named "CONFIRMING PARTY"

SHRI. RAMESHWAR CHANGA KOLI

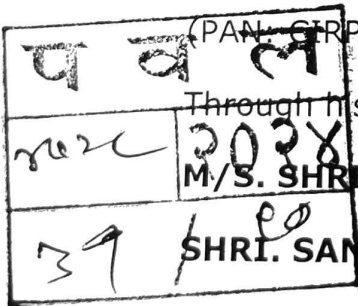
(PAN: CIRPK7058P)

Through his Constituted Attorney

M/S. SHREE DEVELOPERS through Its Partners

SHRI. SANKET MAHADEV PATIL

(PAN: APDPP2504A)



[Signature]



In the presence of

1) Mr. Raja N. Pedamkar

2) Mr. Mandar M. Modak

[Signature]

[Signature]

RECEIPT

Received of and from the within named Purchasers 1) MR. JITENDRA HEMAKANT VERULKAR, 2) MRS. JANHAVI JITENDRA VERULKAR the day and the year first herein above written the sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) being part payment of the consideration amount against the sale of Flat bearing no. 01, admeasuring about 226.873 Sq. Ft. (21.084 Sq. Mtrs. Carpet area) and Flower bed area 80.945 sq. ft. (7.522 Sq. Mtrs.) and Dray Balcony area 23.982 sq. ft. (2.228 Sq. Mtrs.) and Terrace area 107.893 sq. ft. (10.027 Sq. Mtrs.) on the Ground floor of building known as "SHREE SAI" consisting ground + 4th upper floor building to be constructed on bearing Plot No. 197, situated at Sector No. 25A, Village Pushpak (Vahal), Tal. Panvel & Dist. Raigad, paid by them to us as per the following details:

Date	Cheque No.	Drawn on/In favour of (Bank & Branch)	Amount in Rs.
21/05/2024	248186	Central Bank of India, CBD Belapur Branch	Rs. 1,00,000/-
11/06/2024	336802	Bank of India, CBD Belapur Branch	Rs. 1,50,00/-
Total Rupees :- Two Lakh Fifty Thousand Only.			Rs.2,50,000/-

