

353/12638

पावती

Original/Duplicate

Wednesday, December 23, 2020

नोंदणी क्र.: 39म

3:54 PM

Regn.: 39M

पावती क्र.: 14327 दिनांक: 23/12/2020

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल2-12638-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सनी दादाराव अरबट - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

Joint Sr Panvel 2

बाजार मूल्य: रु.9772883.712/-

मोबदला रु.11000000/-

भरलेले मुद्रांक शुल्क : रु. 330000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु. 2000/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008759811202021E दिनांक: 23/12/2020

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिव

निष्पत्तिक

दुय्यम निबंधक, पनवेल-२

मुळ दस्तऐवज परत मिळाला

Saba

प्रश्नकारची सही



2

0



23/12/2020

सूची क्र.2

दुष्यम निबंधक : सह दु.नि.पत.वे.2

दस्त क्रमांक : 12638/2020

गोदणी :

Page:63m

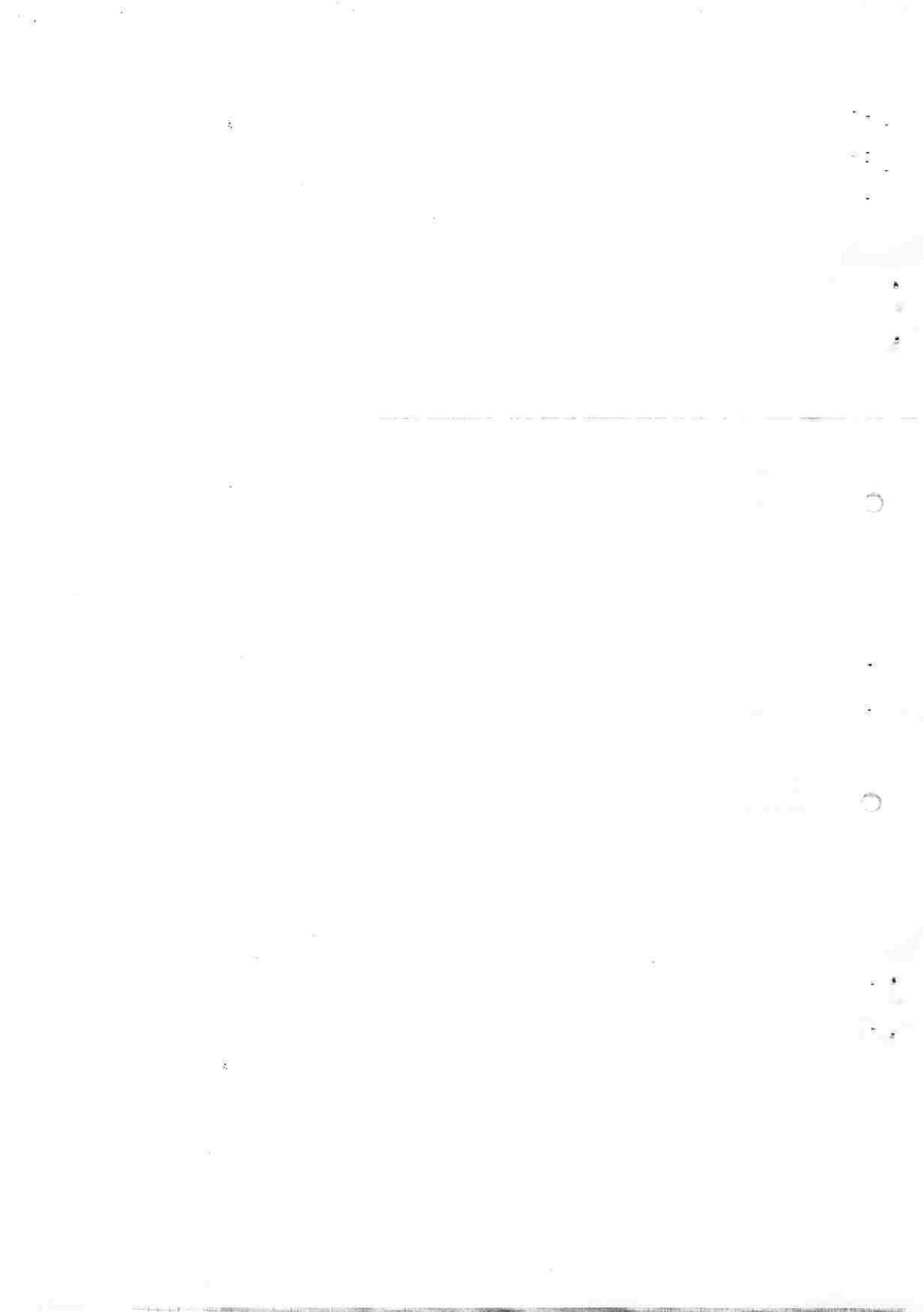
गावाचे नाव : कळंबोली

(1) वित्तेखाचा प्रकार	करारनामा
(2) मोबदला	11000000
(3) बाजारभाव (माहिपट्टयाच्या वास्तुतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9772883.712
(4) भू-मापन, पोटहिस्सा व परकमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :- इतर माहिती: विभाग क्र-3/15/20, दर- प्रति चौ. फु. 1602.15 वा मजला " व रिंग " विंग क्र.4, प्लॉट क्र.04 सेक्टर 20 रोडवारी कळंबोली ता पनवेल जि रायगड - क्षेत्रफळ- 991 चौ फुट कारपेट + 264 चौ फुट टेरेस ((Plot Number :- ; SECTOR NUMBER :- ;))
(5) क्षेत्रफळ	1) 991 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धत ठेवणा-या पक्षादाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स अथर्व डेव्हलपर्स तर्फे भागीदार राजेंद्र सुराभा व अंकित एस अगरवाल यांच्या तर्फे कु. सु. नवल माधव अहिरे - बय:-50; पत्ता:- प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: 604 वर्धमान पॅलेस सेक्टर 17 बांधी तळी मुंबई, ब्लॉक नं. :-, रोड नं. :-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AANFA1429J 2): नाव:- मेसर्स प्लॅटिनम प्रॉपर्टीज तर्फे कु. सु. अथर्व डेव्हलपर्स तर्फे भागीदार राजेंद्र सुराभा व अंकित एस अगरवाल तर्फे कु. सु. नवल माधव अहिरे - बय:-50; पत्ता:- प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: शॉप क्र 01 बुधावन पार्क सेक्टर 34 कामोळे ता पनवेल जि रायगड, ब्लॉक नं. :-, रोड नं. :-, महाराष्ट्र, . पिन कोड:-410209 पॅन नं:-AAJFP4159N
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सती शायराव अरबट - बय:-35; पत्ता:- प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: सदनिका क्र 01, मैन रोड, श्रौद्ध सिद्धगड, स्कूल जवळ, सेक्टर 4 ई, कळंबोली ता पनवेल जि रायगड, ब्लॉक नं. :-, रोड नं. :-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410218 पॅन नं:-AMOPA4946N 2): नाव:- पल्लवी सती अरबट - बय:-32; पत्ता:- प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: सदनिका क्र 01, मैन रोड, श्रौद्ध सिद्धगड, स्कूल जवळ, सेक्टर 4 ई, कळंबोली ता पनवेल जि रायगड, ब्लॉक नं. :-, रोड नं. :-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410218 पॅन नं:-AQFPT6634G
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	23/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	12638/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

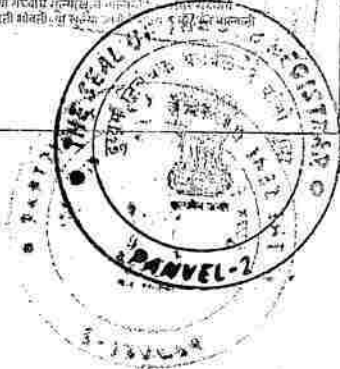
सह दुष्यम निबंधक वर्ग-२
(पनवेल-२)



Summary I (GoshwaraBhag-1)

Valuation ID		2020122211816		मूल्यमापन पत्रिका (गृहरी क्षेत्र - वाणिज्य)		22 December 2021 09:05:41 PM	
मूल्यांकनाचे वर्ष	2020	जिल्हा	रायगड	मूल्य विभाग	तालुका : पनवेल	उप मूल्य विभाग	3/15/20-कळंबोली सिडको रोड 20
क्षेत्राचे नांव	A Class Palika	सहरी मीटर A1, अ, वाणिज्य					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.							
कुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	मीटरमीटर	मीटरमीटर	मीटरमीटर	मीटर
30100	75200	79700	96700	79700			
वाणिज्य क्षेत्राची माहिती	वाणिज्य क्षेत्र (Built Up):	वाणिज्य क्षेत्राचे क्षेत्र	निवासी सदनिका	मीटरमीटर	मीटरमीटर	मीटरमीटर	मीटर
वाणिज्य क्षेत्राचे वर्गीकरण:	1-आर सी सी	मीटरमीटर	मीटरमीटर	मीटरमीटर	मीटरमीटर	मीटरमीटर	मीटर
उद्वेगवाहन सुविधा:	आहे	मजला	11th to 20th Floor				
Sale Type - First Sale							
Sale/Resale of built up Property constructed after circular di.02/01/2018							
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मानक मूल्य					
		= (75200 * (100 / 100)) * 108 / 100					
		= Rs.81216/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 81216 * 110.52						
	= Rs.8975992.32/-						
F) लगतच्या गच्चीचे/कुली बाळकणी क्षेत्र	24.53 चौ. मीटर						
लगतच्या गच्चीचे/कुली बाळकणी मूल्य	= 24.53 * (81216 * 40/100)						
	= Rs.796891.392/-						
Applicable Rules	= 3, 18, 19, 14						
एकरित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + संरक्षक मूल्य + मेरीटलाईन मूल्य क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (कुली बाळकणी क्षेत्राचे मूल्य) + बंधिस्त बाळकणी क्षेत्राचे मूल्य + कुली जमीनीय क्षेत्राचे मूल्य + इतर क्षेत्राचे मूल्य + इतर क्षेत्राचे मूल्य						
	= A + B + C + D + E + F + G + H + I						
	= 8975992.32 + 0 + 0 + 0 + 0 + 796891.392 + 0 + 0 + 0						
	= Rs.9772883.712/-						

92036 533
9/1/200



सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

१-५६५
पंचल-२
१२६३८ / २०२०
२ / १००

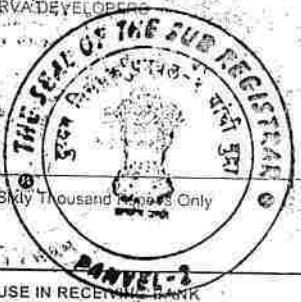
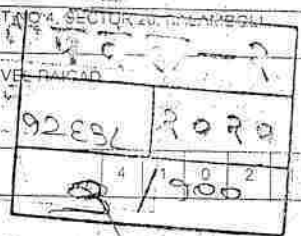




CHALLAN
MTR Form Number-6



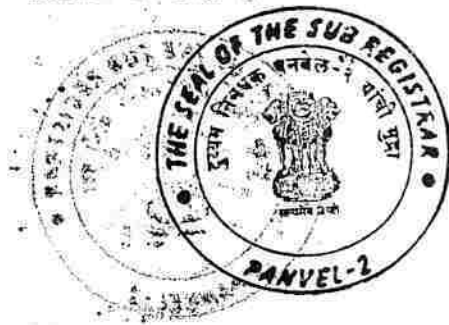
GRN	MH008759811202021E	BARCODE	[Barcode]		Date	21/12/2020-20:45:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AMOPA4645N			
Location	RAIGAD			Full Name	SUNNY DADARAO ARBAT			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 1602, 16TH FLOOR, WING NO 4			
				Premises/Building	TOWER D, THE SPRINGS			
Account Head Details		Amount In Rs.						
0030046401	Stamp Duty	330000.00		Road/Street	PLOT NO 4, SECTOR 20, PANVEL			
0030053301	Registration Fee	30000.00		Area/Locality	PANVEL			
				Town/City/District	92891 2020			
				PIN	4/9002			
				Remarks (If Any)	SecondPartyName=ATHARVA DEVELOPERS			
				Amount In Words	Three Lakh Sixty Thousand Rupees Only			
Total			3,60,000.00					
Payment Details	IDBI BANK			FOR USE IN RECEIPT				
Cheque-DD Details				Bank CIN	Ref. No.	68103332020122210666 2049791804		
Cheque/DD No.				Bank Date	RBI Date	21/12/2020-20:49:51 Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID: [Blank] Mobile No.: 9852356404
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यादर चालन केवल दुर्यम लिखक कार्यालयत नोदणी करवावयाच्या दरवासाती लागू आहे. नोदणी न करवावयाच्या दरवासाती खदर चालन लागू नाही.

[Handwritten Signatures]

प - क प्रकल - २	
०५०९७२६३८	२०२०
₹	१००





CHALLAN
MTR Form Number-3



GRN	MH008759811202021E	BARCODE	[Barcode]		Date	21/12/2020-20:48:47	Form ID	23.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AMOPA4645N			
Location	RAIGAD			Full Name	SUNNY DADARAO ARBAT			
Year	2020-2021 One Time			Flat/Block No	FLAT NO 1602, 16TH FLOOR, WING NO 4,			
				Premises/Building	TOWER D, THE SPRINGS			
Account Head Details			Amount In Rs.					
0030046401	Stamp Duty		330000.00	Road/Street	PLOT NO 4, SECTOR 20, KALAMBOLI			
0030063301	Registration Fee		30000.00	Area/Locality	PANVEL RAIGAD			
				Town/City/District	पवळ-२			
				PIN	१९००८२०२० 1 8			
				Remarks (If Any)	१९००८२०२०			
				SecondPartyName=	ATHARVA DEVELOPERS १००			
			Amount In	Three Lakh	Thousand Rupees Only			
Total			3,60,000.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	6910333202012210686 2640791804			
Cheque/DD No.			Bank Date	RBI Date	21/12/2020-20:49:51 23/12/2020			
Name of Bank			Bank-Branch					
Name of Branch			Scroll No. , Date		100 , 23/12/2020			



Department ID: [Blank] Mobile No.: 9892356404
 NOTE:- This challan **Validity unknown** be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालान फॉकल दुसरे न्यायात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालान लागू नाही.

Digitally signed by
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2020.12.27
 14:24:59 +05'30'
 Challan Defaced Person Seal
 Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-353-12638	0004081397202021	23/12/2020-15:04:26	IGR147	30000.00

प व ल = २
१२६६८२४२४
६ / १००



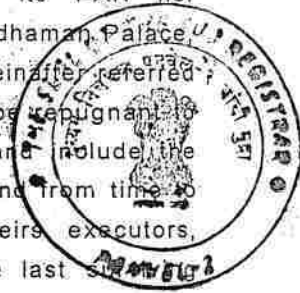
AGREEMENT FOR SALE

This Agreement for Sale executed at Navi Mumbai on this ²³ day of Dec., Two Thousand Twenty

BETWEEN

प व ल - २	
१२९३८	२०२०
७/१००	

M/s. **ATHARVA DEVELOPERS**, a partnership firm, registered under the provisions of Indian Partnership Act, 1932 having its PAN no. AANFA 1429J and having its registered office at 604, Vardhaman Palace, Plot No. 48, Sector 17 Vashi, Navi Mumbai -400 703, hereinafter referred to as "**The Vendors**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners of the said firm for the time being and from time to time, the survivor or survivors of them and the legal heirs, executors, administrators, successors in title and assigns of the last surviving partner) of the ONE PART



AND

M/s. **PLATINUM PROPERTIES** a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its PAN no. AAJFP4159N and having its registered office at Shop No. 1, Vrindavan Park, Plot No. 9, Sector 34 Kamothe, Navi Mumbai, hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners of the said firm for the time being and from time to time, the survivor or survivors of them and the legal heirs, executors, administrators, successors in title and assigns of the last surviving partner) of the SECOND PART

For M/s. **ATHARVA DEVELOPERS**

[Signature]
Partner

For **PLATINUM PROPERTIES**

[Signature]
Constituant Attorney

[Signature]

[Signature]

AND

MR. SUNNY DADARAO ARBAT (PAN NO.AMOPA4945N) & MRS. PALLAVI SUNNY ARBAT (PAN No.AQFPT6634G), Indian inhabitants residing at: Flat No. Flat No-1, Main Road, Near Old Sudhagad School, Sector 4E, Kalamboli, Maharashtra-410218, hereinafter called as the PURCHASER/S (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean & include his / her / their legal heirs, executors, administrators, successors in title and permitted assigns) of the THIRD PART.

पंचल-२	
92832	२०२०

OR

M/s. _____ a Company incorporated under the provision of the Companies Act, 1956 having its registered office at _____, hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and permitted assigns) of the THIRD PART.



OR

M/s. _____ a partnership firm registered under the Indian Partnership Act, 1932 having its Registered Office at _____, hereinafter referred to "THE PURCHASER/S" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being and from time to time, their legal heirs, executors, administrators, successors in title and assigns of the last surviving partner) of the THIRD PART

WHEREAS:

1. The Vendors state that they are the absolutely seized & possessed of the land bearing Plot No. 4, Sector 20, Village Kalamboli, Taluka- Panvel, Dist. Raigad, as lessee of City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO for short), under the erstwhile Gaothan Expansion Scheme or 12.5% Scheme For M/s. ATHARVA DEVELOPERS PLATINUM PROPERTIES

[Signature]

[Signature]
Partner

[Signature]
Constituant Attorney

[Signature]

[Signature]

admeasuring 16199.57 sq. mtrs or thereabout, more particularly described in the **Schedule -I** hereunder written & hereinafter referred to as "the said plot". The said plot stands in the name of the Vendors in the Record of CIDCO/ Revenue Record. A copy of Transfer letter bearing No. 258/ 2006 dated 26th December, 2006 issued by CIDCO giving effect to the same is annexed hereto as **Annexure - II**.

2. The Brief Title History of the said Plot is as under:

प्लॉट-२	
१२३६	२०२०
१/१००	





A) Vide an Agreement to Lease dated 26th September, 2006 ("Original Agreement") executed by and between CIDCO and one Mr. D. S. Ardeshir Bhiwandiwalla, duly registered with the Office of Sub-Registrar of Assurances at Panvel vide serial No. PVL-3/236/2006 CIDCO agreed to grant a lease in respect of the said Plot to the said Mr. Bhiwandiwalla, (hereinafter referred to as "the Original Licensee").



B) The said Original licensee applied to CIDCO for exemption under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 and in exercise of the powers conferred by Sub-Section 1 of Section 20 of the said Act and in view of Government directives dated 3rd April, 2002, the Competent Authority and MD, CIDCO, vide its order dated 28th November, 2006 exempted the said Plot from the provisions of Chapter III of the said Act, subject to the conditions set out therein.

C) By a Tri-partite Agreement dated 11th December, 2006 executed by and between CIDCO, the aforesaid Original Licensee and the Vendors herein (as the new Licensee), CIDCO accepted the Vendors as the New Licensee in respect of the said Plot, upon such terms & conditions as contained in the said Tri-partite Agreement. The said Tri-partite Agreement is duly registered in the office of Sub-Registrar of Assurances at Panvel vide Serial No. PVL-3/ 9235/ 2006.

D) At the request of the said Original Licensee, CIDCO vide its letter dated 26th December, 2006 transferred the lease in respect of the said plot in favour of the Vendors herein on the terms and conditions as set out therein. Thus the Vendors herein became

For Ms. ATHARVA DEVELOPERS For PLATINUM PROPERTIES
 Partner
 Constituent Attorney



entitled to develop the said Plot on the terms and conditions set out in Agreement to Lease dated 26th September, 2006 and Tripartite Agreement dated 11th December, 2006.

E) The Vendors got the development plans, for construction of a building sanctioned from CIDCO vide Commencement Certificate bearing No. CIDCO/BP/ATPO/770 dated 10th April, 2007.

F) By Development Agreement dated 25-08-2007 executed by and between the Vendors and the Developers herein, the Vendors have granted to the Developers, the development right in respect of the said Plot (viz. to construct the building on the said Plot with car parking spaces in stilt/ open/ podium, partly for residential use and partly for commercial use) by utilizing 1.5 FSI as sanctioned by CIDCO and on such terms and conditions as contained therein. The said Development Agreement is duly registered in the Office of Sub Registrar of Assurances at Panvel vide Serial No 6874-2007, dt. 27.08.2007.

पं. व. ल. - २	
27.08.2007.	
As per	२०२०
५०/२००	

As per the terms of the said Development Agreement, apart from the monetary consideration already paid by the Developers to the Vendors, the Developers have constructed the building known as "The SPRING" on the said Plot, hereinafter referred to as "the said building" and handed over to the Vendors 32% of the total sanctioned residential and 32% of the total sanctioned commercial area and 32% of the total car parking spaces in stilt/open/podium constructed in the said building, (hereinafter referred to as "the Vendors' allocation").

H) The Developers are entitled to sell, transfer and assign the balance premises of 68% Residential, 68% commercial and 68% car parking spaces in stilt/open/podium constructed in the said building, to such third parties as the developers may deem fit, necessary and proper, hereinafter referred to as "the Developers Allocation".

I) As per the terms and conditions of the Development Agreement dated 25th August, 2007, the Vendors herein are entitled to sell, transfer, assign and / or dispose of the flats/ Commercial offices etc. the premises comprised in their (Vendors') allocation to such Purchaser/s / third parties as they deem fit, necessary and proper, on the terms and condition as the Vendors may deem fit and proper.

For M/s. ATHARVA DEVELOPERS

Partner

For PLATINUM PROPERTIES

Constituant Attorney

J) By a Power of Attorney dated 28th April 2007 executed by the Developers in favour of the Vendors, the Developers have authorized the Vendors to execute necessary Agreement for Sales, documents etc. under the Maharashtra Ownership of Flats Act (MOFA) on their behalf, to the concerned Purchaser/s. The said Power of Attorney is annexed hereto and marked with Annexure III.

K) The Vendors have, vide a Specific Power of Attorney dated 17.12.2020 executed in favour of MR. NAVAL MADHAV AHIRE, authorised him to execute the registration of the Agreement for Sales on behalf of Vendors. The said Special Power of Attorney along with another substitute POA dt. 17.12.2020 issued on behalf of Vendors as Confirming Party to the Developers/ Confirming Party herein, are annexed hereto and marked with Annexure IV & V respectively.

L) The Vendors have received Occupancy certificate in respect of the said building from CIDCO Vide certificate No. 2949/ATPO (NM & K)/2012/908 DATED 10.10.2012, copy of which is annexed herewith and marked hereto as Annexure - VI

92 ESL	2020
09/10/2000	
CIDCO/BP-	

3. The Purchaser has applied to the Vendors for purchase of a Flat in the said building.



4. The Vendors have, for the consideration and on the terms and conditions hereinafter appearing, agreed to sell the flat bearing No 1602, admeasuring 991sq.ft. Carpet area along with 264 Sq.ft Terrace area on the 16th floor in Wing No. 4 (Tower-D) comprising 3 bedroom hall and Kitchen in the said building, more particularly described in the **Schedule -II** hereunder written and demarcated in red colour boundary line in the drawing / plan annexed hereto and marked hereto as Annexure -I, (hereinafter referred to as the "said flat").

5. The Vendors declare that their titles to the said flat in the said building in Vendors' Allocation, are absolutely clear and marketable. The Original Certificate of Title issued by HIMANSHU BHEDA & Co., Advocates, has been inspected by the Purchaser/s a copy thereof is annexed Annexure - VII. For PLATINUM PROPERTIES

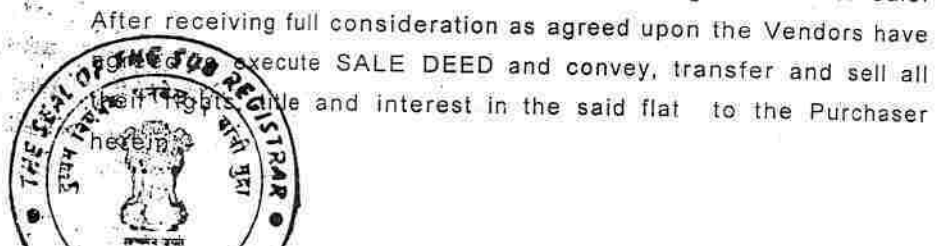
For Ms. ATHARVA DEVELOPERS

 Partner

Constituant Attorney

6. Prior to the execution of this Agreement for Sale, the Purchaser has also verified the relevant title documents related to the said plot & flats & satisfied about the rights, titles & interests of the Vendors to sell the said flat in their (Vendors') Allocation.
7. The Purchasers herein intend to purchase the said flat free from all encumbrances, including but not limited to any third party rights or interests of any nature, subject to the terms and conditions hereinafter appearing.
8. Relying upon the aforesaid representations and assurances given by the Vendors, the PURCHASER herein has agreed to purchase and the Vendors agreed to sell all rights, title and interest in the said flat / shop/ office to the Purchasers.

पवल-२	
१२९६	३९३०
The Purchaser has paid part consideration agreed upon by him to the Vendors herein whereupon and the balance shall be paid within 30 days from the date of execution of this Agreement for Sale.	
१२/१२/१९९०	



After receiving full consideration as agreed upon the Vendors have executed SALE DEED and convey, transfer and sell all their rights, title and interest in the said flat to the Purchaser herein.

Now therefore, this Agreement for Sale of Sale witnesses as follows:

1.0 Vendors' Declarations:

The Vendors hereby declare and confirm as follows:-

- a) That the titles of the said flat are absolutely clear and marketable & that there are no third party rights, interests, encumbrances, claims, charges, objections and/ or demands of any nature whatsoever over the said flat/ shop/ office.
- b) That the Vendors are in vacant and peaceful possession of the said flat/ shop/ office and intend to sell the same, for proper consideration.

For Ms. ATHARVA DEVELOPERS
 For PLATINUM PROPERTIES

[Signature]

[Signature]
Partner

[Signature]
Constituant Authority

[Signature]

[Signature]

- c) The Vendors have not executed any Sale Deed, Memorandum, Agreement or any Agreement for Sale or document relating to the said flat/ shop/ office either agreeing to sell, transfer, assign, grant on leave basis or on lease, mortgage, charge, lien, gift, trust, assignment or otherwise or created any third party rights or encumbrances in respect of the said flat office in any manner whatsoever.
- d) There are no suit/s, appeal/s, or any proceedings filed, or pending against the Vendors in any Courts or Tribunal or Authority in respect of the said flat nor are the Vendors restrained by any order of injunction by any Court, Tribunal or Authority from dealing with and/or disposing of the said flat in any manner whatsoever and the vendors have good right, full power and absolute authority to sell and convey the said flat.

92E3L	2020
93/1900	

- e) The Vendors have paid and discharged all the Revenue/taxes/ outstanding/s, dues of all Govt and Semi Govt. authorities payable in respect of the said the said flat, up to the date of this Agreement for Sale.

2.0 The Purchaser hereby agrees to purchase from the Vendors and the Vendors hereby agree to sell to the Purchaser the said flat for a total consideration of Rs. 110,00,000/- (Rupees One Crore Ten Lakhs only). The Purchaser has paid to the Vendors the aforesaid consideration as follows:



- i) A sum of Rs.11,00,000/- (Rupees Eleven Lakhs Only) paid vide Cheque as per following:

AMOUNT	Ch.No.	Date	Bank	Branch
Rs. 2,00,000/-	NEFT	30.10.2020		
Rs. 5,00,000/-	RTGS	02/12/2020		
Rs. 4,00,000/-	RTGS	18/12/2020		
Rs. 11,00,000/-	TOTAL			

towards Advance / Part payment of consideration, before execution of these presents.

- ii) Balance consideration of Rs.99,00,000/= (Rupees Ninty Nine Lakhs only), the purchaser applied for bank loan and got sanctioned vide _____ and will be paid within 15 days from

For M/s. ATHARVA DEVELOPERS For PLATINUM PROPERTIES

[Signature]

Partner

Constituant Attorney

[Signature]

the execution of the agreement. 12% interest p.a will be charged for delayed payments but beyond 90 days the vender has the discretion to terminate the said agreement by duly issuing notice to the purchaser.

2.1 Thus the Purchaser agrees to pay the balance amount of consideration to the Vendors, towards the purchase of the said flat, the payment and receipt where of the Vendors do hereby agree to admit, acknowledge and acquit, release and discharge the Purchaser forever.

3.0 In consideration of the mutual agreement between the Vendors and the Purchaser herein and payment of abovementioned entire amount of consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs only) by the Purchaser as per clause 2.0, if this

Agreement for Sale of Conveyance, the Vendors do hereby irrevocably GRANT, CONVEY, SELL, TRANSFER AND ASSURE unto the Purchaser:





1) All the said Flat, more particularly described in the Schedule - II hereunder written TOGETHER with all the benefits, common user rights, privileges, liberties, easements and appurtenances, to the said Flat or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied, or enjoyed, rents and profits thereof and of every part thereof

ii) All the estate right, title, inheritance, use, trust, property, interest, and demand whatsoever both at law or in equity of the Vendor into or upon the said Flat, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be and every part thereof

iii) All Deeds, writings and evidences of title which relate to the said Flat, or any part or parcel thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors, from whom he can or may procure the same

iv) TO ENTER INTO AND TO HAVE AND TO HOLD, OWN, POSSESS AND ENJOY the said Flat, Office/ Shop and every part thereof hereby granted, conveyed, sold, transferred and assured or expressed and intended so to be with its rights, members and

For Ms. ATHARVA DEVELOPERS PLATINUM PROPERTIES

 Partner  Constituant Attorney  

appurtenances UNTO AND TO THE use of the Purchaser absolutely forever and absolutely free from all encumbrances claims SUBJECT HOWEVER to the payment of all rates, taxes, assessments, dues and duties payable to the Government or any other authority in respect of the said Flat.

v) Notwithstanding any act, Agreement for Sale or thing whatsoever done or executed or knowingly suffered to the contrary, the Vendors do hereby covenant with the Purchaser that the Vendors now have in themselves good right, full power and absolute authority and indefeasible title to grant, convey, sell & transfer the said Flat, hereby granted, sold, conveyed & transferred, to the use of the Purchaser in the manner aforesaid,

vi) The Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said Flat and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hindrance and interruption, disturbance, claim or demands whatsoever from or by the Vendors or by any person /s lawfully or equitably claiming by, from, under or in trust for the Vendors and

vii) The Purchaser shall be freely and absolutely acquitted, released and forever discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved, defended or kept harmless and indemnified of, from and against all matters, claims, charges, liens, debts, attachments and encumbrances, whatsoever, heretofore made, executed, occasioned or suffered by the Vendors or by any person or persons lawfully claiming or to claim by, from, under or in trust for them

viii) The Vendors and all other persons claiming by, from or under the Vendors shall and will from time to time and at all times hereinafter at the request of the Purchaser, do and execute, make or perfect or cause to be executed made or perfected all such acts, Agreement for Sales, things and assurances whatsoever for further and more perfectly assuring the said flat and every part thereof UNTO AND TO THE USE of the Purchaser as shall or may be reasonably required

ix) FURTHERMORE the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defect in

प्लेटिनम - 2
22.04.2020
20 / 900



For Ms. ATHARVA DEVELOPERS

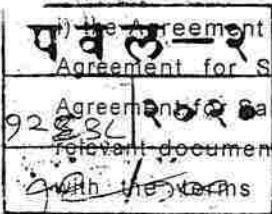
[Signature]
Partner
For PLATINUM PROPERTIES
[Signature]
Constituant Attorney
[Signature]
[Signature]

title of the Vendors or any breach of the covenants hereinunder contained.


3.1 The Vendors do hereby confirm and record that they have, on execution hereof put the Purchaser in quiet, peaceful and vacant possession of the said flat/ office /shop as Owner thereof.

3.2 The fixtures, fittings and amenities to be provided by the Vendors in the said building and in the said Premises are as per the List of Amenities attached hereto and marked with Annexure "___".

4.0 The Purchaser declares that he has taken inspection of all the documents required to be given by the Vendors under the provisions of the Maharashtra Ownership Flats Act. The said documents include:



(i) Agreement to Lease dated 26th September, 2006, (ii) Tripartite Agreement for Sale dated 11th December 2006, (iii) Development Agreement for Sale 25th August 2007, (iv) Sanctioned plans and other relevant documents. Further, the Purchaser has made himself familiar with the terms and conditions imposed by the CIDCO / other concerned authorities. The Purchaser binds himself to adhere to the terms and conditions of the above documents.



5.0 The Purchaser hereby agrees that the Vendors shall be entitled to consume such S.I. available on the said plot, under General Development Control Rules (GDCRs) or by any special concession being granted by CIDCO or any other authorities (which includes potential FSI as also the FSI in whatever form as may be available in respect of the said plot or any part thereof at present or in future and/or such balance and/or construct additional floors), as the Vendors shall think fit and proper. The Purchaser/s or the society formed by the Purchaser and other Flat/Shops/premises holders shall not raise any objections on any ground as to Vendors rights reserved hereunder.

5.1 It is, however, agreed by the Vendors that they shall not construct such additional or other structure/s on the said building so as to adversely affect the area of the said flat hereby agreed to be /sold to the Purchaser and the Purchaser does hereby give his consent to such construction by the Vendors and for the said purposes, to make such alterations/ changes in the plans shown to the Purchaser.

5.2 The Vendors shall, after consuming such balance and/or additional FSI by constructing flats on the said plot, be entitled to sell such

For ~~M/s.~~ ATHARVA DEVELOPERS For PLATINUM PROPERTIES

Partner

Constituant Attorney

flats for such permissible uses to such persons and such consideration as they may in their absolute discretion deem fit and proper.

5.3 The Purchaser herein shall have common user right, title, claim or interest in respect of the open spaces, parking spaces, open areas and common area of the buildings including the garden areas and that the rights of the purchaser are confined to the said premises only. Such areas shall belong to the Vendors/Developers as the case may be, till the execution of the said Agreement for Sale of Assignment in respect of the said building & the said Plot in favour of the Society of flat purchasers / flat owners and thereafter the same shall belong to the said Society alone.

5.4 The percentage of undivided share of the Purchaser/s, in the common areas and facilities limited or otherwise, pertaining to the said flat hereby agreed to be sold to the Purchaser/s shall be in proportions to the areas of the said flat to the common areas and facilities limited or otherwise as disclosed by the Vendor.

6.0 The Purchaser agrees and binds himself to pay to the Society the applicable maintenance charges, building repair fund charges in respect of common lights etc. from time to time as well as all present and future rates & taxes, charges etc.; (such as property tax, sanitation charges, water charges) and such other statutory dues and levies, assessed or imposed upon or in respect of the said flat, by CIDCO or the State Government / Local body in respect of the said flat.

7.0 The Purchaser agrees that he shall use the said flat only for the residential purposes and shall not change the user of the premises.

8.0 The Purchaser hereby agrees that he shall:

- a. Having regard to the elevation of the buildings in the said project & the Vendors/ Developers having provided a railing in lieu of external grills to the windows/ balcony, the Purchaser will not be entitled to install any grills to the windows/ balcony in any manner whatsoever.
- b. Not put and/or place flower pots, Vases or any plantations outside the Windows.
- c. The Purchaser/s shall not store any materials, belongings, etc. in the common passage.

For M/s. ATHARVA DEVELOPERS

Partner
For PLATINUM PROPERTIES

Constituant Attorney

2020	2020
2020	2020



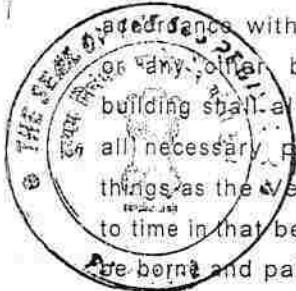
9.0 The Purchaser has paid the applicable Stamp duty and Registration Charges due and payable on this Agreement for Sale.

10.0 In addition to the agreed consideration, and other charges mentioned hereinabove, the service tax payable to the central Government/ Government or any other or additional taxes, charges, levies as and when levied on the sale of this Flat/Shop/office shall be borne and paid by the Purchaser. It is hereby specifically agreed by the parties hereto that the liability of the Purchaser to pay the above service tax shall remain in force even after the Vendors shall have handed over the possession of the said Premises to the Purchaser. And at no point of time the Vendors shall be liable to bear or pay the same in any manner whatsoever.