We say received

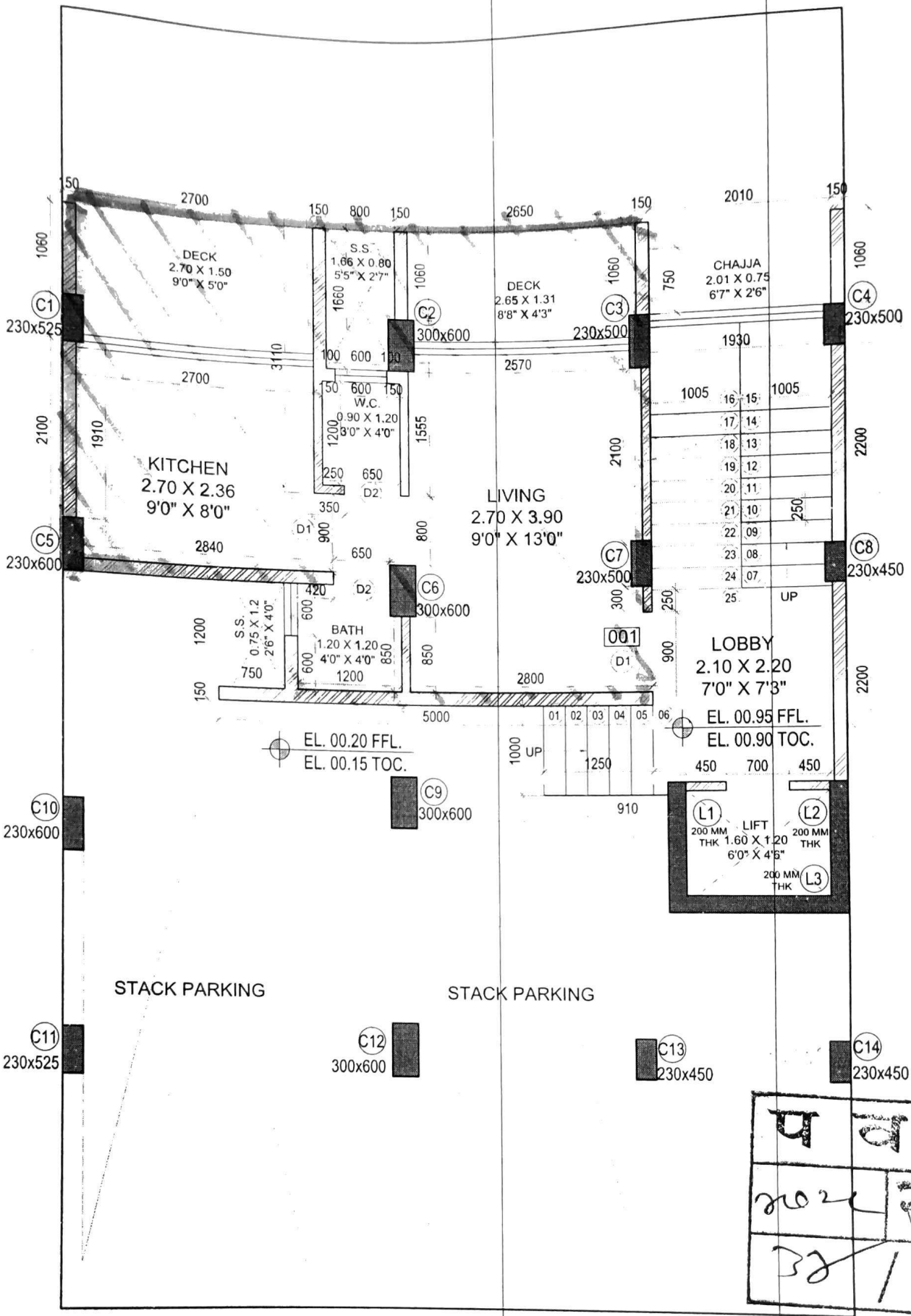
For M/S. SHREE DEVELOPERS



(Partners)

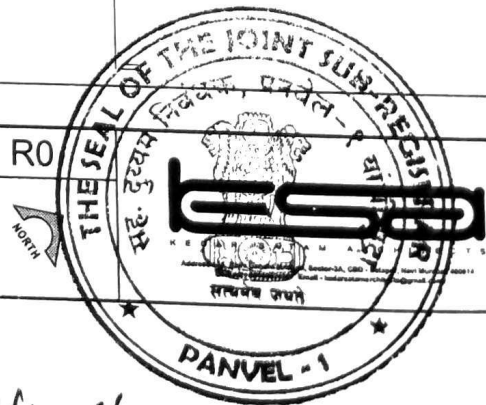
WITNESS:


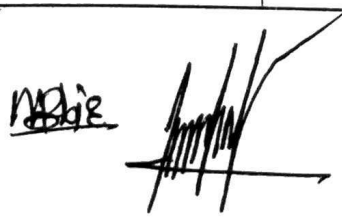
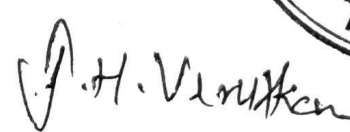
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GROUND FLOOR PLAN

CLIENT THREE DEVELOPERS	DRAWING TITLE GROUND FLOOR PLAN	SCALE: N.T.S.
PROJECT NAME / PLOT AREA 30 SQM	PROJECT TITLE PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 197, SECTOR 25A, ULWE, NAVI MUMBAI.	DATE: 11-06-2021
DESIGN SIGN-OFF		DRAWN BY: A.A.S.
DATE		CHECKED BY: A.M.K.
		APPROVED BY: K.R.S.






 J.J. Manoj

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परिशिष्ट



श्री. रामेश्वर चांगा कोळी मालक (एकपक्षी) व विकासक (दुसरेपक्षी) यांचे हिस्से विलंप्रमाणे सदनिकांची वाटप करण्यात येत आहे.

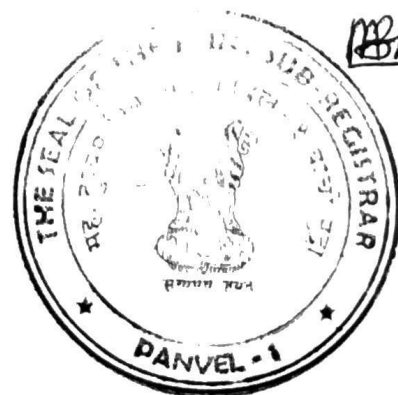
मालक (एकपक्षी)	गाळा/सदनिका क्र.	मजला	क्षेत्रफळ कारपेट चौ.फुट
श्री. रामेश्वर चांगा कोळी	१०१	पहिला	२२६.८७३
श्री. रामेश्वर चांगा कोळी	१०२	पहिला	२०७.१५३
श्री. रामेश्वर चांगा कोळी	२०२	दूसरा	२७०.४५६
श्री. रामेश्वर चांगा कोळी	४०१	चौथा	२२६.८७३
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विकासक (दुसरेपक्षी)	गाळा/सदनिका क्र.	मजला	क्षेत्रफळ कारपेट चौ.फुट
मे. श्री डेव्हलपर्स	००१	तळ	२२६.८७३
मे. श्री डेव्हलपर्स	२०१	दूसरा	२२६.८७३
मे. श्री डेव्हलपर्स	३०१	तिसरा	२२६.८७३
मे. श्री डेव्हलपर्स	३०२	तिसरा	२८५.८४९
मे. श्री डेव्हलपर्स	४०२	चौथा	२०७.१५३
		एकुण	११३६.६२१