11.0 The Purchaser herein further covenants with the Vendors and through them with the Purchasers of other flats in the said building that:

पवल-२	
२२८८	२०२०

a) The Purchaser shall be the member of the Co-operative Society, THE SPRINGS CO. OP. HOUSING SOCIETY LTD. vide registration No. NBOM/CIDCO/HSG/(TC)/5657/JTR/2014-2015 under and in accordance with the Maharashtra Co-operative Societies Act 1960 or any other body corporate or other organization. The said building shall always be known as "THE SPRINGS", and shall sign all necessary papers and documents and do all other acts and things as the Vendors may require the Purchaser/s to do from time to time in that behalf. All costs and charges for the above acts shall be borne and paid by the Purchaser/s of flats in the said Building



b) The Purchaser shall maintain the said flat, at his own cost in a good and tenantable repair and condition shall not do or suffer to be done anything in or to the said Building or in or to the staircases and common passages etc. of the said building which is or may be contrary to or against the rules or bye-laws of the proposed Society/ CIDCO or any other authority.

c) The Purchasers shall not do or suffer to be done anything in or to the said building, against the rules, regulations and bye-laws of concerned local authorities and/or Society as the case may be.

d) The Purchaser at any time shall not demolish or caused to be demolished any structure in the said building or any part or

For V/s. ATHARVA DEVELOPERS For PLATINUM PROPERTIES

Partner

Constituant Attorney

portions of the same nor will he at any time make or caused to be made any new construction of whatsoever nature on or in the said building or any additions, alterations or any part thereof etc. without previous consent of the proposed Society/ CIDCO and/or the Vendors, as the case may be.

e) The Purchaser/s shall pay his/her/their proportionate share of expenses for keeping the said building in good and substantial repairs and condition to the satisfaction of all flat owners.

f) The Purchaser shall not carry out any alteration in the elevation or outside colour scheme of the said building and shall keep the sewers, drains, pipes of the said building or appurtenances thereof in good and tenantable conditions so as to support or protect the other parts of the building and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, parda, or other structural changes in the said building without the prior written permission of the Vendors/Developers or proposed Society.

g) The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said building or any part thereof, whereby there will be any increase in the insurance premium in respect of the said building.

h) The Purchaser shall not throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any part of the said plot in which the said building is situated.

i) The Purchaser agrees that the right to park car or vehicle will be available to only such persons or Purchaser/s to whom the Vendors/Society have expressly allotted the same and not to any other person.

j) The Purchaser shall at no time demand partition of his/her/their interest in the said Building and/or it is hereby agreed and declared by the Purchaser that his/her/their interest in the said building cannot be divided.

12.0 The Vendors shall, execute the Agreement for Sale of Assignment or other document to effect transfer of the said plot, together with the said building in favour of the proposed Society, upon achievement following milestones:

For M/s. ATHARVA DEVELOPERS

[Signature]

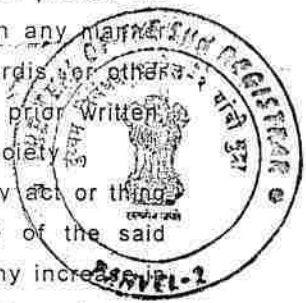
Partner
For PLATINUM PROPERTIES

[Signature]
Constituant Attorney

[Signature]

[Signature]

Substantial	2020
2020	1900



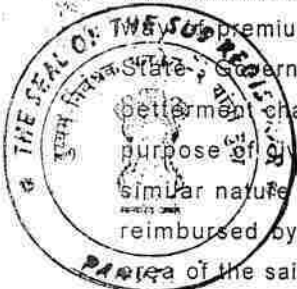
- a) After the proposed Society or Body Corporate and /or other organization shall have been duly registered
- b) After the completion of construction of the said Building
- c) After all the flats in the said building shall have been sold and disposed off by the Vendors
- d) After the Purchaser/s of all the flats in the said building shall have paid in full and their respective dues payable to the Vendors and strictly complied with all the terms and conditions of their respective Agreement for Sales with the Vendors.

12.1 All the costs and expenses for the said Agreement for Sale of Assignment shall be borne by the Purchaser/s of the flats in the said building proportionately.

13.0 The Vendors have clarified to the Purchaser that so long as the said flats shall not be separately assessed for CIDCO charges and water rates the Purchaser shall pay proportionate share of the water tax assessed on the whole building. Such proportions shall be on the basis of the proportionate area of the said flat.

पवल-२
 २२३८
 २०/१००

14.0 The Purchaser hereby agrees that in the event of any amount by way of premium or security deposit to the CIDCO or NIMC or the Government or to any other competent authority or betterment charges or development tax or security deposits for the purpose of giving water connection or any other tax or payment of similar nature becomes payable by the Vendors, the same shall be reimbursed by the Purchaser to the Vendors in proportion to the area of the said flat agreed to be purchased by the Purchaser.



15.0 The Vendors have informed the Purchaser/s about their intention to sell the parapet walls of terrace, blank, walls on the external periphery of the said building or in any suitable place in the said building. (hereinafter called "the said Hoarding Space"). The said Hoarding Space is only for the purpose of the advertisement which includes hoarding any display of such sign-boards as well as neon light and the Purchaser/s of such hoarding space shall install separate electric meter for neon-light and shall also bear and pay the CIDCO's taxes directly or through the Society. The Purchaser/s of the hoarding space shall not contribute any other outgoings to the said Society. The Purchaser/s shall not object in any manner and shall co-operate with the Purchaser/s of such hoarding space as admitting him as nominal member of the said Society etc.

For M/s. ATHARVA DEVELOPERS or PLATINUM PROPERTIES

[Signature]

Partner

[Signature]

Constituant Attorney

[Signature]

[Signature]

16.0 This Agreement for Sale shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership of Flats Rules, 1964 or any amendment or reenactment thereof for the time being in force or any other provisions of law applicable thereto.

17.0 The Purchaser shall immediately after the execution of this Agreement for Sale, lodge the same for Registration with the Sub-Registrar of Assurances at Panvel and shall within two days after lodging the same intimate the Vendors of having done so with the date and serial number which the same has been so lodged for Registration of the Agreement for Sale. All the Stamp duty and registration charges, costs & charges incidental to Registration of this Agreement for Sale including the out of pocket expenses shall be borne and paid by the Purchaser.

9255-2
2020
29/1000

THE FIRST SCHEDULE ABOVE REFERED TO:
(Description of the said plot)

All that piece or parcel of land bearing Plot No. 4, Sector 20 in Village Kalamboli, Taluka- Panvel, Dist. Raigad, under the erstwhile Gaotha Expansion Scheme (also known as 12.5% Scheme) containing by measurement 16,199.57 sq.mtrs. and bounded on all four sides follows:



- On or towards the North: 50.00 mtrs. belt from exist Mangroves
- On or towards the South: 15.00 Mtrs. Wide road
- On or towards the East: Open Space
- On or towards the West: 15.00 mtrs. Wide road

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said flat)

All that immovable property being residential Flat bearing No. 1002 on the 16th floor in Wing No. 4 (Tower No.D) in the building Known as "The Springs" constructed on the said plot described in the First Schedule hereinabove, comprising 3 Bedroom, Hall & Kitchen, totally admeasuring 991 sq feet carpet area along with 264 Sq.ft Terrace area together

For M/s. ATHARVA DEVELOPERS For PLATINUM PROPERTIES

[Signature]

[Signature]

Constituant Attorney

[Signature]

with common user rights in terrace, passages, lifts, open spaces, garden, car/ vehicle parking and proportionate undivided share in the said plot / land appurtenant to the said building.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day & the year first hereinabove written.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDORS
M/s. ATHARVA DEVELOPERS
THROUGH ITS PARTNERS
Rajendra D. Surana
Ankit S. Aggarwal
IN THE PRESENCE OF:



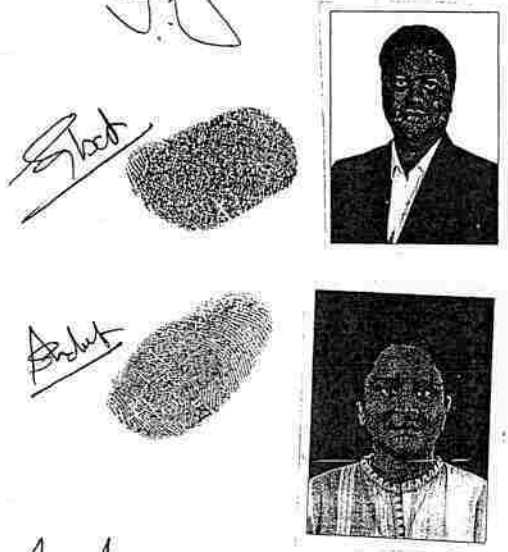
पवल-२
SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED M/S. PLATINUM
PROPERTIES CONFIRMING PARTY
THROUGH ITS CONSTITUTED ATTORNEY
M/s. ATHARVA DEVELOPERS
Rajendra D. Surana
Ankit S. Aggarwal
IN PRESENCE OF:



For PLATINUM PROJECT
Constituant Attorney



2. MRS. PALLAVI SUNNY ARBAT



IN THE PRESENCE OF:
Mentish Dadarao Arbat
Dadaro Gulabao Arbat

RECEIPT

RECEIVED a sum of Rs11,00,000/- (Rupees Eleven Lakh) by cheque/RTGS as per following:

AMOUNT	Ch.No.	Date	Bank	Branch
Rs. 2,00,000/-	NEFT	30.10.2020	Axis Bank	Vashi
Rs. 5,00,000/-	RTGS	02/12/2020		
Rs. 4,00,000/-	RTGS	18/12/2020		
Rs. 11,00,000/-	TOTAL			

paid from the within named Purchaser MR. SUNNY DADARAO ARBAT & MRS. PALLAVI SUNNY ARBAT towards part payment of consideration amount for execution of this Agreement for Sale of Sale, in favour of the said Purchaser.

WE SAY RECEIVED.

For M/s. ATHARVA DEVELOPERS
For M/s. ATHARVA DEVELOPERS


PARTNER


Partner



पवल-२	
१२६३८	२०२०
२३/१००	

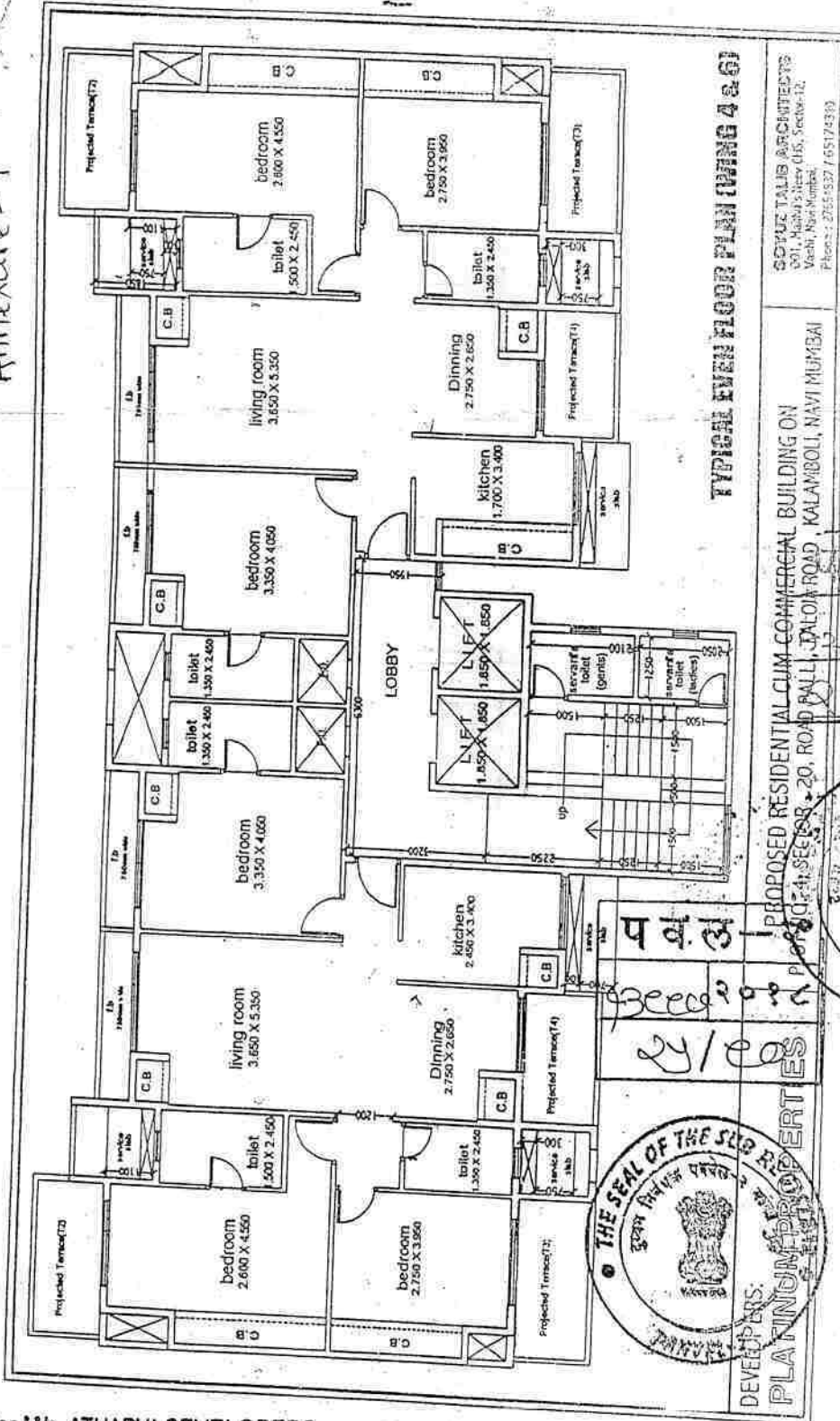


पंवल-२	
१२६९८	२०२०
२६/१००	



Annexure - 1

1602



व.ल-2
2020
2/900



For M/s. ATHARVA DEVELOPERS

For PLATINUM PROPERTIES

Constituent Attorney

पवल-२	
१२३८	२०२०
२६/१००	





महाराष्ट्र MAHARASHTRA

संतोष स्टॅम्प वेंडर

सौर नं. ४३, प्रयाग रोड, देवर - १२, सी.बी.डी., नवी मुंबई.

AW 588

अ. नं. 2229 दिनांक 28 MAR 2020

नांव Phatnagar, इलाहाबाद

रा. Kalyanbadi, इलाहाबाद

घांटा नं. 1/12, चा न्यायीकेदार मुद्रांक विकला.

लायसन्स नं. 1/2003

[Signature]
श्री. एम. वी. यालगुसका
मुद्रांक विकला



3 MAR 2008

पवल IRREVOCABLE POWER OF ATTORNEY

981804202004 281412008 At Mumbai
 CALL TO WHOM THESE PRESENTS SHALL COME WE,
 M/S. PLATINUM PROPERTIES a partnership firm, registered under
 the provisions of Indian Partnership Act, 1932 having PAN
 NO.AAJFP4159N and having its registered office at Shop No.1,
 Vrindavan Park, Plot No.9, Sector 34 Kamothe, Navi Mumbai, through
 the presence of (1) Devjibhai Vaghji Patel (2) Mahesh Nanji Patel
 and (3) Mahesh Ambekar via SEND GREETINGS:-



[Signature]

पबल-२	
१२-३३८	२०२०
२८/१००	



E) By Tri-partite Agreement dated 11th December, 2006 executed by and between CIDCO (as the corporation of the first part) Dosu Ardeshir Bhiwandiwalla (as the Original licensee) and, M/S. ATHARVA DEVELOPERS CIDCO Ltd accepted us the M/S. ATHARVA DEVELOPERS herein as the New Licensees in respect of the said Plot upon such terms & conditions as contained in the said Tripartite Agreement. The said Tripartite Agreement is registered with the office of Sub-Registrar of Assurances at Panvel under Serial No. PVL-3/9235/2006. At the request of the said Original licensee the corporation by its letter dated 26th December, 2006 agreed to transfer lease in respect of the said Property in our favour as The New Licensees thereof on the terms and conditions as set out therein

W
th
(1)
pr
va
all

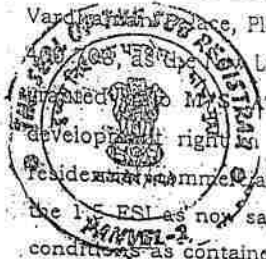
TH
ur
NC
Pa
De
do
So
AT
rel
an
na
th

F) Thus, the said M/S. ATHARVA DEVELOPERS became entitled to develop the said Property on the terms and conditions set out in the Lease dated 26th September, 2006 and Tripartite Agreement dated 11th December, 2006.

Handwritten: 22834 2090
Handwritten: 201900
 201900

Handwritten: 40.5-2
 22834 2090
 201900

G) By Development Agreement dated 25-08-2007 executed by and between M/S. ATHARVA DEVELOPERS a partnership firm registered under the provisions of Indian Partnership Act, 1932 PAN No. AANFA 1429J, and having registered office at 66, Vardhamaan Place, Plot No. 48, Sector 17 Vashi, Navi Mumbai - 401305. Licensees and ourselves as the Developers we granted to M/S. ATHARVA DEVELOPERS granted to us the development right in respect of the said Property to construct residential/commercial building/s on the said Property by utilizing the 1.5 FSI as not sanctioned by CIDCO and on such terms and conditions as contained therein. The said Development Agreement is registered with the Sub Registrar of Assurance at Panvel under Serial No 6874-2007.



H) As per the terms of the said Development Agreement, apart from the monetary consideration already paid to the said M/S. ATHARVA DEVELOPERS we have agreed to construct for their benefit and hand over to them 32% of the total constructed area both residential and commercial and 32% of the total car parking spaces in still/open/podium. We are entitled to sell, transfer, and assign the balance 68% of the total constructed area (hereinafter referred to as the Platinum allocation) to such third parties as they may deem fit, necessary and proper (Platinum Allocation). A

Handwritten signatures: [Signature], [Signature]

Handwritten signatures: [Signature], [Signature]

WHEREAS:-

2

14

A) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

B) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an

पवल-२
२०२०
२०२०

पवल-२
२०२०
२०२०

order duly made on that behalf as per the provisions of Sec. 112 of the said Act.
By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.



Pursuant to Application dated 7th March, 2003, made by Ardeshir Bhiwandiwalla to the City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), by an Agreement to Lease dated 26th September, 2006 (said Original Agreement) executed by and between CIDCO (therein referred to as "the Corporation") and the said Dosu Ardeshir Bhiwandiwalla (therein referred to as "Original Licensee") and registered with the Office of Sub-Registrar of Assurances at Panvel under serial No. PVL/7836/2006, the said corporation agreed to grant to the said Original Licensee, a lease in respect of all that piece or parcel of land bearing Plot No. 4, Sector 20, Village Kalamboli, Navi Mumbai of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 16199.57 sq.mtrs, or thereabout (hereinafter referred to as "the said Property") and more particularly described in the schedule hereunder written for the lease rent and on the terms and conditions set out therein.

Handwritten signature and initials

Handwritten signature and initials

list of Flats/Commercial Premises/Shops which they are entitled to sell, transfer and assign is annexed hereto and marked as Annexure "A".

1). Pursuant to the said Development Agreement and as agreed therein, we hereby grant Irrevocable Power Of Attorney in favour of (1) Rajendra Dagdulaji Surana (2) Sonaal Aggarwal (3) Ankit Aggarwal the present partners of M/S. ATHARVA DEVELOPERS for carrying out various act, deeds, matter and things relating to the Premises in their allocation as set out hereinafter.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT WE M/S. PLATINUM PROPERTIES a partnership firm, registered under the provisions of Indian Partnership Act, 1932 having its PAN NO. AAJFP4159N and having its registered office at Shop No.1, Vrindavan Park, Plot No.9, Sector 34 Kamothe, Navi Mumbai, through partners (1) Devjibhai Vaghji Patel (2) Mahesh Nanji Pate. (3) Jayesh Ambavi Wavia do hereby nominate and appoint (1) Rajendra Dagdulaji Surana (2) Sonaal Aggarwal (3) Ankit Aggarwal as present partners of M/S. ATHARVA DEVELOPERS to be our lawful Attorneys (hereinafter referred to as "the said Attorneys") to do jointly and/or severally all any of the following acts, deeds, matters and things for us and on our name and on our behalf as regard the sale, transfer, and assignment of the premises comprising in Atharva allocation.