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CIDCO OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-16705/TPO(NM & K)/2019/11091
Unique Code : 20200402102300202

Date : 27 July, 2023

To,

Shri. Rameshwar Changa Koli.
At Near Sangali Bank Zo. Ashok Nagar, Tagor
Nagar, Gr No.1, Vikhroli(E) Mumbai.
PIN - 400083

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot
No. **197**, Sector **25-A** at **Pushpak**, Navi Mumbai.
Ref : Your architect's online application dtd. 11.07.2023.

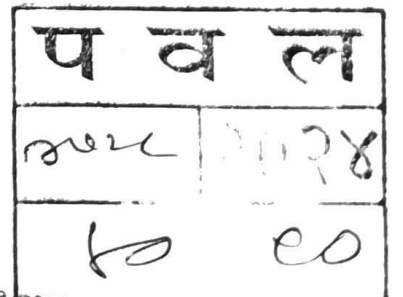
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.



Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUDHARI
Date: 27 Jul 2023 14:12

CIDCO/BP-16705/TPO(NM & K)/2019/11091

Date : 27 July, 2023

Unique Code : 20200402102300202

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of **Residential [Residential Bldg/Apa Building G+4 [Total BUA = 193.85Sq.mtrs , Residential BUA = 193.85 Sq. Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 9No. , of Residential Units = 9No. , Any Other Units = NANo. Ground+No. Of Floors = Plot No. 197 ,] , Sector - 25-A at Pushpak** of Navi Mumbai completed under the supe of **KEDAR RAVINDRA SATAM** Architect has been inspected on **14 July, 2023** and I declare the development has been carried out in accordance with the General Development C Regulations and the conditions stipulated in the Commencement Certificate dated **13 June, and that the development is fit for the use for which it has been carried out.** The Chajja over openings for protection from the Sun & Rain and architectural features decoration, Aesthetic purpose shall not be used for any habitable purpose.



AMENDED COMMENCEMENT CERTIFICATE

To,
Shri. Rameshwar Changa Koli.
At Near Sangali Bank Zo. Ashok Nagar, Tagor
Nagar, Gr No.1, Vikhroli(E) Mumbai.
PIN - 400083

Sub : Development Permission for **Residential [Residential Bldg/Apartment]** Building on Plot No. **197**, Sector **P06** at **Pushpak**, Navi Mumbai.
Ref : 1. Your Architects online application dated 14.10.2020
2. Earlier CC granted vide CIDCO/BP-16705/TPO(NM & K)/2019/4869 dt.19.06.2019.

Dear Sir / Madam,

Please refer to your application for Development Permission for **Residential [Residential Bldg/Apartment]** Building on Plot No. **197**, Sector **P06** at **Pushpak**, Navi Mumbai.
The Development Permission is hereby granted to construct **Residential [Residential Bldg/Apartment]** Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) 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 stilt, the finished stilt 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 nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

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

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more	२०२४
२५	/ ००



Certification signature by PATIL MITHILESH JANARDHAN, Validity Unknown

Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO OF

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 **Shri. Rameshwar Changa Koli.** , At Near **Sangali Bank Zo. Ashok Nagar, Tagor Nagar, Gr No.1, Vikhroli(E) Mumbai.** for Plot No. **197** , Sector **P06** , Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [Residential Bldg/Apartment]** in **1Ground Floor + 4Floor** Net Builtup Area [**Residential [Residential Bldg/Apartment] =193.85**] Sq m .