1. To sign allotment letters, agreements, deeds and documents and such other documents as may be required to effectually and or transfer the Residential flats, shops to be constructed on the said Property and comprising in the Atharva Allocation mentioned in Annexure "A" hereto on our behalf from time to time.
2. To lodge the Agreements for Sale in respect of the Residential flats, shops, offices, premises to be constructed on the said Property and comprising in the Atharva allocation with the Office of Sub-Registrar of Assurances at Panvel/Thane & to admit the execution thereof for us & on our behalf from time to time.
3. To apply for Certified copies and to correspond with the Office of Sub Registrar of Assurances, Panvel/Thane in respect of said Agreements from time to time & to accept the original agreements after its registrations for us & on our behalf from time to time.

2258L	2020
29/900	



29/900
29/900



Handwritten signatures and initials at the bottom left of the page.

प व ल-२	
१२३३८	२०२०
३२ / १००	



4

17

AND GENERALLY to do and execute all acts, deeds matters and things relating to or concerning or touching the premises to be hereafter constructed on the said Property and comprising in the Atharva allocation as fully and effectively as we ourselves could do effectively.

AND WE HEREBY declare that this Power of Attorney is for valid consideration and shall be irrevocable.

AND WE HEREBY for ourselves, our heirs, executors and administrators ratify and confirm and agree to ratify and confirm whatsoever our said Attorneys or any substitute or substitutes acting under him / them has done or shall lawfully do in respect of the premises comprised in the Atharva allocation by virtue of these presents.

AND WE HEREBY declare that whatsoever our said Attorneys or substitute/s appointed by him shall do or purport to do under or shall do under by virtue of these presents shall be at their entire risk and cost and that he/they shall keep us indemnified against any loss or damage occasioned to us or our successors and assigns by virtue of their said acts. The attorney has signed at the foot of this Power of Attorney.

प व ल - २	
१२८३८	२०२०
३३/१००	

WITNESSES: We, the said Attorneys hereby undertake and confirm that they shall execute the Agreement for Sale in favour of the Prospective Purchasers as per the draft duly approved by us and the said Attorneys. Any alteration, modification, deviation, deletion from the said draft shall not be binding on us unless it is agreed and confirmed by us in writing.



IN WITNESS WHEREOF WE, have hereunto set and subscribed our hands at Mumbai on the day of April 28, 2008.

THE SCHEDULE ABOVE REFERRED TO

Plot No.04 Sector 20 in village/site Kalamboli of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 16,199.57 sq.mtrs. or thereabout and bounded as follows that is to say:

- On or towards the North by- 50.00 mtrs. Belt from exist Mangroves
- On or towards the South by- Prop. 15.00 Mtrs. Wide road
- On or towards the East by - Open Space
- On or towards the West by- Prop. 15.00 mtrs, Wide road.

[Handwritten signature]

[Handwritten signature]



पबल-२	
१२३४५	२०२०
३४/१००	



SIGNED SEALED AND DELIVERED
by the withinnamed M/S. PLATINUM PROPERTIES
Through its Partners
(1) Devjibhai Vaghji Patel

(2) Mahesh Nanji Patel

(3) Jayesh Ambavi Wavia.

पवल-२	
१२२३८	२०२०
[Signature]	



IN THE PRESENCE OF
① CHAMAN H. SOLANKI

② Parba Kunkharz

WE CONFIRM HAVING ACCEPTED THIS POWER OF ATTORNEY

M/S. ATHARVA DEVELOPERS
Through its Partners

(1) Rajendra Dagdulaji Surana



(2) Sonaal Aggarwal



(3) Ankit Aggarwal



IN THE PRESENCE OF

① CHAMAN H. SOLANKI

9/5-14-Set. 15

② Kunkharz.

③ Parba Kunkharz

[Signature]

[Signature]

प व ल - २	
१२६३८	२०२०
३६/१००	



75/16956

पावती

Original/Duplicate

Thursday, December 17, 2020

नोंदणी क्र.: 39म

12:54 PM

Regn.: 39M

पावती क्र.: 18722 दिनांक: 17/12/2020

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-16956-2020

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: कुलमुखत्यार देणार - मे. अथर्व देव्हारे तर्फे भागीदार राजेंद्र डी. सुराणा -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 280.00

पृथांची संख्या: 14

एकूण: रु. 380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सुची-२ अंदाजे

1:08 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भारलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 280/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

Joint Sub-Registrar Thane 3

खणे क्र. ३

प. व. ल. - २

१२/१२/२०२०

३००/१००

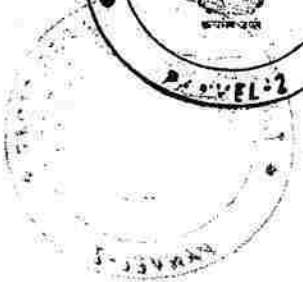
पक्षवत्राची सही

मुळ दस्तऐवजा पर: निजसा

ड. नि. ठाणे



पवल-२	
१२६३८	२०२०
२५/१००	





महाराष्ट्र MAHARASHTRA
 जिल्हा कोडागार कार्यालय, ठाणे
 - 2 DEC. 2020
 मुद्रित प्रमुख लिपिक / लिपीक.

© 2020 ©

पथल BA 276168
 92432 2020
 2e/900

SPECIFIC POWER OF ATTORNEY.

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE AT HARVA DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having PAN No. AANJA1249I and having registered office, 604, Vardhaman Palace, Plot No. 9, Sector 17, Vashi, Navi Mumbai-400703, the present partners RAJENDRA D SURANA, ANKIT AGARWAL AND SONNAL AGGARWAL, do hereby certify that

Whereas:

- a) By a Development Agreement dated 25-08-2007 executed by and between ourselves and M/S. PLATINUM PROPERTIES, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its registered office at Shop No. 1, Vrandavan Park, Plot No. 9, Sector 34, Kamothe, Navi Mumbai, we granted unto M/S. PATINUM PROPERTIES the development rights in respect of the Property bearing Plot No. 4, Sector 20, Village Kalamboli Navi Mumbai of 12.5% (erstwhile Goathan Expansion scheme) containing by admeasurements 16199.57 Sq.mtrs of thereabout thereinafter.

[Handwritten signature]

[Handwritten signature]



[Handwritten signature]



दस्तावेज 92432/2020
 9/1/20

जाडपत्र-१ / Annexure - II

15 DEC 2020

१. मुद्रांक विहीन नोंदवही अनु. क्रमांक / दिनांक	36480
२. परतनाचा प्रकार	POA
३. नोंदणी करणार आहेत का ?	नाही
४. विक्रीचे धोडक्यात वर्णन	
५. विक्री विकत घेणाऱ्याचे नाव व सही	
६. विकत असल्यास त्याचे नाव, पत्ता व सही	
७. विक्री पत्रकाराचे नाव	
८. विक्रीचे शुल्क रक्कम	
९. विकत घेतणाऱ्याक मुद्रांक लिहिल्याची सही व परवाना	
१०. विकत घेतणाऱ्याक मुद्रांक विहीन ठिकाण/पत्ता	
११. ६/१०/१९, सेक्टर-१, वाघी, नवी मुंबई	सी. रं. ...
१२. कारभारसाठी ज्यांनी मुद्रांक लिहिले ते त्यांनी त्याच कारभाराने	
१३. विकत घेतणाऱ्याक मुद्रांक लिहिले	

Parnesh

प व ल - २
 92836 / 2020
 10 / 900



ट न न - ३
 दरत क 92836/2020
 2198

referred to as the said Property and more particularly described in the schedule hereunder written to construct residential commercial buildings on the said Property on such terms and conditions as contained therein. The said Development Agreement is registered with the Sub Registrar of Assurance at Panvel under Serial No. 6874-2007.

b) As per the terms of the Development Agreement e are entitled to the 32% of the total constructed area both residential and commercial and 32% of the total car parking spaces in the Stilt/Open/Podium (Atharvas' allocation) to be constructed on the said premises. We are further entitled to sell, transfer, and assign the said 32% of the total constructed areas to such third parties as we may deem fit, necessary and proper.

c) We have to execute various Agreements to Sale in respect of the Flats/Shops in our allocation which is constructed on the said plot.

d) We are unable to attend the office of Sub Registrar of Assurances, Panvel for the purpose of admitting the execution of the said Agreement to Sale. We are therefore desirous to appoint Mr. Naval Madhav Ahire, residing at Ashtavinayak Chawl, Room no-557, Thane Belapur Road Pawane Village Turbhe, Mumbai-400703 as our lawful & true attorney to do all necessary acts, deeds, matters & things for us & on our behalf as appearing hereinafter.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT WE, M/S ATHARVA DEVELOPERS a partnership firm, registered under the provision of Indian Partnership Act. 1932 having PAN No. 7428J and having registered office at 604, Vardhaman Palace, Plot No. 48, Sector -17, Vashi, Navi Mumbai-400703, through the present partners, RAJENDRA D SURANA, ANKIT AGGARWAL AND SONAAL AGGARWAL, do hereby appoint, nominate and constitute Mr. Naval Madhav Ahire, residing at Ashtavinayak Chawl Room No-557, Thane Belapur Road Pawane Village Turbhe Mumbai-400703 to be our true and lawful attorney to do all or any of the following acts, deeds, matters and things for one or more of our name and on our behalf as appearing hereinafter.

1. To lodge the Agreement for Sale in respect of the Residential flats, shops, offices, premise constructed on the said plot & to admit the execution thereof for us & on our behalf from time to time.
2. To apply for Certified copies & to correspond with the Sub Reistrar of Assurance, Panvel in respect of said Agreements from time to time & to accept the original agreement after its registration on our behalf from time to time.

6874-2
92 ERU 2020
PAN No. 7428J



IN WITNESS HEREOF WE, have hereunto set and subscribed our hands at Navi Mumbai this DAY OF 3rd Day of December, 2020.



6874-2
दस्तावेज क्र. 6874/2020
3198

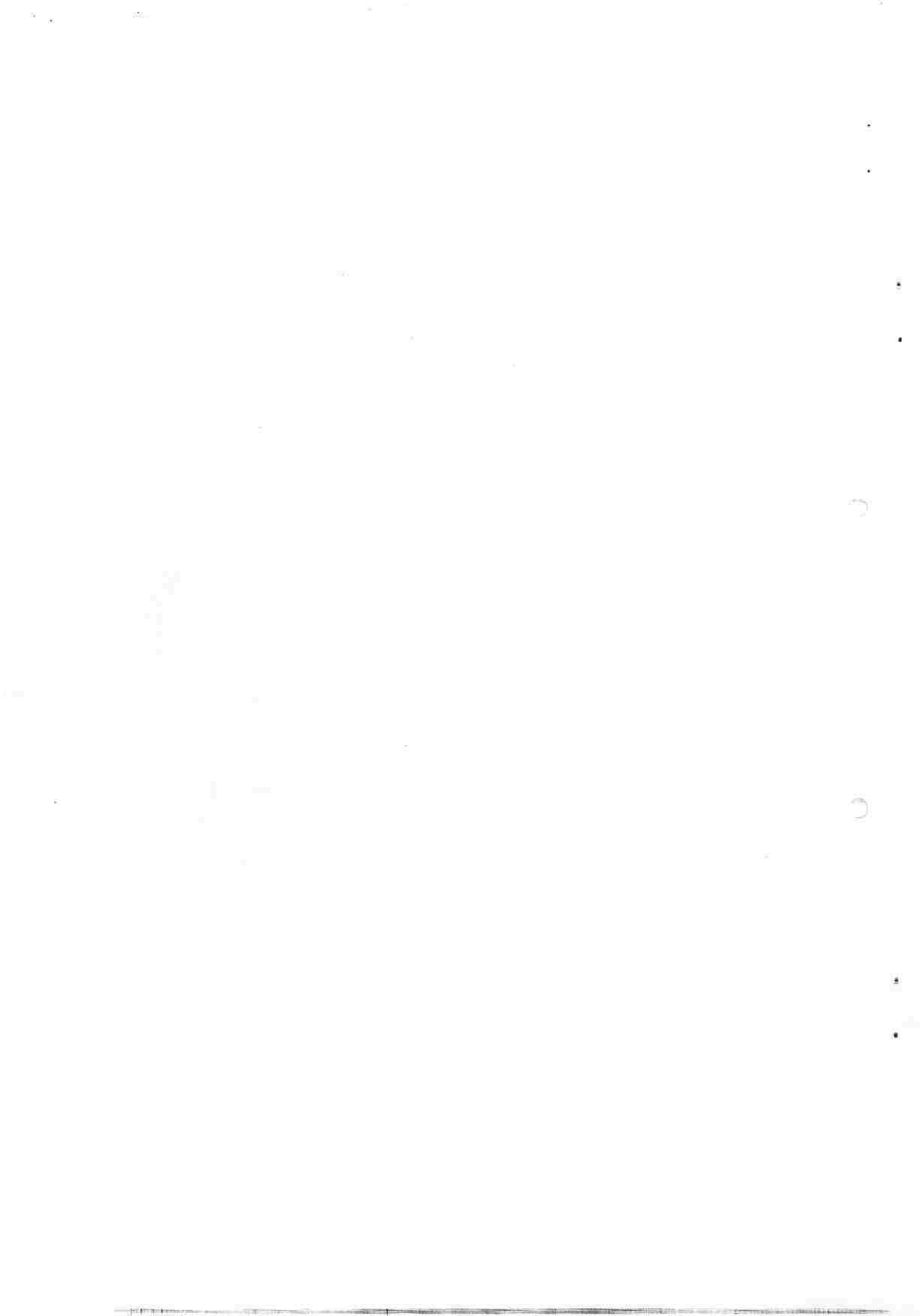
THE SCHEDULE AOE REFERRED TO

Plot No. 4, Sector 20 in village kalamboli of 12.5% (Erstwhile Goathan Expansion Scheme) Scheme, containing by measurement 16199.57 Sq.mtrs or thereabout and surrounded as follows that is to say:

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



On or towards the North by - 50 mtrs Belt from Exist Mangroves

On or towards the south by - 15.00 Mtrs wide road

On or towards the East by - Open space.

On or towards the West by : 15 mtrs wide road.

SIGNED SEALED AND DELIVERED BY THE
WITHIN NAMED M/S ATHARVA DEVELOPES

Through its Partners

1. RAJENDRA D SURANA

For M/s. ATHARVA DEVELOPES

2. ANKIT AGGARWAL

For M/s. ATHARVA DEVELOPES Partner

3. SONAAL AGGARAL

For M/s. ATHARVA DEVELOPES Partner

IN THE PRESENCE OF

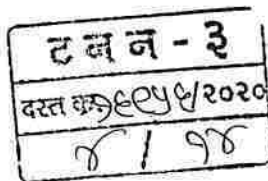
Partner

I CONFIRM HAVING ACCEPTED THE ABOVE POWER OF ATTORNEY

Mr. Naval Madhav Ahire

ATTORNEY

Bhupesh Tanya Kalya







भारत सरकार

राजेंद्र दगडुलाल सुराणा
Rajendra Dagdulal Surana

जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



4075 5175 5704

आधार - सामान्य माणसाचा अधिकार

प व ल - २	
१२९३८	२०२०
४३/१००	



पारितोषिक विशिष्ट ओळखी अधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: ६०३, वरधामन पल्ले वी.ओ.एच.ओ.
प्लॉट नं-४८, सेक्टर-१७, वाशी, नवी मुंबई,
महाराष्ट्र, भारत. ४००७०३

Address: 603, Vardhaman Palace
CHS, Plot No. 48, Sector 17,
Vashi, Navi Mumbai, Maharashtra,
Thane, Vasii, Maharashtra
400703



त न न - ३
वस्तु क्र. १०५६/२०२०
५ / १९

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

राजेंद्र दगडुलाल सुराणा
DAGDULAL HIMMATMAH SURANA

08/07/1960

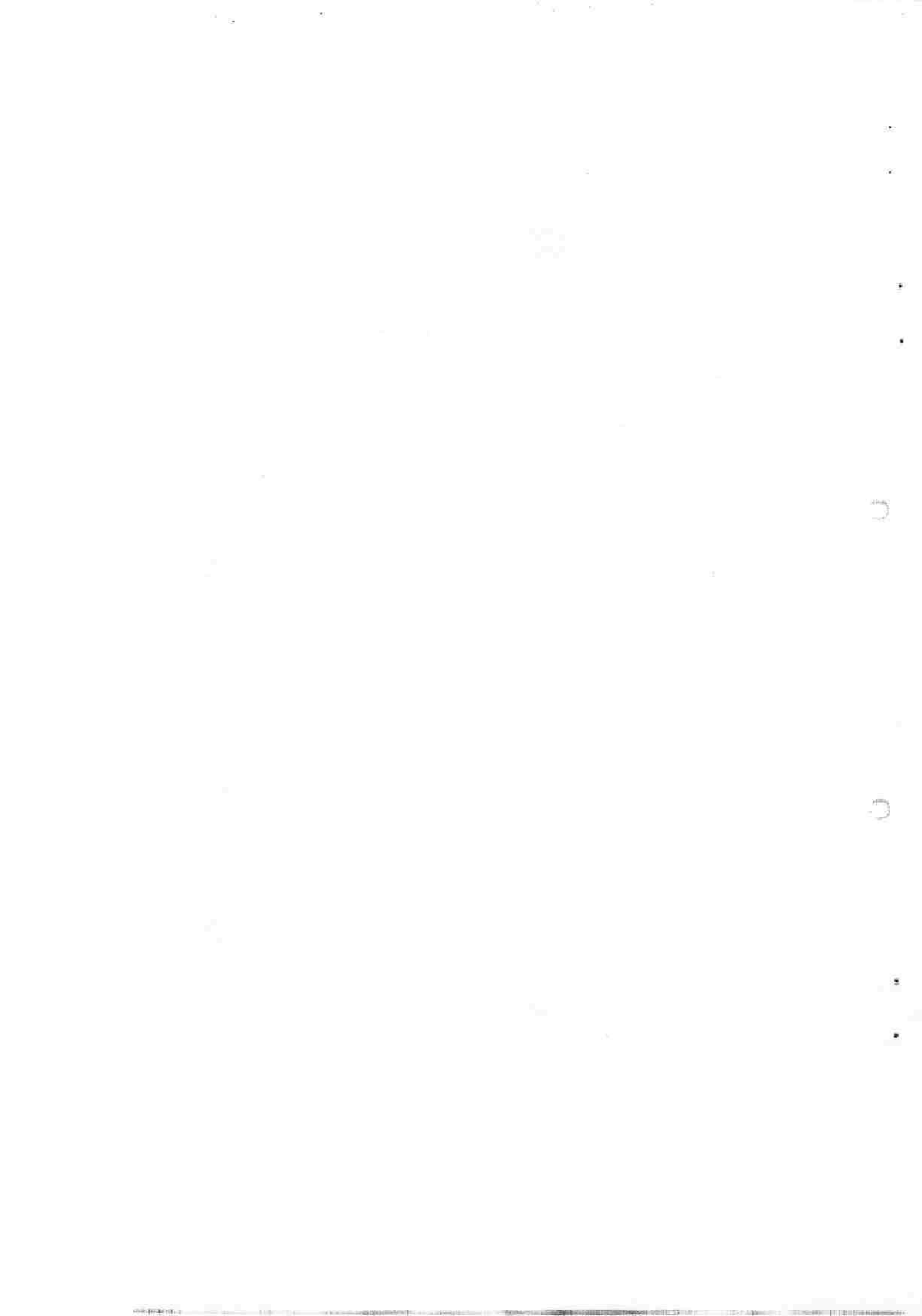
Permanent Account Number
AAHPS8282M

Signature

भारत सरकार
GOVT. OF INDIA

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit (ITPSU),
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोले/पाने वा कृपया सूचित करें/वापस करें
आयकर पैन सेवायुक्त, ITPSU,
प्लॉट नं-३, सेक्टर-११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ATHARVA DEVELOPERS
06/10/2006
 Permanent Account Number
AANFA1429J
 Signature

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Cell, UTITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/पाने पर कृपया सूचित की/वापस करें।
 आयकर सेवा सेल, ए.टी.आई.एस.एल.
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.