Nos. Of Residential Units :- 9

- 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 :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at

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2020	2028
50	100

Certification signature by PATIL MITHILESH JANARDHAN. Validity Unknown

Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO OF



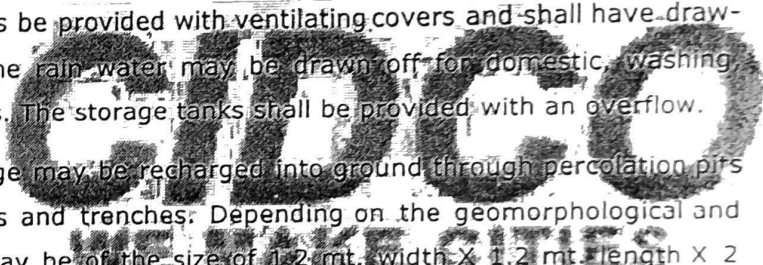
SCHEDULE

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 6 mt. length X 1.5 to 1 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



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2022	2028
42/20	

Certification signature by PATIL MITHILESH JANARDHAN, Validity 03/12/2020

Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO OF



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) पर्याप्त

(सीआयएन - यू १९९९९ एमएम १९७० एमजीसी - ०१४५७४)

नोंदणीकृत कार्यालय
विभाग, दुसरा मजला, कवीरान पोलीस
मुंबई ४०० ०२९
द्वारा नवी ०० १९ २२ ६६५० ०९००
फोन ०० १९ २२ २२०२ २५०९

मुख्या कार्यालय :
'सिद्धार्थ' भाग, सी. सी. सी. रोड,
नवी मुंबई ४०० ११४
दूरध्वनी : ००-१९-२२-२२०२
फॅक्स : ००-१९-२२-२५०९

संदर्भ क्र. CIDCO/BP-16705/TPO (NM)/2023/4639

दिनांक :

18/01/2023

CORRIGENDUM

To,
Shri. Rameshwar Changa Koli.
At -Near Sangali Bank Zo. Ashok Nagar,
Tagor Nagar, Gr No.1, Vikhroli (E) Mumbai,
PIN - 400083

Sub: - Corrigendum for Commencement Certificate for residential building on Plot no. 197, Sector-25A, Node-Pushpak, Navi Mumbai.

**Ref.:- 1) Commencement Certificate granted by this office vide letter No. CIDCO/BP-16705/TPO(NM & K)/2019/7587 , Date: 01/12/2020.
2) Your architect letter received on dtd. 04/01/2023**

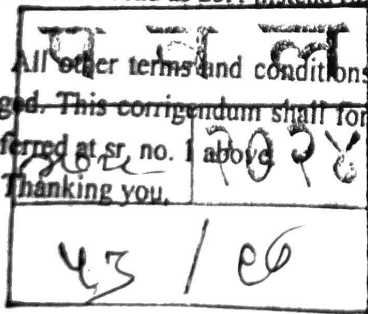
Sir,

This Office has granted Commencement Certificate to residential building on the subject plot vide letter referred at sr. no. 1 above. Now, your architect has brought to the notice about discrepancy in Commencement Certificate, vide letter referred at Sr. No. 2, and requested to issue corrigendum for the same.

In the light of above, Commencement Certificate has been examined and it is observed that Sector number shall be read as 25A instead of PO6.

All other terms and conditions mentioned in the letter referred at sr. no. 1 above shall remain unchanged. This corrigendum shall form part of Commencement Certificate granted by this office vide letter referred at sr. no. 1 above.

Thanking you,



Yours Faithfully,

Bhushan Chaudhari

(Bhushan Chaudhari)

Asso. Planner (Bldg. Permission)
Navi Mumbai

C.C. To:
Kedar Sutar Architects
Add-15, Rajiv Gandhi Stadium, Sector-7A,
CBD-Belapur, Navi Mumbai-400614
PANVEL - 1



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको
सहस्रांचे शिल्पकार

नोकरीकुच कार्यालय :
सिडको दुसरा मजला, नवी मुंबई.
मुंबई - ४०० ०३५.
दफ्तरी (स्थापना कक्षा) ००-२९-२२-६६५० ०९००
००-२९-२२-६६५० ०९२८
००-२९-२२-२२०२ २५०९/६६५० ०९३३

मुख्या कार्यालय :
सिडको मकान, सी.बी.डी बेलगाव.
नवी मुंबई ४०० ६५३.
दफ्तरी : ००-२९-२२-६६५९ ८९००
फॅक्स : ००-२९-२२-६६५९ ८९६६.

CIN-U99999 MH 1970 SGC-014574

दिनांक १४/१०/२०१५

क.सिडको / आवित / पुनःस्थापना / गणेशपूरी / २०१५ / ५३९ ७३९

19 OCT 2015

पति,
श्री./श्रीमती. रामेश्वर चांगा कोळी
राहणार - गणेशपूरी,
ता.पनवेल, जि.रायगड.