प व ल - २
 ३२८३८ २०२०
 ९००

For M/s. ATHARVA DEVELOPERS
 Partner



प व ल - २
 ३२८३८/२०२०
 ९००



आयकर विभाग
 INCOME TAX DEPARTMENT
 ANKIT S AGGARWAL
 SANJIV AGGARWAL
 29/08/1984
 Permanent Account Number
 AGBPA0910A
 भारत सरकार
 GOVT. OF INDIA

भारत सरकार
 Unique Identification Authority of India
 Government of India
 भारतीय विशिष्ट ओळख प्राधिकरण

प व ल - २
 २२९८ २०२०
 १४/१००

नोंदविण्याचा क्रमांक / Enrollment No 2017/00273/28210
 To,
 अनिल अग्रवाल
 Anil Aggarwal
 S/O Sanjiv Kumar Aggarwal
 B-404, Apsara Apartment, Plot No-51
 Sector-17
 Opp Arena Corner
 Vashi Navi Mumbai
 Thane
 Maharashtra 400705
 9820232008

Ref: 147/20R/219266/219332/P
 UE074260025IN



आपला आधार क्रमांक / Your Aadhaar No. :
 6889 9617 3816

आधार - सामान्य माणसाचा अधिकार
 THE GOVERNMENT OF INDIA
 अनिल अग्रवाल
 Anil Aggarwal
 जन्म वर्ष / Year of Birth 1984
 पुरुष / Male

प व ल - ३
 १११११/२०२०
 ०/१४

6889 9617 3816
 आधार - सामान्य माणसाचा अधिकार
 Atharva Developers conveyance





भारत सरकार
Unique Identification Authority of India
Government of India

नॉदपी क्रमांक/Enrolment No.: 2085/28929/01911

To
सोनाल अग्रवाल
Sonaal Aggarwal
Yayati CHS, Flat No. 7
Plot No. 09
Sector-58A, Nerul
Navi Mumbai
Thane Nerul Node-3
Maharashtra - 400706
9820232047

Downloaded from www.uidai.gov.in



आपला आधार क्रमांक / Your Aadhaar
3469 7054 0656
माझे आधार, माझी ओळख



भारत सरकार
Government of India



सोनाल अग्रवाल
Sonaal Aggarwal
जन्म तारीख/DOB: 17/05/1982
पुंलिंग / MALE



3469 7054 0656

माझे आधार, माझी ओळख

- गुणवत्ता
- आधार शिक्क्यांचे प्रमाण आहे, त्यामधील त्रुटी
 - शिक्क्यांचे प्रमाण सोनाल अग्रवाल यांच्यासाठी
 - इ-इलेक्ट्रॉनिक प्रक्रियेद्वारे आधार शिक्क्यांचे प्रमाण

INFORMATION

- Aadhaar is a proof of identity for all citizens of India.
- To establish identity, authenticate online.
- This is electronically generated card.

- आधार कार्ड देवाभरत मान्यता आहे.
- आधार शिक्क्यांचे प्रमाण आहे, त्यामधील त्रुटी
- Aadhaar is valid throughout India.
- Aadhaar will be valid in Government, Semi-Government and Non-Government services in India.



क्रमांक - 3
DATE: 9/09/2020
4/98



भारत सरकार
Unique Identification Authority of India

पत्ता:
कानी गिरीधरपूर, फ्लॉट नं. 7, एअरटेड प्लॉट
09, सेक्टर-58ए, नेरुल, नवी मुंबई,
उत्तरे,
पुंलिंग - 400706

Address:
Yayati CHS, Flat No. 7, Plot No. 09,
Sector-58A, Nerul, Navi
Mumbai, Thane,
Maharashtra - 400706

3469 7054 0656



UIDAI

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SONAAL S AGGARWAL
SANJIV HARIDAS AGGARWAL
17051982
Permanent Account Number
ADMPA7878D

भारत सरकार
GOVT. OF INDIA

15/10/18
for conveyance

(Handwritten signature)

Il presente documento è riservato ai soli destinatari autorizzati. Qualsiasi divulgazione non autorizzata è vietata.

Il presente documento è riservato ai soli destinatari autorizzati. Qualsiasi divulgazione non autorizzata è vietata.

13

14



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविप्याचा क्रमांक / Enrollment No 1218/60843/65467

To,
नवल माधव अहिरे
Naval Madhav Ahire
Ashtavinsyak Chawl, Room No. 557
Thane - Belapur Road
Near NMMC Hospital Pawane Village
Navi Mumbai
Turbhe Thane Thane
Maharashtra 400703
9022768255

25/10/2013

Ref: 145 / 24K / 153436 / 153492 / P



SH575597002FT



आपला आधार क्रमांक / Your Aadhaar

4823 7293 3691

आधार - सामान्य माणसाचा अधिकार



नवल माधव अहिरे
Naval Madhav Ahire
जन्म तारीख / DOB : 01/06/1970
पुरुष / Male



4823 7293 3691

आधार - सामान्य माणसाचा अधिकार

पवेल-२
१२०३८ २०२०
६२/१००



पवेल - ३
१२/१४
१२/१४



INCOME TAX DEPARTMENT
GOVERNMENT OF INDIA
NAVAL MADHAV AHIRE
MADHAV AHIRE
01/06/1970
PAN Card Number
ATCPA3050H

Signature

1911

1912

1913

1914

1915

1916

1917

1918

1919

1920

1921

1922

1923

1911

1912

1913

1914

आयकर विभाग
 INCOME TAX DEPARTMENT
 BHUPESH T. TANEJA
 TEKCHAND SUKHRAM TANEJA
 10/04/1969
 PAN No. AAGPT5662F
 भारत सरकार
 GOVT. OF INDIA

Jalga

प व ल - २
 १२६३८ २०२०
 ४४१००

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. 2818896327 DOB 10-02-1978
 Valid till 10-02-2028 (MT) DOY 08-04-2010
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOY
 MCWG 06-04-2010
 THE SEAL OF THE SUB REGISTRAR
 DIST. THANE
 ANVEL-2
 Name LADMAN BAGALE
 S/O of SANTOSH BAGALE
 Add'r No-4, GRD FLR, VETHALWADI RD, GURUKRUPA
 CHAWL, MOHANE, TAL-KALYAN, DIST-THANE
 DOB 10-02-1978 PG - B+
 PV 42182
 Signature & ID of Issuing Authority MHMS 201873 COLOUR XEROX
 Signature/Thumb Impression of Holder

THE SEAL OF THE SUB REGISTRAR
 DIST. THANE

ट ल न - ३
 दस्त ११/१४/२०२०
 २०/१४



75/16956

गुरुवार, 17 डिसेंबर 2020 12:54 म.नं.

दस्त गोषवारा भाग-1

टनन3 92-98

दस्त क्रमांक: 16956/2020

दस्त क्रमांक: टनन3 /16956/2020

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात

पावती: 18722

पावती दिनांक: 17/12/2020

अ. क्र. 16956 वर दि. 17-12-2020

सादरकरपाराचे नाव: कुलमुखत्यार देणार - मे. अयर्व

वेव्हलपर्स तर्फे भागीदार राजेंद्र डी. सुरापा -

रोजी 12:47 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठाची संख्या: 14

प व ल - 2	
रु. 100.00	2020
92280.00	2020
50/900	

एकुण: 380.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक संबन्धवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 17 / 12 / 2020 12 : 47 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 12 / 2020 12 : 48 : 25 PM ची वेळ: (फी)

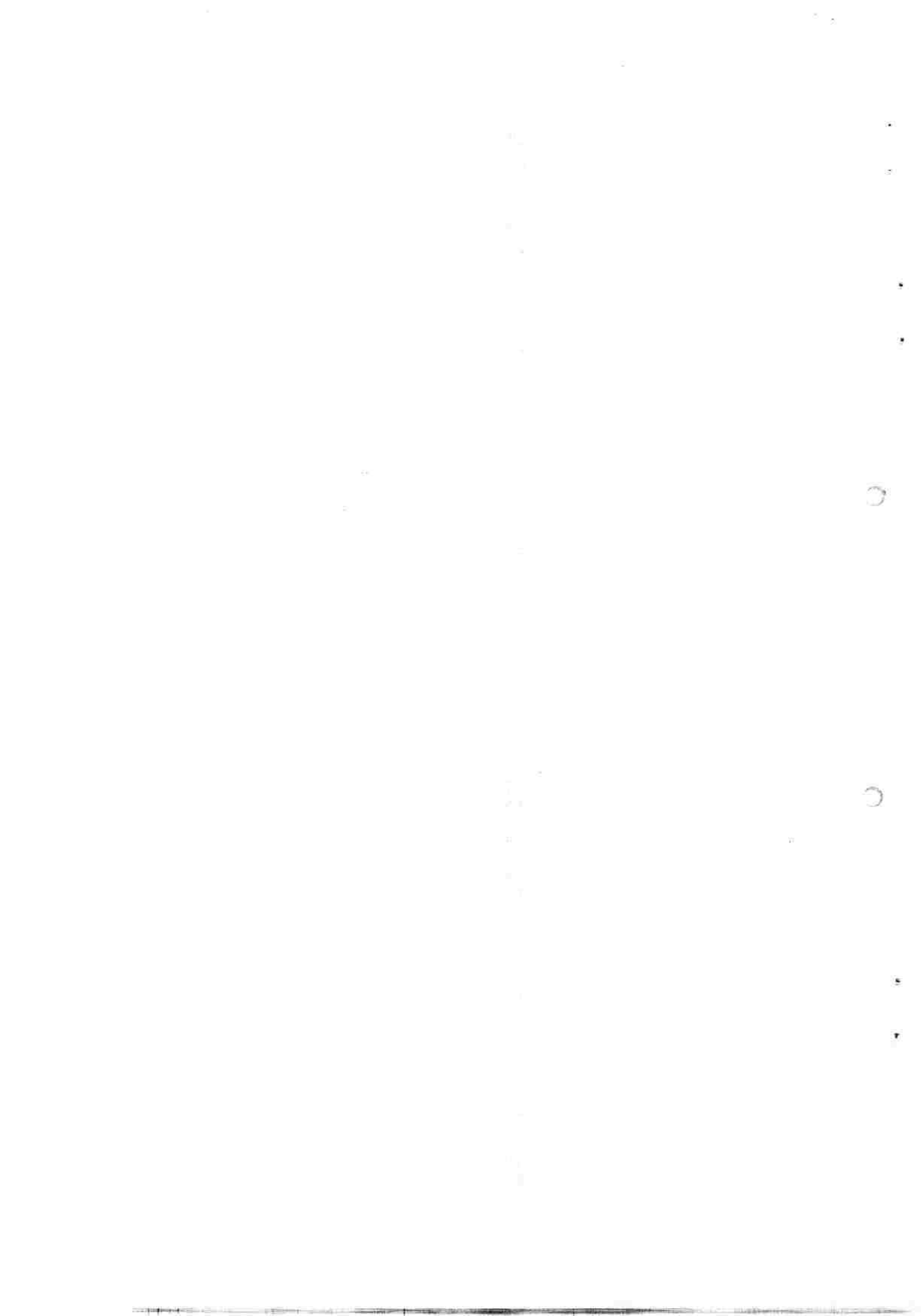


- प्रतिज्ञा पत्र -

परर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संदर्भ मालक निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताने सत्यतः कायदेशीर वानी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.


Sub Registrar Thane 3


Sub Registrar Thane 3



Summary-2(दस्त गोपवारा भाग-२)

प व ल - २



17/12/2020 12:56:37 PM

दस्त क्रमांक : टनन3/16956/2020

दस्ताचा प्रकार : कुलमुखत्यारपत्र

9288	2020
दस्त गोपवारा भाग-२	दिनांक 17/12/2020
49	दि. नं. 16956/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	अंगठ्याचा ठसा
1	नाव: कुलमुखत्यार देणार - मे. अथर्व डेव्हलपर्स तर्फे भागीदार राजेंद्र डी. सुराणा -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 604, वर्धमान पॅलेस, प्लॉट नं. 48, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AANFA1429J	कुलमुखत्यार देणार वय :- 36 स्वाक्षरी	
2	नाव: कुलमुखत्यार देणार - मे. अथर्व डेव्हलपर्स तर्फे भागीदार अंकित अग्रवाल -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 604, वर्धमान पॅलेस, प्लॉट नं. 48, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AANFA1429J	कुलमुखत्यार देणार वय :- 36 स्वाक्षरी	
3	नाव: कुलमुखत्यार देणार - मे. अथर्व डेव्हलपर्स तर्फे भागीदार सोनाल अग्रवाल -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 604, वर्धमान पॅलेस, प्लॉट नं. 48, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AANFA1429J	कुलमुखत्यार देणार वय :- 38 स्वाक्षरी	
4	नाव: कुलमुखत्यार देणार - नवल माधव अहिरे -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अष्टविनायक चाळ, रुम नं. 557, ठाणे वेल्पापूर रोड, पावणे व्हिलेज, तुर्गे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ATOPA3050H	पांवर ऑफ अटॉर्नी होल्डर वय :- 50 स्वाक्षरी	

वरील दस्तऐवज करून देणार तयारकीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कळविले जाते.
शिक्रा क्र.3 ची वेळ: 17 / 12 / 2020 12 : 49 : 28 PM

शेवटचे:-

प्राचील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-पानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	अंगठ्याचा ठसा
1	नाव: भूपेश तनेजा -- वय: 42 पत्ता: सेक्टर 22 कोपरखेरणे नवी मुंबई पिन कोड: 400709	स्वाक्षरी	
2	नाव: लक्ष्मण बापले -- वय: 35 पत्ता: सेक्टर 18 कोपरखेरणे नवी मुंबई पिन कोड: 400709	स्वाक्षरी	



शिक्रा क्र.4 ची वेळ: 17 / 12 / 2020 12 : 50 : 01 PM

शिक्रा क्र.5 ची वेळ: 17 / 12 / 2020 12 : 50 : 05 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 3



75/16954

पावती

Original/Duplicate

Thursday, December 17, 2020

नोंदणी क्र.: 39म

12:47 PM

Regn.: 39M

पावती क्र.: 18720 दिनांक: 17/12/2020

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-16954-2020

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: कुलमुखत्यार देणार - मे. अथर्व डेव्हलपर्स तर्फे भागीदार राजेंद्र दगडुलाल सुराणा -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 240.00

पृष्ठांची संख्या: 12

एकूण:

₹. 340.00

पचल-२

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे

1:01 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 0/-

मोबदला ₹. 1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

Joint Sub Registrar Thane-3

सह दुय्यम निबंधक

अणे क्र.: 3/3/900

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 240/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

पकवत्राची सही
मुळ दस्तऐवज परत मिळावा
ड. ति. ठाणे-३







महाराष्ट्र MAHARASHTRA 2020



१२/१२/२०२०
- 2 DEC 2020
मुद्रित प्रमुख लिपिक / लिपीक

पकल - ३
BA 76167
१२/१२/२०२०
१४/१००

Substituted Power of Attorney



TO ALL WHOM THESE PRESENTS SHALL COME, we, the undersigned, Dagdolat Surana, (2) Sonal Aggarwal (3) Ankit Aggaral, all partners of M/s Atharva Developers a partnership firm having address at 604, Vardhaman palace, Sector 17, Vashi, Navi Mumbai, hereby certify that WE ARE MEETING.

WHEREAS

1. By a Power of Attorney executed by (1) Dhanraj Vardaji Patel, (2) Mahesh Nanaji Patel, (3) Jayash Ambavi Wavia, Partners of M/s Platinum Properties referred to as the Grantors) in our favour we have been appointed as the Constituted attorney of the said Grantors and whereby certain powers, and authorities are conferred upon us in respect of the buildings constructed on Plot No. 4, Sector 20, Village Kalamboli, Navi Mumbai (hereinafter referred to as the said plot) . A certified copy of



द न न - ३
दस्त क १६९५१२०२०
१/१२

Handwritten signatures and initials of the parties involved in the document.



the said power of attorney is hereto annexed and marked "A" and shall be deemed to form part of the Deed.

2. By the said power of attorney we have been authorized to delegate all or any of the powers therein contained to any substitute for us.

3. Due to our preoccupation and other commitments, we propose to substitute for us Mr. Naval Madhav Ahire residing at Ashtavinayak Chawl, Room no-557, Thane Belapur Road Pawane village, Turbhe Mumbai-400703 and to delegate some of the powers contained in the said power of attorney and to which the said Mr. Naval Madhav Ahire as agreed.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that we (1) Rajendra Dagdulal Surana, (2) Sonaal Aggarwal, (3) Ankit Aggarwal hereby substitute for us such attorney as aforesaid and appoint the said Mr. Naval Madhav Ahire to be the attorney of said Grantors being the principal or in our name as such principal or in our name as such attorney of the said Principal to do, perform and execute the following acts, matters, deeds and things which we have been authorized to do by the said power of attorney in the same manner and as effectually as the said Principal or us might do them or any of them if he had in our place or stead received authority by the said power of attorney, namely:

1. To lodge the Agreements of sale in respect of the residential flats, shops, offices, premises constructed on the said plot comprising in the Atharva Developers allocation with the office of the Sub-Registrar of Assurances at Panvel & to admit the execution thereof for us and on our behalf from time to time.

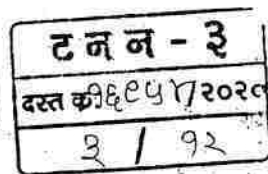
2. To apply for certified copies and to correspond with the office of the Sub-Registrar of Assurances Panvel in respect of said Agreements from time to time & to accept the original Agreements after their registrations for us & on our behalf from time to time.

AND we ratify all acts, deeds and things which the said substitute will lawfully do and execute in pursuance of the said power of attorney hereinbefore recited.

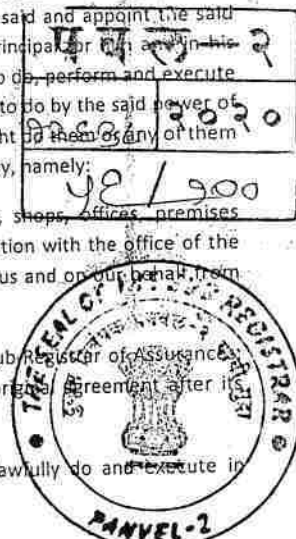
Specimen signature of Substituted Attorney



Naval Ahire
Photo of Substituted Attorney






Naval Ahire *[Signature]* *[Signature]*





IN WITNESS WHEREOF We, (1) Rajendra Dagdul Surana, (2) Sonaal Aggarwal, (3) Ankit Aggarwal, have put our hand this 15th day of December, 2020.

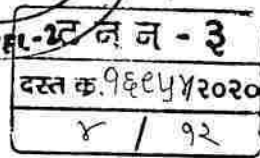
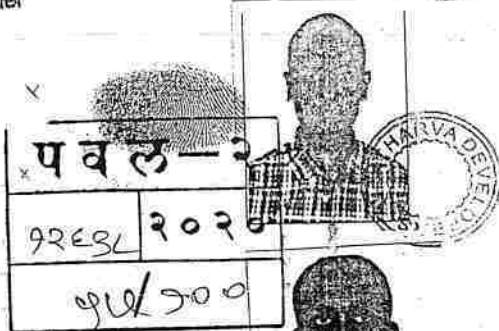
Signed and delivered by the
Within named

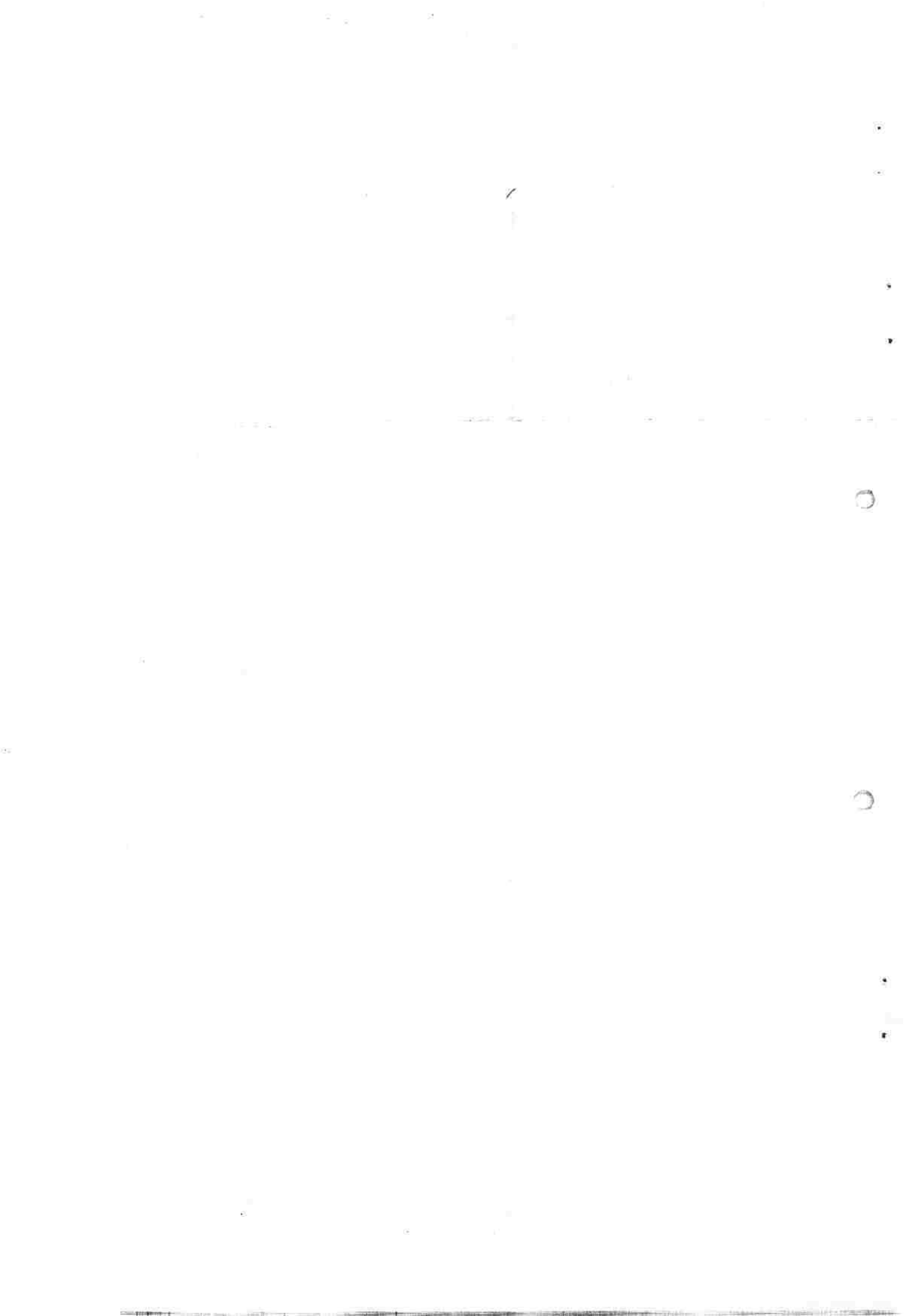
- For ~~M/s.~~ ATHARVA DEVELOPERS
1. Mr. Rajendra Dagdul Surana  X
For ~~M/s.~~ ATHARVA DEVELOPERS Partner
2. Mr. Sonaal Aggarwal  X
For ~~M/s.~~ ATHARVA DEVELOPERS Partner
3. Mr. Ankit Aggarwal  X
Partner

POA of Platinum Properties

In the Presence of

Bhupesh Taneja - 







भारत सरकार
GOVERNMENT OF INDIA



राजेंद्र दगदुवाल सुरणा
Rajendra Dagdual Surana
जन्म वर्ष / Year of Birth: 1960
पुरुष / Male



4075 5175 5704

आधार - सामान्य माणसाचा अधिकार

प व ल - २
9283 2020
४/१००



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: ६०३, चंद्रमंथन इमारत, ओ.टी.सी. चौक,
वसुंधरा-१७, वाशी, नवी मुंबई
पिन: ४००७०३

Address: 603, Chandraman Building,
CHS, Plot No. 17, Vashi,
Vashi, Navi Mumbai,
Thane, Maharashtra,
400703

प व ल - ३
४/१३



1047
1800 123 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJENDRA DAGDUAL SURANA
DAGDUAL HIMMATMAL SURANA

08/07/1960

Permanent Account Number

AAHPS6282M

Signature



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UITISL
Plot No. 3, Sector 1, CBD Belapur,
Navi Mumbai - 400 614.

युक्त कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:

आयकर पैन सेवा यूनिट, IITISL
प्लॉट नं: ३, सेक्टर १, सीडीबी बेलपुर,
नवी मुंबई-४००६१४



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ATHARVA DEVELOPERS



06/10/2006
Permanent Account Number
AANFA1429J

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, एटीआईएसएल
प्लॉट नं. ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४०० ६१४.

प व ल - २
92836 2020
ATHARVA DEVELOPERS
For PAN 1500

For PAN ATHARVA DEVELOPERS
For PAN ATHARVA DEVELOPERS
Partner

भारत सरकार
Government of India
नावल माधव अहिर
Naval Madhav Ahire
जन्म तारीख / DOB : 01/06/1970
पुल्ल / Male



4823 7293 3691

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
NAVAL MADHAV AHIRE
MADHAV AHIRE
01/06/1970
Permanent Account Number
ATOPA3050H



भारत सरकार
GOVT. OF INDIA

Ahira



प व ल - ३
98697/2020
E/192





भारत सरकार
Unique Identification Authority of India
Government of India

नॉटची क्रमांक/Enrolment No: 2085/28929/01011

To
सोनाल अग्रवाल
Sonaal Aggarwal
Yayati CHS, Flat No. 7
Plot No. 09
Sector-58A, Nerul
Navi Mumbai
Thane Nerul Noda- 3
Maharashtra - 400705
9820232047

Download Date: 20/02/2017
Download Time: 15:12:07



आपला आधार क्रमांक / Your Aadhaar
3469 7054 0656
माझे आधार, माझी ओळख

भारत सरकार
Government of India

सोनाल अग्रवाल
Sonaal Aggarwal
जन्म तारीख/ DOB: 17/05/1982
पुरुष / MALE

3469 7054 0656
माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
SONAAL S AGGARWAL
SANJIV HARIDAS AGGARWAL
17/05/1982
Permanent Account Number
ADMPA7878D

भारत सरकार
GOVT OF INDIA

19/10/18
rs for conveyance



- पुरुष
- आधार कोळचीचे प्रमाण आहे, नासतकळीचे नाही.
 - कोळचीचे प्रमाण अनलाइन असेटिन्सिंग वाचू घ्या.
 - हे एनेप्रॉग्रेसिव्ह प्रॉग्रेसिव्ह भारत सरकार कडिले एक पत्र आहे.

पवल-२

INFORMATION

- Aadhaar is a proof of identity, not of address.
- To establish residence, you need to provide your address.
- This is characteristically a document of the state.
- आपला आधार क्रमांक / Your Aadhaar
- आधार अडिप्लान्त सर्वकारी व केंद्रीय सेवांचे पत्रे.
- निवडणुकीचे अडिप्लान्त आहे.
- Aadhaar is a social security document.
- Aadhaar is the digital address and Remote Authentication Services in India.



20/02/2017
11:17

भारतीय विशिष्ट ओळख
Unique Identification Authority

पत्ता:
सोनाल अग्रवाल, फ्लॉट नं. 7, प्लॉट नं. 09, सेक्टर-58A, नेरुल, नवी मुंबई, महाराष्ट्र - 400705

Address:
Yayati CHS, Flat No. 7, Plot No. 09, Sector-58A, Nerul, Mumbai, Thane, Maharashtra - 400705

3469 7054 0656

http://uidai.gov.in

पव ल-२

पव ल-२	
१२६३८	२०२०
EB / १००	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANKIT S AGGARWAL
SANJIV AGGARWAL
29/08/1984

Permanent Account Number
AGBPAA0910A

Signature



पबल-२

9283L २०२०

०४ १००



आधार

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/00273/282

To,
श्री अनिल अग्रवाल
Ankit Aggarwal
S/O Sanjiv Kumar Aggarwal
B-404, Appara Apartment, Plot No-51
Sector-17
Opp Arena Court
Vasanti Nani Marg
Thane
Maharashtra
9820232069

Ref: 147 / 200 / 2020 / 219332 / P



UFI074268025IN

DIST. THANE



३
२०२०/१०/१०

आपला आधार क्रमांक / Your Aadhaar No. :

6889 9617 3816

आधार - सामान्य माणसाचा अधिकार



श्री अनिल अग्रवाल
Ankit Aggarwal
जन्य वर्ष / Year of Birth : 1984
पुरुष / Male



6889 9617 3816

आधार - सामान्य माणसाचा अधिकार

Atharva Developers conveyance

प-सहा
२०२०

पवल-२	
१२६३८	२०२०
६५ / १००	



आयकर विभाग
 INCOME TAX DEPARTMENT
 BHUPESH TANEJA
 TEKCHAND SUKHRAM TANEJA
 10/04/1969
 Permanent Account Number
 AAGFT5662F
 भारत सरकार
 GOVT. OF INDIA

Handwritten signature

प व ल - २	
92E3C	२०२०
९९/१००	

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH05 20100014037
 VNO TE 03-02-2020 (MT)
 DOB: 08-04-2010
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA:
 CLASS: 20
 MOVD: 26-04-2010
 DOB: 19-02-1978 SS B+
 Name: LAXMAN BAGALE
 S/O of SANTOSH BAGALE
 A/5 R NO-4, GRD FLR, VITHALWADI RD, GURUKRIPHA CHAWL, MOHAME TALUKATYAR DIST. THANE
 PIN: 401102
 Signature & ID of Issuing Authority: MH05 291975



Signature/Thumb impression of Holder



प व ल - ३	
98E4X	2020
९९/१२	

6-557
1000



1

Summary I (GoshwaraBhag-1)

75/16954

गुरुवार, 17 डिसेंबर, 2020 12:47 म.नं.

दस्त-गोपबहाग भाग-1

दस्तावेज क्रमांक 90-42

दस्तावेज क्रमांक: 16954/2020

दस्तावेज क्रमांक: दस्तावेज 3 /16954/2020

वाजारा मूल्य: रु. 00/-

मोबदला: रु. 01/-

मरलेले मुद्रांक शुल्क: रु.500/-

दु. ति. सह दु. ति. दस्तावेज 3 चांचे कार्यालयात

पावणी: 18720

पावणी दिनांक: 17/12/2020

अ. क्र.: 16954 वर दि.17-12-2020

सादरकरणाचाच ताब: कुलमुखत्यार देणार - में अश्वर्द
इन्हेलपर्स तर्फे भागीदार राजेंद्र दंगडुवात सुराणा -

सोनी 12-40 वं वा. हजर केला.

मौदणी फी

रु. 100.00

दस्तावेज हाताळणी फी

पुढाची संख्या: 12

प व ल - २	
१२१२	२०२०
E11/900	

दस्तावेज हजर करणाऱ्याची नही.

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) वेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या वावीतून अन्य असा एकाच संख्या घडायत एकाच किंवा अधिक व्यक्तींम काम चालविण्याचा पाधिकार मिळत असेल तेव्हा

शिफा क्र. 1 17 / 12 / 2020 12 : 40 : 53 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 17 / 12 / 2020 12 : 41 : 18 PM ची वेळ: (फी)



- प्रतिज्ञा पत्र -

मराठवाडा राज्य नोदणी कायदा १९५० विचय १९६९ अंतर्गत
नसतुमनुसार सौमथिक कायदा सल्ला कडे दस्तऐवजील संदर्भ
अनुसार लिप्यवक कायदा, संविधान प केला नोदणीत वाजदपत्र
दस्तऐवजी अस्तवता सामवेदीत एकरी सली, कायदील लिप्यवक थावती
अ के कायदत, अ के कायदत अ के कायदत अ के कायदत अ के कायदत
सामवेदीत, सौमथिक कायदा सल्ला कडे दस्तऐवजील लिप्यवक
अ के दस्तऐवजील सौमथिक कायदा सल्ला कडे दस्तऐवजील

बहुम देणार नही

विद्वान दंगरी रम्या





The drawing shows a circular cross-section of a pipe with a central hole. The outer diameter is 100 mm, the inner diameter is 50 mm, and the wall thickness is 25 mm. The drawing is a technical drawing of a pipe section.

Summary-2 (दस्त गोपवारा भाग - २)



17/12/2020 12:54:03 PM

दस्त गोपवारा भाग-2

दस्त क्र. 3 4 4 - 9 2

दस्त क्र. मांक: 16954/2020

दस्त क्र. मांक: दस्त 3/16954/2020

दस्ताचा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: कुलमुखत्यार देणार - नवल माधव अहिर - पत्ता: प्लॉट नं. -, माळ्या नं. -, इमारतीचे नाव: अष्टविनायक चाळ, रूम नं. 557, ठाणे वेलापूर रोड, पावणे व्हिलेज, तुमै, नवी मुंबई, ब्लॉक नं. -, रोड नं. - -, महाराष्ट्र, ठाणे. पिन नंबर: ATOPA3050H	पवित्र ऑफ अटॉर्नी होल्डर वय :-50 स्वाक्षरी		
2	नाव: कुलमुखत्यार देणार - मे. अश्वर्ष डेव्हलपर्स तर्फे भागीदार राजेंद्र दंगडुवाल सुराणा - - पत्ता: प्लॉट नं. -, माळ्या नं. -, इमारतीचे नाव: 604, वर्धमान पॅलेस, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं. - -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AANFA1429J	कुलमुखत्यार देणार वय :-60 स्वाक्षरी		
3	नाव: कुलमुखत्यार देणार - मे. अश्वर्ष डेव्हलपर्स तर्फे भागीदार सोनाल अग्रवाल - - पत्ता: प्लॉट नं. -, माळ्या नं. -, इमारतीचे नाव: 604, वर्धमान पॅलेस, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं. - -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AANFA1429J	कुलमुखत्यार देणार वय :-36 स्वाक्षरी		
4	नाव: कुलमुखत्यार देणार - मे. अश्वर्ष डेव्हलपर्स तर्फे भागीदार अंकित अग्रवाल - - पत्ता: प्लॉट नं. -, माळ्या नं. -, इमारतीचे नाव: 604, वर्धमान पॅलेस, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं. - -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AANFA1429J	कुलमुखत्यार देणार वय :-38 स्वाक्षरी		

वर्गीत दस्तऐवज करून देणार न्यायकर्तीत कुलमुखत्यारपत्र वा दस्त ऐवज करून दिल्याचे कवळ करतात.
शिक्का क्र. 3 ची वेळ: 17 / 12 / 2020 12 : 46 : 46 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: भुपेश तनेजा - - वय: 51 पत्ता: सेक्टर 22 कोपरगैरणे नवी मुंबई पिन कोड: 400709	स्वाक्षरी	
2	नाव: लक्ष्मण वय: 42 पत्ता: सेक्टर 22 कोपरगैरणे नवी मुंबई पिन कोड: 400709	स्वाक्षरी	

शिक्का क्र. 4 ची वेळ: 17 / 12 / 2020 12 : 47 : 27 PM

शिक्का क्र. 5 ची वेळ: 17 / 12 / 2020 12 : 47 : 31 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BA 176167	1201025	500	SD		
2		By Cash			240	RF		
3		By Cash			100	RF		

[SD Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

16954 /2020

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

ट. र. नं. - ३
दस्ता क्र. १६०५४/२०२०
१२ / १२

पवल-२
२२३८ २०२०
६६ / १००

प्रमाणित करण्यात येते की सदर दस्तास
पकूण..... पाने आहेत.