वाटपत्र

विषय:- प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी सिडकोच्या जमिनीवरील स्थलांतरीत होणाऱ्या निवासी/व्यापारिक/मिश्र वापराच्या बांधकामाबद्दल पुनःस्थापनेसाठी भूखंडाचे वाटप करणेबाबत.

- संदर्भ:-
- १) शासन निर्णय नगर विकास विभाग क.सीआयडी-१८१२/प्र.क.२७४/नवि-१०, दिनांक १ मार्च, २०१४
 - २) शासन निर्णय नगर विकास विभाग क.सीआयडी-१८१२/प्र.क.२७४/नवि-१०, दिनांक २८ मे, २०१४
 - ३) शासन निर्णय महसूल व वन विभाग क. एलक्युएन-०५/२०१४/ प्र.क. ३९-अ-२ दिनांक १६ जून २०१४
 - ४) शासन निर्णय महसूल व वन विभाग क.आरपीए २०१४/प्र.क.५२/२-३ दिनांक २५ जून, २०१४
 - ५) सिडकोचे परिपत्रक क.सिडको/व्य.सं./आवित/२०१४ दिनांक १९ सप्टेंबर २०१४

प व ल
२०२८ २०२९
५४ / ९

महोदय / महोदया,

१. प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी आवश्यक असलेल्या मॉड्युल उलवे (गणेशपूरी) ता.पनवेल, जि.रायगड येथील सिडकोच्या जमिनीवरील बांधकाम

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.
[cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW / Userlogin.aspx](http://cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)



स्थानांतर्गत होणारे अशापणेसुद्धे तपशील संदर्भात नमुद केलेल्या शासन निर्णयानुसार तपशील
 सादर करणे व त्यास अनुसरून आपणांस पुनस्थापनेसाठी देय असलेला भूखंड, खालील
 दिनांक वित्त अंकाचे पुनस्थापनेसाठी भूखंड व इतर लाभ देण्याकरीता पात्र ठरविणे आहे

२. तपशील पत्रास अनुसरून आपणांस पुनस्थापनेसाठी देय असलेला भूखंड, खालील
 शर्तीवर तसेच सिडकोबरोबर करावयाच्या भाडेपट्टा करारनामा (Agreement to Lease)
 भाडेपट्टावत (Lease Deed) याकरी अंतर्भूत असलेल्या अटी व शर्तीस अधीन राहून सर्व
 वाटप करण्यात येत आहे. सदर भूखंड वाटपाचा संक्षिप्त तपशील खालीलप्रमाणे आहे.

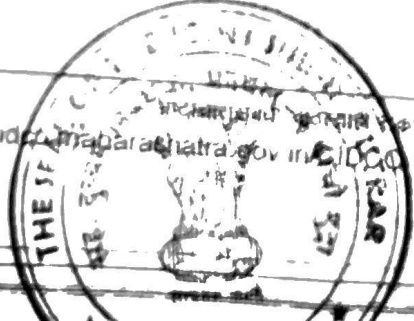
सांकेतिक क्रमांक	सर्वेक्षणानुसार बांधकाम क्रमांक	बांधकामाचे पाया/बांधीव क्षेत्र (चौ.मी.)	बांधकामाचा वापर	आदेशानुसार भूखंड वाटपाची पात्रता ठरविण्यास अनुज्ञेय क्षेत्र (चौ.मी.)	भूखंड वाटपाचा तपशील			
					भूखंड वाटपाचे स्थळ	सेक्टर क्र.	भूखंड क्र.	क्षेत्र (चौ.मी.)
GAN-ICOGD-126	GP-248	३७.३३	निवासी	४२.३९	उलवे	२५A	१९७	१३०.००

३. उपरोक्त संदर्भात नमुद केलेल्या शासन निर्णयानुसार सदर भूखंडाचे वाटप, आपणांस ६०
 वर्षांच्या भाडेपट्टयाने करण्यात येत असून, नवी मुंबई जमिन विनियोग (नवी मुंबई आंतरराष्ट्रीय
 विमानतळ प्रकल्प व तत्संबंधीत वापरामुळे बाधित प्रकल्पग्रस्तांसाठी भूखंड वाटप) (सुधारित)
 विनियम २०१५ नुसार प्रति वर्षास प्रति भूखंडास रुपया १/- (अक्षरी रुपया एक मात्र) या
 दराने वार्षिक भाडेपट्टयापोटी देय होणारी रक्कम रुपये ६०/- (अक्षरी रुपये साठ मात्र) हे
 वाटप पत्र मिळाल्यापासून आपण ३० दिवसात निम्न स्वाक्षरीकारांच्या सिडकोमबन, तळमजला,
 सीडीडी.बेलापूर नवी मुंबई ४००६१४ येथील कार्यालयाशी, सुट्टीचे दिवस सोडून संपर्क साधून
 भरणे करावी.