सह दुय्यम निबंधका, ठाणे-३ (वर्ग-२)
पुस्तक क्र. २
क्रमांक १६०५४..... वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १६ मार्च १२ सन २०२०



55

Annexure "B"

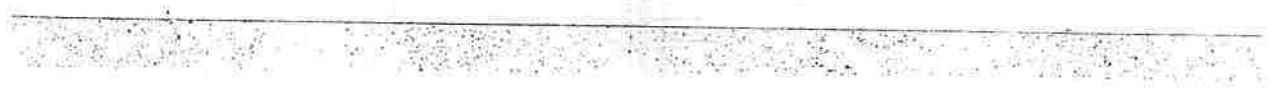
List of Amenities.

INTERNAL AMENITIES

- 1 THE FLOORING IN THE LIVING AND REST OF THE SPACES WILL BE 2X2 VITRIFIED TILES.
- 2 THE BATHROOM FLOORING WILL BE IN DESIGNER CERAMIC/ANTISKID TILES/MATT VITRIFIED TILES.
- 3 FULL HEIGHT DADO IN DESIGNER GLAZED TILES IN THE BATHROOMS.
- 4 HOT WATER GEYSER PROVISION IN ALL BATHROOMS.
- 5 THE SANITARY WARE WILL BE OF STANDARD KNOWN BRAND.
- 6 THE CONCEALED PLUMBING WILL BE DONE UPVC OR PPR.
- 7 PROVISION FOR EXHAUST FANS.
- 8 BATHROOM VANITY SET.
- 9 ELEGANT COUNTER WASH BASIN IN ATTACHED BATHROOMS.
- 10 LAMINATED WOODEN FLUSH DOORS (MAIN DOORS, INTERNAL DOORS, TOILET DOORS.)
- 11 WOODEN DOOR FRAMES.
- 12 THE SLIDING WINDOWS WILL BE DONE IN ANODIZED HEAVY ALUMINIUM SECTIONS WITH TINTED GLASS.
- 13 PROVISIONS FOR MOSQUITO PREVENTION NET PANEL IN WINDOWS.
- 14 WOODEN WINDOW SILL.
- 15 INTERNAL WALLS WITH POP FINISH.
- 16 VELVET LUSTRE PAINT ALL OVER.
- 17 CONCEALED PIPING IN KITCHEN AND TOILETS.
- 18 QUALITY CP FITTINGS OF SUPERIOR BRANDS.
- 19 GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK & SERVICE PLATFORM.
- 20 FULL HEIGHT GLAZED TILES IN KITCHEN.
- 21 PROVISION FOR WATER PURIFIER SYSTEM.
- 22 PROVISION FOR HOT AND COLD WATER IN THE KITCHEN SINK.
- 23 PROVISION FOR INTEGRATING INVERTOR INSTALLATION IN EACH FLAT.
- 24 SECURITY CAMERA AT EVERY ENTRANCE LOBBY.
- 25 INTERCOM FACILITY WITH SECURITY CABIN.
- 26 CONCEALED COPPER WIRING WITH ADEQUATE ELECTRICAL POINTS AND MODULAR SWITCHES OF SUPERIOR BRAND.
- 27 PROVISIONS FOR SPLIT AIR-CONDITIONING SYSTEM IN LIVING AND BEDROOMS.
- 28 3-PHASE ELECTRICAL CONNECTION TO EVERY FLAT.
- 29 MCB AND ELCB CIRCUIT BREAKER.
- 30 SPACE FOR WASHING MACHINE.
- 31 FULLY FURNISHED SOCIETY OFFICE.
- 32 HIGH SPEED BROADBAND CONNECTIVITY FOR INTERNET IN EVERY FLAT.

प व ल - २	
22E3L	२०२०
७००/९००	





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
"NIRMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0920
FAX : +91-22-2202 2509 / 6650 0933

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

Date: 10 OCT 2012

Ref. No. CIDCO/BP-2949/ATPO(NM & K)/2012/

Unique Code No. 2 0 1 2 0 3 0 2 1 0 2 1 8 6 2 0 2

To,
M/s. Atharva Developers,
Office.No.604, Vardhaman Palace,
Plot No.48, Sector-17, Vashi, Navi Mumbai.

Sub:- Occupancy Certificate for Residential Building on Plot No.4, Sector-20, at Malamboli, (12.5% Scheme), Navi Mumbai

- Ref:-
- 1) Your architect's letter dated 09/04/2012, 05/07/2012, 01/08/2012, 02/08/2012 & 23/06/2012
 - 2) Maveja NOC issued by AEO, CIDCO/Estate/12.5%/Roadpali/258/2012, dtd.25/06/2012
 - 3) No dues certificate issued by M(TS-II), CIDCO/Estate/12.5%/KLM/528/2012, dtd.28/06/2012
 - 4) DCC NOC issued by EE(KLM-I), vide letter No. CIDCO/EE(KLM-I)/2012/219, dtd.05/03/2012
 - 5) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/KLM/258/2012, dtd.28/06/2012
 - 6) Fire NOC issued by Fire Officer vide letter No. CIDCO/Fire/KLM/3115/2012, dtd.31/07/2012
 - 7) 100% IDC paid of Rs.1,62,00,000/- vide
 - i) Challan No.108636, dtd.05/04/2007, Amount of Rs.81,00,000/-
 - ii) Receipt No.8813, dtd.22/08/2012, Amount of Rs.81,00,000/-

पवल-२
२२६३६
०९/१००



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings 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 premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since, you have paid 100% IDC of Rs.1,62,00,000/- vide i) Challan No.108636, dtd.05/04/2007, Amount of Rs.81,00,000/- ii) Receipt No.8813, dtd.22/03/2012, Amount of Rs.81,00,000/-, you may approach to the Office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you,

(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopda)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

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

Ref. No.

Date: **10 OCT 2012**

CIDCO/BP-2049/ATPO(NM & K)/2012/

908 ==

To,
M/s. Atharva Developers,
Office No.504, Vardhaman Palace,
Plot No.48, Sector-17, Vashi, Navi Mumbai.

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	8	6	2	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.4, Sector-20, at Kalamboli, (12.5% scheme), Navi Mumbai

Ref:- 1) Your architect's letter dated 09/04/2012, 05/07/2012, 01/08/2012, 02/08/2012 & 03/08/2012

पवल-२

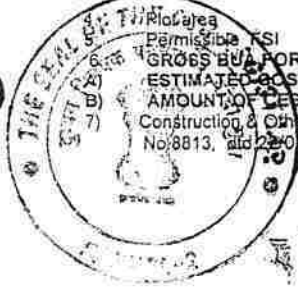
ORDER OF ASSESSMENT FOR CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)

1. Name of Assessee
2. Location

:- Ms. Atharva Developers,
:- Plot No.4, Sector-20, at Kalamboli, (12.5% scheme),
Navi Mumbai

3. Land use :- Residential

:- 16199.57 Sq. mtrs
:- 1.50



4. Plot Area
5. Permissible FSI
6. GROSS BUA FOR ASSESSMENT: 44750.675 Sq.mtrs.
ESTIMATED COST OF CONSTN. :- 44750.675 Sq.mtrs. X 12000.00 =Rs.537008100/-
7) AMOUNT OF CESS :- Rs.537008100/- X 1% = Rs.5370081.00
Construction & Other Workers Welfare Cess charges paid Rs.54,00,000/- vide Receipt No:8813, dated 22/09/2012

Yours faithfully,
(Signature)
(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : 21-22-2202 2509 / 6650 0933

HEAD OFFICE:

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

Ref. No. CIDCO/BP-2949/ATPO(NM & K)/2012/908 --E

Date: 10 OCT 2012

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	8	1	2	5	-	2	
													9283L					2020	
													08/900						

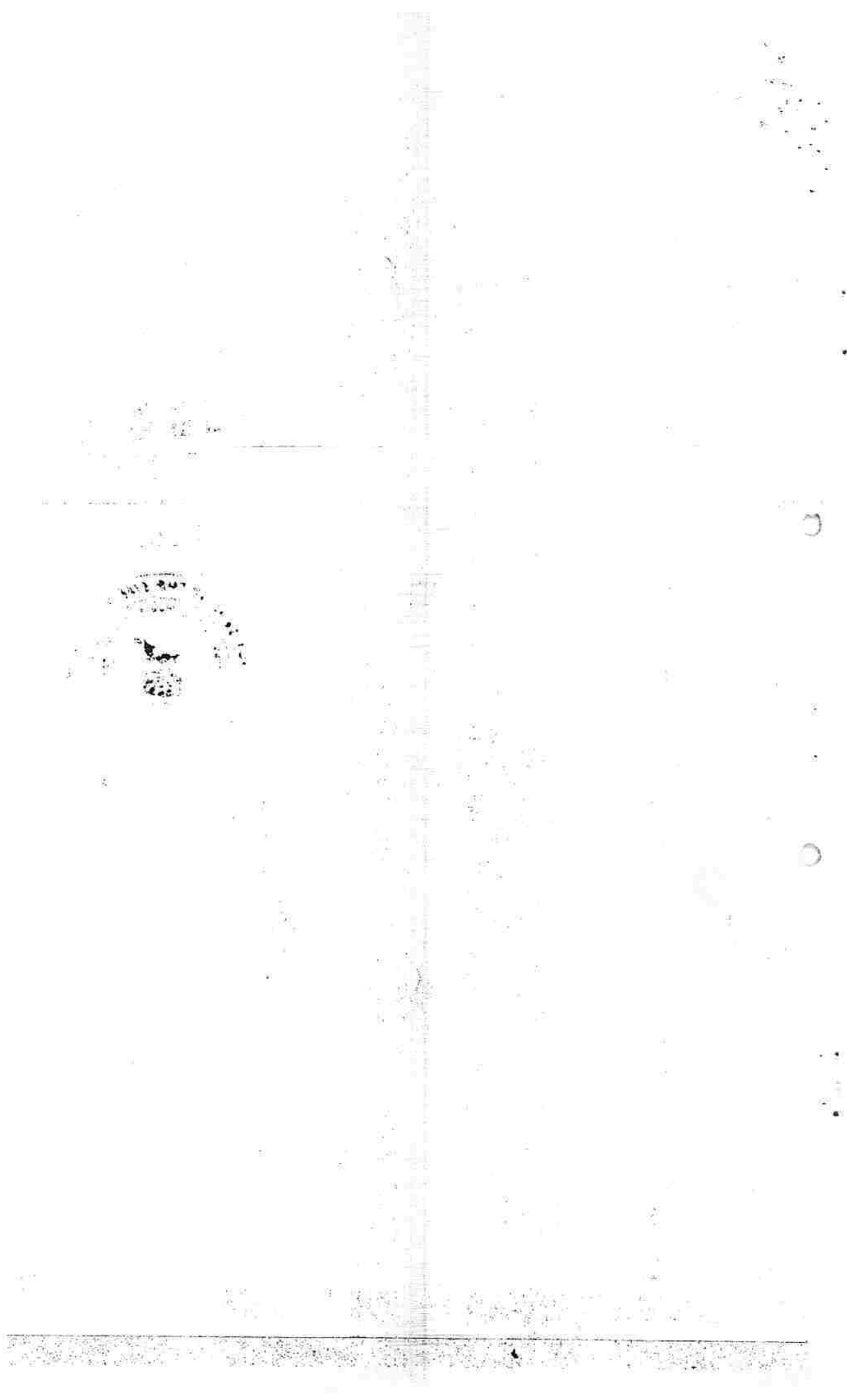
OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building, (1 to 9 Wings of Gr. +18 floors), [Res. BUA=23759.810 Sq.mtrs., Comm. BUA=532.480 Sq.mtrs. Free of Fitness Centre, BUA=24292.29 Sq.mtrs. (No. of Units R-324, C-05) (Fitness Centre Free of Fitness Centre, BUA=200.00 Sq.mtr. BUA Taken In FSI =80.792 Sq.mtr. Total Fitness Centre BUA=280.792 Sq.mtr.)] on Plot No.4, Sector-20 at Kalamboli (12th Scheme) of Navi Mumbai completed under the supervision of M/s. Soyuz Talib Architects has been inspected on 19/04/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Development Permission dated 10/04/2007 and that the development is fit for the use for which it has been carried out.



R. B. Patil
10/8/12

(R. B. Patil)
Add. Town Planning Officer (BP)
(Navi Mumbai & Khopta)



OC

54

ANNEXURE 'E'

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

मसाहत विभाग, पहिला मजरा,
सिडको पर्यटन, विकासात्मक, नवी मुंबई, महाराष्ट्र,
पोस्टल कोड - ४०००५४

सिडको/मसाहत/एनए/साटप/कळंगोली/२५८/२००१/
प्रति.

दिनांक २६/१२/२०२०

खुबल-२

9203L	२०२०
08/900	

श्री. राजेंद्र डी. सुराणा वॉरि ३,
भागिदार मेसर्स - अथर्व डेव्हलपर्स,
६०४, चौथ्या मंजिला
फ्लॉट नं - ४८, सेक्टर-१२,
दक्षिण, नवी मुंबई.

विषय:- साडेगावा टाऊन योजनानुसार कळंगोली नोल भूमीत सेक्टर-२०
मध्ये कळंगोली रोड वाटप करण्यात आलेल्या भूखंड मा.०४ चा
इस्तादनावादात.

संदर्भ:- आपल्या कार्यालयीय पत्र क्र.सिडको/मसाहत/कळंगोली/साटप
२५८/२०२१, दिनांक - २४.११.२००१



महोदय,
श्री. डॉ. अरविंदर सिवडीयाला यांना साडेगावा टाऊन योजनाप्रमाणे मॉर्फे कळंगोली, सेक्टर-२० मध्ये
वाटप करण्यात आलेला भूखंड क्र.०४ क्षेत्र ११११.५७ चौ.मी. श्री. राजेंद्र डी. सुराणा, संलग्न अप्रत्यक्ष
अंकित अप्रत्यक्ष भागिदार मेसर्स - अथर्व डेव्हलपर्स, यांचे नावे इस्तादारीत करण्यात वरील संदर्भिय पत्राच्या
आलेल्या परवानगी देण्यात आले आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक ११.१२.२००१ रोजी सिडको, श्री. डॉ. अरविंदर सिवडीयाला
या श्री. राजेंद्र डी. सुराणा, सोनल अंभवात, अंकित अप्रत्यक्ष भागिदार मेसर्स - अथर्व डेव्हलपर्स, यांच्यामध्ये
करण्यात आला अर्द्युन या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक कार्यालय - १ यांच्याकडे नोंदणी
क्रमांक ११११-२००१ दिनांक ११.१२.२००१ अन्वी करण्यात आलेली असल्याने व शहर विकासात्मक
संस्थागत आपण आमच्याकडे सादर केलेली अस्तित्वातुळे उपरोक्त भूखंडात परवानग्यासाठी म्हणून श्री. राजेंद्र डी.
सुराणा वॉरि ३, भागिदार मेसर्स - अथर्व डेव्हलपर्स, यांचे नावे सिडकोच्या दक्षिण नोंदण्यात आले आहे.

कळंगोली

आपला विभाग,

सिडको

मसाहत अधिकारी (३)

प्रति - श्री. डॉ. अरविंदर सिवडीयाला
१२-सिडको, पहिली मंजिला, नवी मुंबई - ४०००५४

CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

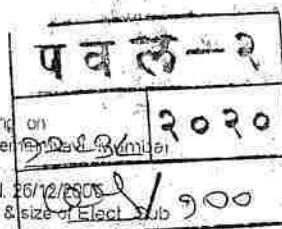
REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 6100
FAX : 00-91-22-6791 6166

Ref. No. CIDCO/BPI/ATPO/ 1770
To,
M/s Athava Developers,
Office No.604, Vardhaman Palace,
Plot No. 46, Sector-17, Vashi
NAVI MUMBAI

Date: 10/4/2007

- Sub:-** Development permission for Residential Building on Plot No.04, Sector-20 at Kalamboli (12.5% scheme) Nav Mumbai
- Ref:-** 1) Your architects application dated.23/03/2007.
2) EO(I) has issued transfer Order vide letter dtd. 26/12/2005
3) E.E. Parvel(U) Division has approved location & size of Elect. Sub Station vide letter dtd. 05/04/2007
4) Fire Officer, CIDCO has issued Fire NOC vide letter No.542, dtd.05/04/2007.
5) IDC (50%) paid of Rs.81,00,000/- vide Challan no. 1086 dtd. 05/04/2007



Sir,

Please refer to your application for development permission for Residential Building on Plot No.04, Sector-20 at Kalamboli (12.5% scheme), Navi Mumbai.

The 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, 1936 is also enclosed herewith for the structure mentioned above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kalamboli 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.

Please note that you shall have to obtain Environmental Clearance from Ministry of Environment & Forests, Govt. of India, before commencement of work on site.

Thanking you,

Yours faithfully,



(N.S. Swami) 10/4/07
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

REF. NO. UDC/DT/10/200

10/4/2007

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to _____

M/s. Atharva Developers.

Plot No. 04, Road No. —, Sector 20, Node Kalamboli (2-5) of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Stilt + 18th floor;

Wings 1 to 9); Resi. B.U.A. = 23287.77 m² | Total B.U.A. = 24211.052 m²
Comm. B.U.A. = 923.882 m²

(Nos. of Residential Units 324, Nos. of Commercial units 06)

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

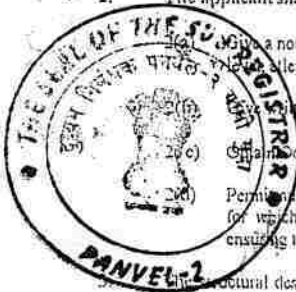
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

पवल-२
१२३३/२००७
०२/०४

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

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

2. The applicant shall :



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

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

(c) Obtain Occupancy Certificate from the Corporation.

(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

(e) 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 G.O.M.R. - 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 regulation no.13.1(2) of the GDCA - 1975.



5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and for every person deriving title through or under him.

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

7. The amount of Rs. 81000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

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

पत्र-२	
२२३८	२०२०
००/१००	

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

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

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



5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and for every person deriving title through or under him.

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

7. The amount of Rs. 81,000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

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

पंच-२	
२२३८	२०२०
६००/१००	

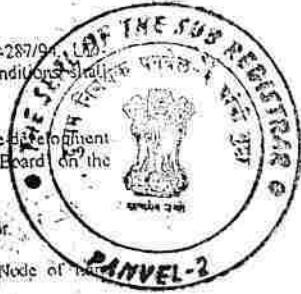
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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

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

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot, Number/Sector & Node of land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority, or any other authority.
- d) Number of Residential Units/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.

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



11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply:

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

पवळ-२

92836 2030

Col. 1908

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

The Authority may impose a levy, of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Kheola

- CC TO: Separately to:
1. (A/S)
 2. CUC
 3. EE(KHR/PNL/KLM/DRON)
 4. EE(WS)

ATTESTED TRUE COPY

GANESH R. KADAM
B.A.L.L.B., D.L.L
ADVOCATE & NOTARY
GOVT. OF INDIA



- 5 JUL 2016

SCHEDULE

RAIN WATER HARVESTING

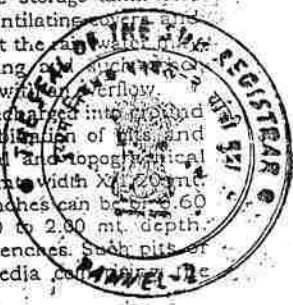
Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

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 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 at least 3.00 mt. and filled 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 water may be drawn off for domestic, washing gardening and other purposes. The storage tanks shall be provided with 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 2.00 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be 1.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media as 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 20% 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;

100-2
10020
100/1000



- c) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.

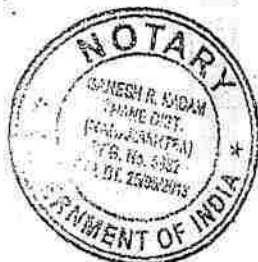
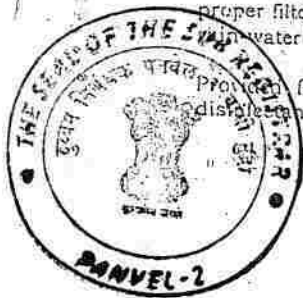
2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100

पवल
92832
CO/900

sq. mt. rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first water has been provided.

Further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



H-984 (11) -3A.

ANNEXURE A

LIST OF FLATS ALLOTTED TO M/S ATHARVA DEVELOPERS (THE NEW LICENCEES)

TOWER	FLAT NO	CARPET SQMT.	TOWER	FLAT NO	CARPET SQMT.	TOWER	FLAT NO	CARPET SQMT.
TOWER 1	101	71.99	TOWER 1	501	71.99	TOWER 2	1101	71.99
	102	53.32		502	53.32		1102	53.32
	201	71.99		601	71.99		1201	71.99
	202	53.32		602	53.32		1202	53.32
	301	71.99		TOWER 2	701		71.99	TOWER 3
302	53.32	702	53.32		1302	53.32		
TOWER 4	101	79.09	801		71.99	1401	71.99	
	102	79.09	802		53.32	1402	53.32	
	401	79.09	901		71.99	1501	71.99	
	402	79.09	902	53.32	1502	53.32		
TOWER 5	201	110.63		1001	71.99		1601	71.99
	202	110.63		1002	53.32		1602	53.32
TOWER 7	101	71.99	TOWER 4	701	79.09	TOWER 4	1701	71.99
	102	53.32		702	79.09		1702	53.32
	201	71.99		1001	79.09		1801	71.99
	202	53.32		1002	79.09		1802	53.32
	301	71.99	TOWER 5	501	110.63		1801	79.09
	302	53.32		502	110.63		1802	79.09
	401	71.99		801	110.63		1901	79.09
	402	53.32		802	110.63		1902	79.09
TOWER 6			TOWER 6	501	79.09	TOWER 5	101	79.09
				602	79.09		1101	79.09
				901	79.09		1401	110.63
				902	79.09		1402	110.63
TOWER 7			TOWER 7	501	71.99	TOWER 6	1701	110.63
				502	53.32		1702	110.63
				601	71.99		1201	79.09
				602	53.32		1202	79.09
TOWER 8			TOWER 8	701	71.99	TOWER 8	1501	79.09
				702	53.32		1502	79.09
				801	71.99		1601	79.09
				802	53.32		1602	79.09
				901	71.99		1101	71.99
				902	53.32		1102	53.32
		1001	71.99	1201	71.99			
		1002	53.32	1202	53.32			
TOWER 9			TOWER 9			TOWER 9	1301	71.99
							1302	53.32
							1401	71.99
							1402	53.32
							1501	71.99
							1502	53.32
							1601	71.99
							1602	53.32
							1701	71.99
							1702	53.32
TOTAL		1414.79	TOTAL		2578.96	TOTAL		3459.61

9258/2020
 1701 71.99
 1702 53.32
 1801 71.99
 1802 53.32

THE SEWA SOUTH WEST GISTERS
 1401 79.09
 1402 110.63
 1701 110.63
 1702 110.63
 1201 79.09
 1202 79.09
 1501 79.09
 1502 79.09

GISTRAR

SHOPS AREA ALLOTTED TO ATHARVA DEVELOPERS (THE NEW LICENCEES)

DETAILS	CARPET AREA IN SQ. MT.
SHOP NO-1	154.94 SQ. MT.
SHOP NO-2	140.70 SQ. MT.
TOTAL	295.64 SQ. MT.

MT Parag
 Prash

Signature
 Signature

पवल-२	
१२३८	२०२०
६२/१००	



Himanshu Bheda & Co.

Advocate High Court, Mumbai

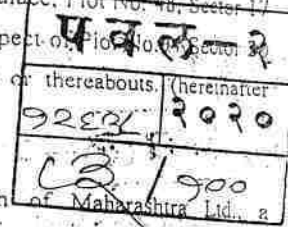
B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN

Sub:- Report on Title in respect of Plot No.04 Sector 20 in village/site Kalamboli admeasuring 16,199.57 sq. mtrs or thereabouts

THIS IS TO CERTIFY that we have perused the documents of M/S. ATHARVA DEVELOPERS a partnership firm, registered under the provisions of Indian Partnership Act, 1932 having its registered office at, 604, Vardhaman Palace, Plot No. 48, Sector 17 Vashi, Navi Mumbai -400 703 (The New Licensees) in respect of Plot No.04 Sector 20 in village/site Kalamboli admeasuring 16,199.57 sq. mtrs or thereabouts. (hereinafter referred to as the said plot). The same is narrated as under:-



a) The City and Industrial Development Corporation of Maharashtra Ltd., a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "The Corporation / CIDCO LTD.") having its registered office at "1st & 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared New Town Development Authority, under the provisions of sub-section (3-A) of Section 100 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 100 of the said Act.

b) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Sec.113 of the said Act.

c) By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act, to dispose off any land acquired by it, or

W

Himanshu Bheda & Co.

Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu.bheda@rediffmail.com

vested into it, in accordance with the proposal approved by the State Government under the said Act.

d) Pursuant to the Application dated 7th March, 2003, made by Dosu Ardeshir Bhiwandiwalla to the City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), by an Agreement to Lease dated 26th September, 2006 executed by and between CIDCO and the said Dosu Ardeshir Bhiwandiwalla and registered with the Office of Sub-Registrar of Assurances at Panvel under serial No. PVL/7836/2006, the said corporation agreed to grant to the said Original Licensee, a lease in respect of all that piece or parcel of land bearing Plot No. 4, Sector 20, Village Kalamboli, Navi Mumbai of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 16199.57 sq. mts. (hereinafter referred to as "the said Property") and more particularly described in the schedule hereunder written for the lease rent and on the terms and conditions set out therein.

प व ल - २
१२३३८
२०२०
१०/१०/००



The Original licensee applied to CIDCO for exemption under Section 20 of Urban Land (Ceiling and Regulation Act, 1976) and in exercise of the powers conferred by Sub-section 2 of Section 20 of the said Act and in view of Government directives dated 3rd April, 2002, the Competent Authority and MD, CIDCO have exempted the said Property from the provisions of Chapter III of the said Act, subject to the conditions set out in order dated 28th November, 2006 issued by CIDCO.

By Tripartite Agreement dated 11th December, 2006 executed by and between CIDCO, Dosu Ardeshir Bhiwandiwalla (as the Original licensee) and M/S. ATHARVA DEVELOPERS, a partnership firm, registered under the provisions of Indian Partnership Act, 1932 having its registered office at, 604, Vardhaman Palace, Plot No. 48, Sector 17 Vashi, Navi Mumbai -400 703 (The New Licensees), CIDCO Ltd accepted the New Licensees herein as the New Licensees in respect of the said Plot upon such terms &

2

Himanshu Bheda & Co.
Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu.bheda@rediffmail.com

conditions as contained in the said Tripartite Agreement. The said Tripartite Agreement is registered with the office of Sub-Registrar of Assurances at Panvel under Serial No. PVL-3/9235/2006 . At the request of the said Original licensee the corporation by its letter dated 26th December, 2006 agreed to transfer lease in respect of the said Property in favour of The New Licensees herein on the terms and conditions as set out therein

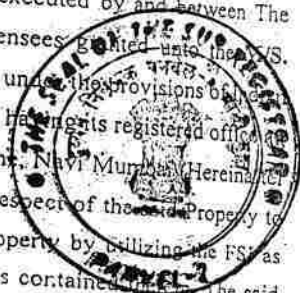
g) Thus The New Licensees herein became entitled to develop the said Property on the terms and conditions set out in Agreement to Lease dated 26th September, 2006 and Tripartite Agreement dated 11th December, 2006.

h) The New Licensees have appointed the architect Mr. S. S. Patil and have got the plans sanctioned from CIDCO vide Commencement Certificate bearing No. 1/500

i) By a Development Agreement dated 25-08-2007 executed by and between The New Licensees and the Developer herein The New Licensees PLATINUM PROPERTIES a partnership firm registered under the provisions of Partnership Act, 1932 having its Pan no. AAJFP4159N and having its registered office at Shop No. 1, Vrindavan Park, Plot No. 9, Sector 34 Kamoth, Navi Mumbai (Hereinafter referred to as the Developers), the development right in respect of the said Property to construct residential /commercial buildings on the said Property by utilizing the FSI as sanctioned by CIDCO and on such terms and conditions as contained in the said Development Agreement is lodged for registration with the Sub Registrar of Assurance under serial no 6874-2007.

j) As per the terms of the said Development Agreement, apart from the monetary consideration already paid by the Developers to the New Licensees, the Developers have also agreed to construct and hand over to the New Licensees certain premises to be constructed in the said project. The Developers are entitled to sell, transfer, and assign all the balance premises to such third parties as the Developers may deem fit, necessary and proper.

पत्र ३-२
२०२०
S. S. Patil
26/9/2006



Himanshu Bheda & Co.

Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 030 - MOBILE : 93230 32144
Email : himanshu.bheda@rediffmail.com

k) In the above circumstances, the Developers are entitled to develop the said plot by constructing a building as per the building plans duly sanctioned by the concerned authority.

l) In the circumstances, subject to the compliance of the terms & conditions of the Agreement to Lease dated 26th September, 2006, Tri-partite Agreement dated 11th December, 2006, Commencement Certificate bearing No. CIDCO/BP/ATPO/770 dated 10th April, 2007, Development Agreement dated 25-08-2007 in respect of the above plot, the title of M/S. ATHARVA DEVELOPERS to the above plot is clear & marketable & free from registered encumbrances and M/S. PLATINUM PROPERTIES are entitled to

पवल-२	
Construct the Buildings on the said Plot in accordance with the sanctioned Building Plans.	
9283C	२०२०
THE SCHEDULE ABOVE REFERRED TO:-	
Plot No. 04 Sector 20 in village site Kalamhoji Navi Mumbai admeasuring	
16,592.53 sq. mtrs or thereabouts	

On or towards the North by- 50.00 mtrs. Belt from exist Mangroves

On or towards the South by- Proj. 15.00 Mtrs. Wide road

On or towards the East by - Open space

On or towards the West by- Proj. 5.00 mtrs. Wide road.



DATE THIS 8th DAY OF January, 2008

For Himanshu Bheda & Co.

Himanshu Bheda

Proprietor.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



ATHARVA DEVELOPERS
06/10/2006
 Permanent Account Number
AANFA1429J
 Signature



Please: This card is lost, founds kindly inform / return to
 The Income Tax PAN Services Unit, UTMUSI
 Plot No. 3, Sector III, CBD-Belapur,
 New Mumbai - 400 614.

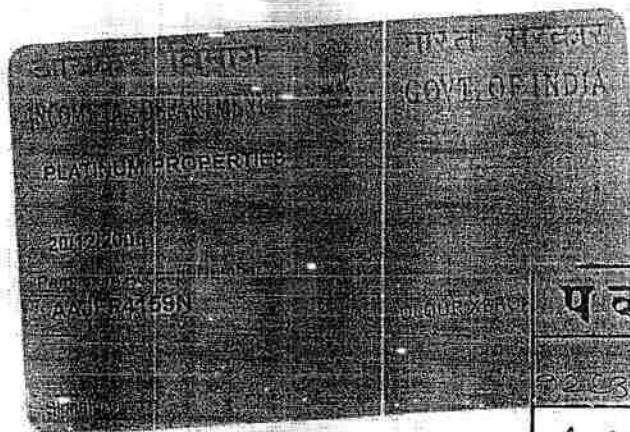
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
 आयकर पैन सेवा यूनिट यूटीएमयूसी
 प्लॉट नं. 3, सेक्टर 3, सी बी डी बेलपुर,
 नवी मुंबई-400 614.

पवल-२	
9288L	२०२०
LL/900	

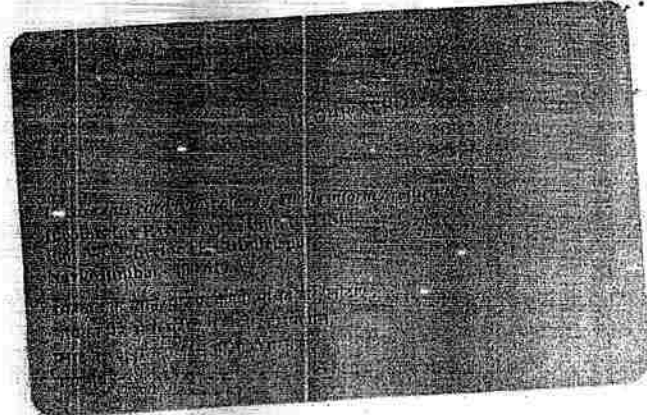


पवल-२	
१२६३८	२०२०
८१००	





पबल-२	
२३६	२०२०
८६/१००	



पवल-२	
१२६३८	२०२०
६० / १००	





भारत सरकार
GOVERNMENT OF INDIA



राजेंद्र दागडुलाल सुराणा
Rajendra Dagdulal Surana

जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



प व ल - ३

१२६२ २०२

4075 5175 5704 900

आधार — सामान्य मापदंडों का अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता 603, वर्धमान पॅलेस को.ओ.ही सो,
प्लॉट नं-48, सेक्टर-17, वाशी, नवी मुंबई,
वाशी, ठाणे, वाशी, महाराष्ट्र, 400703

Address: 603, Vardhaman Palace
CHS, Plot No-48, Sector-17,
Vashi, Navi Mumbai, Vashi,
Thane, Vashi, Maharashtra,
400703



1947
1800 180 1947



help@uidai.gov.in



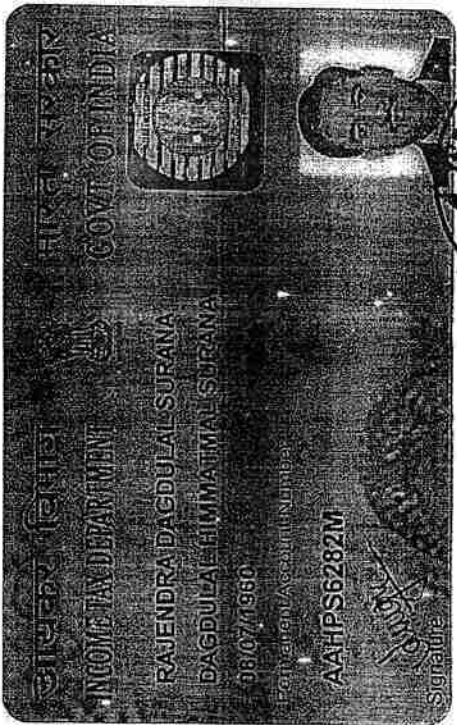
www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

पवल-२

१२६३८	२०२०
६०/१००	





पबल-२
१२८३८ २०२०
८३/१००

पवल-२	
१२९३८	२०२०
९६/१००	





पत्रक-२	
92836	२०२०
९५/१००	



पवल-२	
१२२५	२०२०
९९/१००	



आपला आधार क्रमांक / Your Aadhaar No. :

6685 0736 6505

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

पल्लवी संनी अरबट
Pallavi Sunny Arbat
पती : संनी दादाराव अरबट
Husband : Sunny Dadarao Arbat
जन्म तारीख / DOB : 02/09/1988
स्त्री / Female

6685 0736 6505

PALLAVI SURESH THAKARE
SURESH PUJARA MUTHAYEE
02/09/1988
Account Number
AQEPT637G

आधार - सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No. :

5715 9063 3941

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

संनी दादाराव अरबट
Sunny Dadarao Arbat
जन्म तारीख / DOB : 27/03/1985
पुरुष / Male

5715 9063 3941

पबल-२

आयुष्य विभाग
AYUSH DEPARTMENT
A SUNNY
DADARAO GULABRAO ARBAT
27/03/1985
AMOP4945N

आधार - सामान्य माणसाचा अधिकार

Arbat

Arbat

भारत सरकार
Government of India

दादाराव गुलाबराव अरबट
Dadarao Gulabrao Arbat
जन्म तारीख / DOB : 17/07/1948
पुरुष / Male

8051 4985 8623

भारत सरकार
GOVERNMENT OF INDIA

मनिष दादाराव अरबट
Manish Dadarao Arbat
जन्म वर्ष / Year of Birth : 1981
पुरुष / Male
7419 1043 8797

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार

Arbat

Arbat

पवल-२	
१२८३८	२०२०
२६५००	



Pre-Registration summary(नोंदणी पूर्व गोपवारा)

बुधवार, 23 डिसेंबर 2020 3:04 म.नं.

दस्त गोपवारा भाग-1.

पवल2 22/900
दस्त क्रमांक: 12638/2020

दस्त क्रमांक: पवल2 /12638/2020

बाजार मूल्य: रु. 97,72,884/-

मोबदला: रु. 1,10,00,000/-

भरलेले मुद्रांक शुल्क: रु. 3,30,000/-

दु. नि. सह. दु. नि. पवल2 यांचे कार्यालयात

पावती:14327

पावती दिनांक: 23/12/2020

अ. क्र. 12638 वर दि.23-12-2020

सादरकरणाचे नाव: सती दादाराव अरबट -

रोजी 2:56 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण: 32000.00

दस्त हजर करणाऱ्याची सही:

Joint Sr Panel 2

Joint Sr Panel 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 23 / 12 / 2020 02 : 56 : 19 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 12 / 2020 02 : 57 : 07 PM ची वेळ: (फी)

दस्ताऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

लिहून देणार

लिहून घेणार





... ..
... ..
... ..
... ..