४. सदर भूखंडाच्या वाटपास नवी मुंबई जमिन विनियोग (नवी मुंबई आंतरराष्ट्रीय विमानतळ प्रकल्प
 व तत्संबंधीत वापरामुळे बाधित प्रकल्पग्रस्तांसाठी भूखंड वाटप) (सुधारित) विनियम २०१५ आणि
 'सिडको विकास नियंत्रण नियमावली १९७५' च्या तरतूदी त्यामध्ये वेळोवेळी होणा-या सुधारणासह
 लागू राहतील. त्याचप्रमाणे संदर्भात नमुद केलेल्या शासन निर्णयामधील व सिडकोच्या
 परिपत्रकामधील तरतूदीसुद्धा लागू राहतील.

५. सदर भूखंडाचा वापर आपण केवळ निवासी या प्रयोजनासाठी करावा. या व्यतिरिक्त इतर
 प्रयोजनासाठी भूखंडाचा वापर केल्यास तो अटी व शर्तीचा भंग समजण्यात येईल व त्याबद्दल योग्य
 त्या कार्यवाहीस आपणांस पात्र ठरविले जाई.

44/100



GAN-I

GAN-ICOGD-१२७

भूखंडास अनुज्ञेयतेनुसार चटई क्षेत्र निर्देशांक उपलब्ध राहिल. स्थलांतर्गत होणा या
माचा वापर जर उपरोक्त कोष्टकामध्ये "निवारी व वाणिज्यक" असा मिश्र दर्जाविषयात आना
तर अनुज्ञेय चटई क्षेत्र निर्देशांकापैकी कमाल १५ % चटई क्षेत्राचा वापर वाणिज्यक
जनासाठी करण्यास अनुमती राहिल.

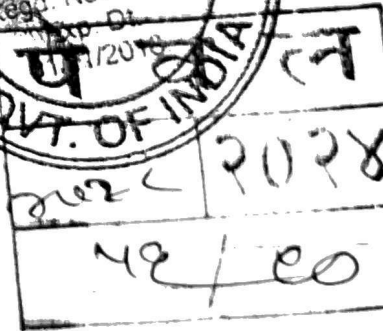
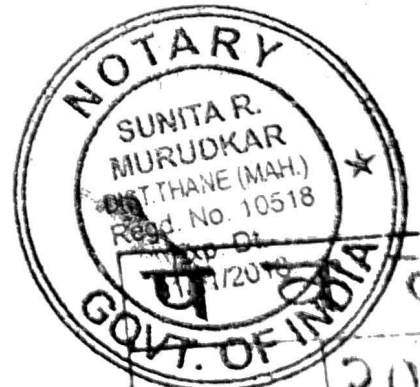
१. सदर वाटपपत्रातील आणि सिडकोबरोबर करण्यात येणाऱ्या करारनाम्यातील तसेच भाडेपट्टा
खतातील सर्व अटी व शर्तीचे काटेकोरपणे पालन करणे आपणावर बंधनकारक आहे.
२. सदर वाटपपत्रामधील अटी व शर्ती आणि संदर्भाधिन शासन निर्णयामधील अटी व शर्ती, यामध्ये
तफावत आढळल्यास, शासन निर्णयामधील अटी व शर्ती अंतिम समजण्यांत येतील.
३. सिडकोच्या जमिनीवर असलेली आपली बांधकामे आपण स्वतःच्या खर्चाने निष्काषित करुन
जागा मोकळी करुन दयावी.

कळावे.

आपला विश्वासू,

(अरविंद रा.जाधव)
विशेष कार्याधिकारी (भूमी)

आज दिनांक - ७-१२-२०१५
शेजी वाटप पत्र ठिके. प.





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 **P52000046300**

Project: **SHREE SAI**, Plot Bearing / CTS / Survey / Final Plot No.: **197 at Ulawe, Panvel, Raigarh, 410206,**

1. **Shree Developers** 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:-

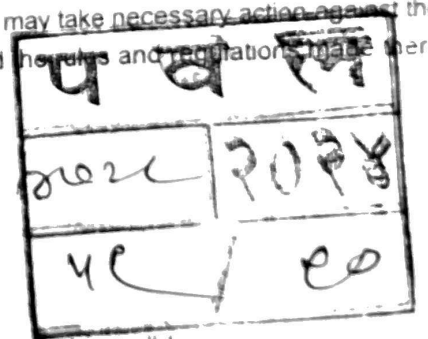
- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (l) 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 **22/06/2022** and ending with **30/04/2024** 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
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 22-06-2022 12:59:52

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

Dated: **22/06/2022**

निगम / मनु / की तारीख
Date of Incorporation / Formation
02/08/2018

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MBD

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITHUN ARJUN BHOIR

ARJUN SHIVRAM BHOIR

14/06/1985

Permanent Account Number

AONPB7760H

[Handwritten signature]

Signature



SANKET MAHADEV PATIL

MAHADEV MANGLYA PATIL

12/12/1974

Permanent Account Number

APDPP2504A

Signature

78
2
KAM-812910



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MBD

MBD

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

JITENDRA H VERULKAR

HEMAKANT DATTARAY VERULKAR

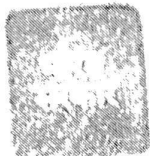
16/05/1978

Permanent Account Number

ADZPV3055A

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Signature



जितेंद्र हेमकांत वेरुळकर
Jitendra Hemkant Verulkar
जन्म वर्ष / Year of Birth: 1979
पुरुष / Male

2252 5367 2684

प व ल
2022
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आधार - सामान्य माणसाचा अधिकार

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भारत सरकार
Government of India

जान्हवी जितेंद्र वेरुळकर
Janhvi Jitendra Verulkar
जन्म तारीख/DOB: 25/09/1980
महिला/ FEMALE



6183 3429 2965

VID: 9145 8959 3448 0953

माझे आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JANHVI JITENDRA VERULKAR

ASHOK VISHNU KAREKAR

25/09/1980

Permanent Account Number

AIRPV1937C

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Signature



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PRATIBHA N. PAWAR
B.A. LL.B.
ADVOCATE HIGH COURT

Off.: A-202, Shree Nand Dham, Plot No. 59, Sector - 11, C.B.D. Belapur, Navi Mumbai - 400614.
Tel.: 022 2757 9060, Mob No. 9320260060, 9323360060 E-mail : pratibhanpawar@gmail.com

Tel No.:-022 2757 9060/ 9320260060
Email : - pratibhanpawar@gmail.com

FORMAT - A
(Circular No.:- 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.197 situated at Sector No. 25A, Village Vahal, Node Pushpak Nagar, Tal. Panvel, Dist. Raigad(hereinafter referred as the "said plot")

I have investigated the title of the said plot on the request of M/S, SHREE DEVELOPERS and following documents i.e. :-

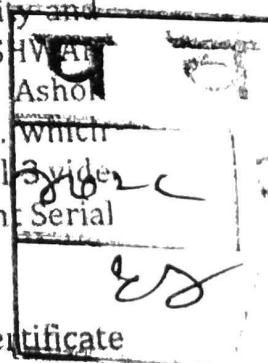
1) Description of the property.

All that piece and parcel of Land Known as Plot No.197 situated at Sector No. 25A, Village Vahal, Node Pushpak Nagar, Tal. Panvel, Dist. Raigad, under the scheme promulgated by the state government vide Resolutions of urban Development Department No. CID-1812/CR-274/UD-10 dated 1st March 2014 (Popularly known as "Rehabilitation & Resettlement scheme")/ under the scheme promulgated by the state government vide Resolution of Urban Development Department No. CID-1812/CR-274/UD-10 dated 28th May 2014 for resettlement of the Original Licensee whose structure was required for the development of proposed Navi Mumbai International Airport & allied activities on terms and conditions more particularly specified in said Agreement to 22.5% Scheme, admeasuring 130 Sq. Mtrs.

2) The documents of allotment of plot.

i) Agreement to Lease dated 2nd July 2018 executed between City and Industrial Development Corporation and SHRI. RAMESH V. AT CHANGA KOLI having his address, Near Sangali Bank, ZO, Ashok Nagar, Tagor Nagar, GR No. 1, Vikhroli (E), Mumbai 400 083. which was registered before the Sub-Registrar of Assurance at Panvel vide its Registration Receipt No. 9338 under Registration Document Serial No. PVL-3-7562-2018 dated 12th July.2018.

ii) Development permission along with Commencement Certificate issued by ASSOCIATE PLANNER (Building Permission] Navi Mumbai dated 01/12/2020 of Plot No. 197 situated at Sector No. 25A, at



Village Vahal, Node Pushpak Nagar, Tal. Panvel, Dist. Raigad, vide their letter bearing Reference No. CIDCO/BP-16705/TPO(NM&K)/2019/7587 dated 01/12/2020.

- iii) Development Agreement dated 31st March 2022 executed between the 1) SHRI. RAMESHWAR CHANGA KOLI, as the Original Licensees of the First Part and 2) M/s. SHREE DEVELOPERS, a partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely MR. SANKET MAHADEO PATIL & MR. MITHUN ARJUN BHOIR, as the Developers of the Second Part, duly registered with concern Sub. Registrar of Assurances at Panvel-4, vide its Registration Receipt No. 5325 and Registration Document Serial No. PVL-4 5325-2022 dated 19/04/2022.

3) 7/12 extract or property card issued by _____, mutation entry no. _____

4) Search report for 5 years from 2018 till 2022

2/- 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 of M/S. SHREE DEVELOPERS is clear, marketable and without any encumbrances.

Developers of the land
M/S. SHREE DEVELOPERS

3/- The report reflecting the flow of the title of the M/S. SHREE DEVELOPERS on the said land is enclosed herewith as annexure.

Encl : Annexure.

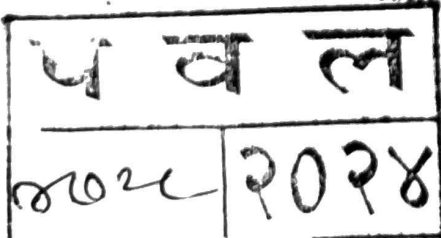
Advocate. ADV. PRATIBHA N. PAWAR

Date: 21/05/2022

(Stamp)



Adv. Pratibha N. Pawar B.A., LL.B.
ADVOCATE HIGH COURT
Office: A-202, Shree Nand Dham, Plot No. 59,
Sector-11, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel.: 022-27579060, 9323360060



FORMAT - A
(Circular No.: - 28/2021)
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration
- 2) Mutation Entry No. _____
- 3) Search report for 5 years from 2018 Taken from Sub-Registrar' office at Panvel 4
- 4) Any other relevant title.
- 5) Litigations if any NA

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company incorporate under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub Section 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as "The Said Act") for New Town of New Bombay by Government of Maharashtra in exercise of its Powers for area designated as site for the New Town under Sub-Section (1) of Section 113 of the said Act.

That the State Government has acquired land within the designated area of New Bombay land vested the same in CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of New Town (Navi Mumbai) CIDCO has been empowered under Section 118 of Said Act to dispose off any land acquired by it or vested in it in accordance with proposal approved by the State Government under Said Act.

Development permission along with Commencement Certificate issued by ASSOCIATE PLANNER (Building Permission) Navi Mumbai dated 01/12/2021 of Plot No. 197 situated at Sector No. 25A, at Village Vahal, Node Pushpak Nagar, Tal. Panvel, Dist. Raigad, vide their letter bearing Reference No. No. CIDCO/BP-16705/TPO(NM&K)/2019/7587 dated 01/12/2020.

That the immovable property admeasuring 130 Sq. Mtrs, bearing Plot No.197 situated at Sector No. 25A, at Village Vahal, Node Pushpak Nagar, Tal. Panvel, Dist. Raigad, is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of SHRI. RAMESHWAR CHANGA KOLI under the Agreement to Lease dated 02/07/2018 and the original licensee executed Developers Agreement dated 31/03/2022 executed between 1) SHRI. RAMESHWAR CHANGA KOLI, as the Original Licensees of the First Part and 2) M/s. SHREE DEVELOPERS, a partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely MR. SANKET MAHADEO PATIL & MR. MITHUN ARJUN B. PATIL as the Developers for the said plot.

Date: 21/05/2022



Adv. Pratibha N. Patil B.A.LL.B
ADVOCATE HIGH COURT
PANVEL
Office: A-202, Shree Nand Cham, Sector-11, C.B.D. Belapur, Navi Mumbai
Tel: 022 - 27579060, 9323360066

9323647204

528/5019

Tuesday, April 19, 2022

4:31 PM

पावती

गावाचे नाव: वहाळ

दस्तऐवजाचा अनुक्रमांक: पवल4-5019-2022

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे.श्री डेव्हलपर्स तर्फे भागीदार संकेत महादेव पाटील -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 47

पावती क्र.:

एकूण: