

529/1124

Friday, January 21, 2022

2:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: आदई

पावती क्र.: 1204 दिनांक: 21/01/2022

दस्तऐवजाचा अनुक्रमांक: पवल5-1124-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मोहन गणपत राजे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 31500.00

Joint Sub Registrar Panel 5

सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

बाजार मुल्य: रु.2131984.4/-

मोबदला रु.3100000/-

भरलेले मुद्रांक शुल्क : रु. 186000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2001202212751 दिनांक: 21/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011952323202122E दिनांक: 21/01/2022

बँकेचे नाव व पत्ता:

पदाधिकाऱ्याची स्वाक्षरी

MGR 2022

मुळदस्तावेज परत मिळाला.

व लिपिका

सह दुय्यम-निबंधक, पनवेल ५.(वर्ग-२)

मूल्यांकन पत्रक (शहरी क्षेत्र बांधीव)

Document ID:

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21 January 2022 11:52:40

पन्ना

सालाह कर वर्ष	2021
राज्य	राज्य मह
मूल्य विभाग	तालुका पनवेल
मूल्य विभाग	154-रहिवास व इतर तत्सम वापरातील विकसनक्षम जमिनी
संकाय नाव	A Class Palika

सर्व्हे नंबर /न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोठ्यामागाचे एकक नौ मीटर
5190	51800	64400	70700	64400	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)	41.158 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.51800
सडकवाहन सुविधा	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
 = (51800 \* (100 / 100)) \* 100 / 100  
 = Rs.51800/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 51800 \* 41.158  
 = Rs.2131984.4/-

Applicable Rules = 3, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझ-नाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बाँदस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बाँदस्त बाल्कनी + स्वयंचालित वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 2131984.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.2131984.4/-  
 = २ एकवीस लाख एकतीस हजार नऊ शे चौ-याऐशी /-

CHALLAN  
MTR Form Number-6



SRN	MH011952323202122E	BARCODE	[Barcode]		Date	20/01/2022-17.15.53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	MOHAN GANPAT RAJE AND OTHERS			
Location	RAIGAD			Flat/Block No.	FLAT NO 303 3RD FLOOR J B LANDMARK			
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SURVEY NO 116 HISSA NO 6 VILLAGE ADAI			
30046401 Stamp Duty		186000.00		Area/Locality	TAL-PANVEL DIST-RAIGAD			
30063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 1 0 2 0 6			
				Remarks (If Any)	SecondPartyName=J B INFRA PROJECTS-			
				Amount In	Two Lakh Sixteen Thousand Rupees Only			
Total		2,16,000.00		Words	[Stamp: पवल-५, १९२४/२०२२]			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	691031220230420101174 2125229176				
Cheque/DD No.		Bank Date	RBI Date	20/01/2022-17.15.53				
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scribble				

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

*[Handwritten Signature]*



*[Handwritten Signature]*  
*[Handwritten Signature]*

AGREEMENT FOR SALE

MGR 434 (K...)  
Amraje 2022  
Binoj Mathew

THIS AGREEMENT FOR SALE is made and entered into at Panvel this January day of 21<sup>st</sup> in the Christian Year Two Thousand Twenty -Two [2022]

BETWEEN

M/S. J. B. INFRA PROJECTS, a partnership firm registered under The Indian Partnership Act, 1932, having its principal place of business at **Shop No.4, Jay Jaywanti C.H.S. Ltd. Plot No.8, Sector-15A, New Panvel, Tal. Panvel, Dist. Raigad, Pin - 410 206,** represented by its authorized Partner, **MR. BINOJ MATHEW** hereinafter referred to as **"THE PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the ONE PART;

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AND

1) Mr. Mohan Ganpat Rajе Pan No AKEPR7224F (2) Mr. Kedar Mohan Rajе Pan No :- CHGPR3186R (3)Mr. Akash Mohan Rajе Pan No :- BZSP... 6A and Mrs. Varsha Mohan Rajе Pan No:- BCJPR8021E through its Authorized Person residing at: Ghar No 577, room no 02, Chandrabhaganwas, sudhavan colony, Thane west, Jekegram, Thane Maharashtra-400606 hereinafter called and referred to as "THE ALLOTTEE/S" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs present and future executors administrators and assignees) of the OTHER PART.



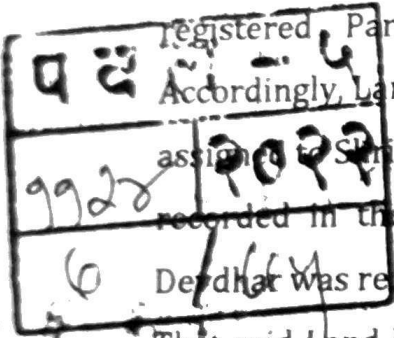
Binoj Mathew

MGR 434  
Amraje

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**WHEREAS:**

1. At all the relevant time, all that pieces and parcel of the land situated at Survey No 116, Hissa No. 6, admeasuring area 1470 Sq. Mtrs., Village - Adai, Tal. Panvel, Dist Raigad, 410206 (hereinafter referred to as "**the said Land**") was obtained by Shri Prabhakar Narayan Devdhar & Shri. Gopal Narayan Devdhar from Partition of Shri. Hari Sadashiv & Yashvant & Chintaman and Vasudev Narayan Devdhar vide Partition Deed. That said land was falling under The Tenancy Act and tenant being cultivating said land.
2. As per Section 32G (4) of The Tenancy Act, said land was sold to tenant Shri. Nama Dundharya Patil for valuable consideration. Accordingly, the name of Shri. Nama Dundharya Patil was recorded as KABJEDAR (Possession Holder) of said Land and name of Shri. Prabhakar Narayan Devdhar & Shri. Gopal Narayan Devdhar recorded as owner and they are entitled to receive consideration amount from the Kabjedar as per Section 43 of Tenancy Act.
3. Shri. Prabhakar Narayan Devdhar and Shri. Gopal Narayan Devdhar has executed registered Partition Deed, they distributed Lands amongst themselves. Accordingly, Land situated at Village Adai, Tembhode, Akurli & other villages was assigned to Shri. Prabhakar Narayan Devdhar. Hence said change in ownership is recorded in the Revenue record and sole name of Shri. Prabhakar Narayan Devdhar was recorded in the revenue records.
4. That said Land being falling u/s 4 of Tenancy Act, Tenant Shri. Nama Dudharya Patil had bought entire consideration and his name is recorded as Kabjedar of said land and names of Shri. Prabhakar Narayan Devdhar and Shri. Gopal Narayan Devdhar as OWNERS of said land has been deleted. The concerned authority has granted Certificate vide 32G Certificate bearing No.206/66/LPL312/40. Further, Kabjedar Shri. Nama Dundharya Patil died intestate and name of his son Shri. Balu Nama Patil has been mutated in the records of the rights.
5. Shri. Balu Nama Patil died intestate leaving behind him his legal heirs being namely 1) Kum. Chingu Balu Patil (Daughter), 2) Kum. Kusum Balu Patil (Daughter), 3) Smt. Laxmibai Balu Patil (Wife). The daughters being minor, represented through their natural guardian and HUF, Name of Smt. Laxmibai Balu Patil is recorded in the revenue record.
7. Smt. Laxmibai Balu Patil is duly seized and possessed of the said land and gifted the said land to Shri. Chau Changu Patil vide Gift Deed dated 19/11/1969.
8. Shri. Chau Changu Patil obtained a loan of Vikas Society, Panvel upon the said

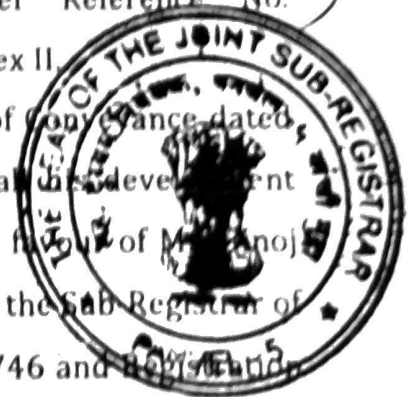
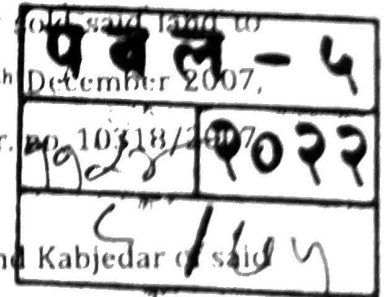


*Binay Patil*

*Chau Changu Patil*

land That as per Certificate dated 11/12/1989, issued by Chairman, Vikas Society, the lien of Vikas Society is removed/deleted from other rights of said land

9. Shri Chau Changu Patil sold said land to Shri. Shivaji Hari Sawant vide sale deed That name of Shivaji Hari Sawant is entered in the revenue record vide Order No. TNc /SR/693/B2 dated 16/07/1984 by Divisional Officer, Panvel
10. As the land falling under The Tenancy Act, Shri. Shivaji Hari Sawant purchased the said land after payment of requisite Najarana Amount to State Government, hence remark of नि. स प्र. कु. का. क- 43 was deleted and newly remarked and recorded as per the order of Tahasildar of Panvel under reference No. R.T.S./Tenancy/Kat/4/1942, dated 19/06/1989.
11. Further, Shri. Shivaji Hari Sawant died leaving behind him his legal heirs namely 1) Smt. Sushila Shivaji Sawant, 2) Shri. Ramesh Shivaji Sawant 3) Shri. Vinayak Shivaji Sawant and, Shri. Pravin Shivaji Sawant.
12. 1) Smt. Sushila Shivaji Sawant, 2) Shri. Ramesh Shivaji Sawant 3) Shri. Vinayak Shivaji Sawant and, 4) Shri. Pravin Shivaji Sawant are duly seized and possessed of the said land and sold the same to Shri. Harish Kumar Jethmal Madiyar vide Sale deed dated 16<sup>th</sup> October 1998, the same is registered with Sub Registrar Panvel under Sr. No. 2864/1998 dated 16/10/1998.
13. Shri. Harish Kumar Jethamal Madiyar duly seized, possessed said through his power of Attorney Holder Shri. Prashant Jamanadas Thakkar sold said land to Shri. Jamanadas Lakhmidas Thakkar vide sale Deed dated 27<sup>th</sup> December 2007, said Sale Deed is registered with sub Registrar Panvel under Sr. No. 10318/2007 dated 27/12/2007.
14. That name of Shri. Jamanadas Lakhmidas Thakkar as Owner and Kabjedar of said Land was recorded vide Order of Tahasildar under Reference No. Hknond/Kat/4/101/2009, dated 07/01/2009 and as per Index II.
15. Shri. Jamanadas Lakhmidas Thakkar by virtue of the Deed of Mortgage dated 04<sup>th</sup> September, 2018 has sold, transferred and assigned all his development rights, title, interest and benefits of the said plot of land in favour of Mr. Binoj Mathew and the same was duly stamped and registered with the Sub Registrar of Assurances at Panvel-3, vide its Registration Receipt No.11746 and Document Serial No.PVL-3/9604/2018.
16. Mr. Binoj Mathew is the representative partner of J. B. Infra Projects i.e. the Promoter herein.



*Binoj Mathew*

*M. G. Raju*

A. The Promoter hereto in the course of time submitted plans and specifications for development of the said Land through its Architects and the said Structural Engineer to the concerned authority i.e. Associate Planner (NAINA), CIDCO and/or Town Planning Department of The City And Industrial Development Corporation Of Maharashtra Limited (CIDCO) (hereinafter referred to as "the Corporation") and obtained approval and sanction to the same with Commencement Certificate vide Ref No.CIDCO/NAINA/Panvel/Adai/BP-399/CC/2019/924/SAP/1001 dated 31<sup>st</sup> July 2019 (hereinafter referred to as **Approved Plans**), by which the Promoter has become entitled to construct buildings on the said Land comprising of Ground/Stilt + 4 upper floors. Copy of the said Approved Plans is annexed hereto and marked as "**Annexure-A**".

B. The Promoter hereto having obtained all the necessary permissions, sanctions and approval as aforesaid have commenced the work of construction of the buildings on the said Land, in accordance with the said Approved Plans and such building is named as "**J B LANDMARK**" (hereinafter referred to as "the said Project")

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The Promoter has proposed to construct on the said land a building having for residential cum mercantile/commercial use, on OWNERSHIP BASIS to the prospective buyers.

The Promoter has entered into a standard Agreement with an Architect "Ar. PARAG MEHETAR (NIRMAAN ARCHITECTS)", registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

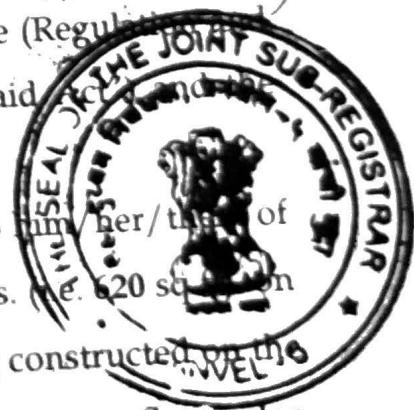


The Promoter has appointed "Mr. Subramanya Rao", as a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

F. By virtue of the Aforesaid agreements, the promoter has the sole and exclusive right to sell the Apartments and other Units as per proposed building to be constructed by the Promoter on the said Land and to enter into Agreement with the Allottee/s of the said Apartments, and Other Units therein and to receive the sale price in respect thereof

- G. The authenticated copy of Certificate of 13<sup>th</sup> August, 2018 issued by the Adv Sharda Hattam Pinjari to the Promoter showing the nature of the title of the Promoter to the said Land on which the Apartment are to be constructed have been annexed hereto and marked as 'Annexure-B'
- H. The authenticated copies of the plans of the Layout and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Project have been annexed hereto and marked as "Annexure-C"
- I. The Promoter has got some of the approvals from the concerned local authority/s to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.
- J. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Promoter while developing the said Land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority. The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.
- K. On demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.
- L. The Purchaser has applied to the Promoter for allotment to him/her/their of a Residential Flat bearing No.303 having area 37.41sq. Mtrs. on the Third Floor, in Building named "J B LANDMARK" being constructed on the said Land (hereinafter referred to as "the said Premises"); a floor plan whereof is annexed hereto marked as "Annexure-D" and which is more particularly described in the SCHEDULE II hereunder written, on ownership basis, In pursuance thereof, the Parties held negotiations by and between

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*Bijay Kumar*

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*Amaraj*  
*Pranje*



themselves resulting into settlement and agreement between the Parties hereabout all the terms and conditions in that behalf. The carpet area of the said Premises is 37.417 Sq. Meters. and "Carpet Area" means the net usable floor area of an Premises, excluding the area covered by the external walls, the area under service shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Premises.

M. The Parties relying on the confirmations, representations, and assurances each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

N. Prior to the execution of these presents, the Purchaser/s has/have paid to the Promoter a sum of **Rs.1,00,000/- (Rupees One Lakh Only)**, being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser/s as an advance payment or application fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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O. The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority. The Project Registration Number is **P52000022027**; the authenticated copy of the Registration Certificate is annexed herewith as "Annexure-E".

Under Section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser/s, being, in fact, these presents and also to register said Agreement under the Registration Act, 1908.

Q. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser/s hereby agree(s) to purchase the said Premises.

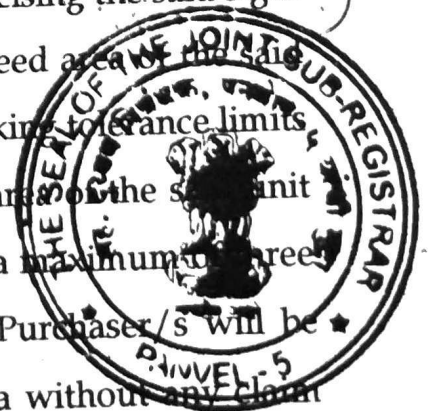
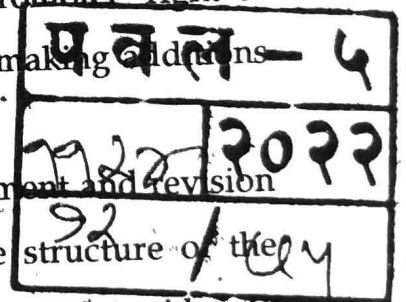
*Bijoy Chakraverty*

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

1) PROMOTER RIGHT OF DEVELOPMENT AND ACCEPTANCE THEREOF BY PURCHASER/S:-

1.1) The Promoter shall construct the said "J B LANDMARK", consisting of Ground/Stilt + 4 upper floors on the said Land in accordance with the plans, designs and specifications as approved by the concerned local authority. The promoter during the course of carrying out the construction of the said building, shall submit further revised and amended plans for approval to the CIDCO/Corporation and thereunder contemplate construction of additional upper floors and/or such other alteration in the structure of said proposed new building and shall utilize under such further revised and amended plans, all further available and balance development potentiality of the said Land to its fullest extent. The Promoter is hereby permitted under these present by the Purchaser for carrying out amendment and revision to the layout of the plans as and when required and this shall be considered as informed consent by the Purchaser to the Promoter, as contemplated under RERA Act and Rules made thereunder. Thus the Purchasers are fully aware of the Promoter's right of making amendment and revision to the layout plan and of making additions and alterations in the structure of the building.

1.2) The Promoter even though shall have right to make amendment and revision in the layout plan and/or addition and alterations in the structure of the building as stated in clause 1.1 above, Promoter while exercising the said right shall not cause any alteration and/or reduction in the agreed area of the said Premises of the Purchaser/s except that on account of working tolerance limits of the proposed constructions of the buildings, the total area of the unit agreed to be sold to the Purchaser may be reduced up to a maximum of three percent of the RERA carpet area and in that event the Purchaser/s will be deemed to have given consent for such reduction in area without any claim for compensation for such reduction. Similarly there is possibility of increase in the area of the Premises on account of working tolerance limits of the proposed constructions of the buildings after the completion of the



*Binod Kumar*

*MGR452*

construction of the unit and in that event also Purchaser will be deemed to have given consent for such increase in area and no extra consideration for a variation up to three percent is payable for the same. If there is any reduction in the carpet area of more than three percent then Promoter shall refund the excess money paid by Purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is an increase of more than three percent in the carpet area allotted to Purchaser/s, then Promoter shall demand an additional amount from the Purchaser/s for total increased area and the Purchaser shall pay the same within seven days from the date the payment is demanded by the Promoter. All these monetary adjustments shall be made at the same rate per square mtrs as agreed and mentioned in Clause (2.1) of this Agreement. Purchaser/s shall not be entitled to the possession of said Premises unless charges as aforesaid are paid by the Purchaser/s to the

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Promoter.

**ALLOTMENT OF PREMISES AND PAYMENT OF CONSIDERATION:-**

2.1) The Purchaser/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Premises bearing No.303 on



1st Floor, admeasuring 37.417sq. Meters. carpet area as per the approved plan of the said building project known as "J B LANDMARK" (hereinafter referred to as the "said Premises") more particularly described in SCHEDULE II as shown in the floor plan, for the consideration of Rs.31,00,000/- (Rupees Thirty One Lakh Only) excluding being the proportionate price of the Common areas and facilities appurtenant to the premises, the nature, extent and description of the Common/limited common areas and facilities which are more particularly described in the SCHEDULE III annexed herewith.

2.2) The purchase price of the Premises as mentioned above, is determined on the basis of above referred carpet area of the Premises which Purchaser/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

*[Signature]*

*[Signature]*

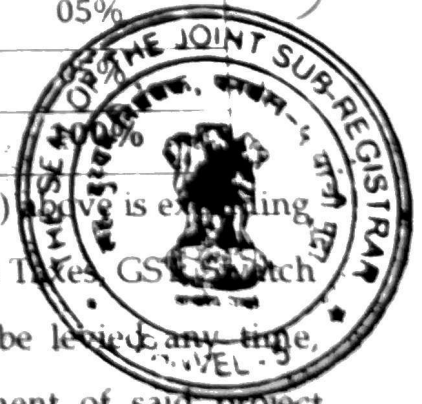
2.3) The Allottee to have paid on or before the execution of this agreement a sum of Rs 1 00 000/- (Rupees One Lakh Only) as an advance payment on application for and hereby agrees to pay to the Promoter the balance amount of Rs 30 00 000/- (Rupees Thirty Lakh Only) in the following manner

PAYMENT SCHEDULE

TOTAL AMOUNT	Rs. 31,00,000/-
AMOUNT RECEIVED	Rs. 1,00,000/-
BALANCE AMOUNT	Rs. 30,00,000/-

Sr No	Particulars	Percent
1	Earnest Money	10%
2	On Execution of Agreement	20%
2	On Completion of plinth	15%
3.	On Completion of 1 <sup>st</sup> Slab	05%
4.	On Completion of 2 <sup>nd</sup> Slab	05%
5.	On Completion of 3 <sup>rd</sup> Slab	05%
6.	On Completion of 4 <sup>th</sup> Slab	05%
7.	On Completion of 5 <sup>th</sup> Slab	05%
8.	On Completion of Brickwork, Plaster, Door & Window Frames	05%
9.	On Completion of Internal Plaster & External Plaster	05%
10.	On Completion of Plumbing, Electrification.	05%
11.	On Completion of Tile Work.	05%
12.	On Completion of Painting Work	05%
13.	On Possession	
	<b>Total</b>	

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 05%  
 19/07/2022  
 05%  
 05%



The total price/consideration as mentioned in clause (2.3) above is excluding all taxes/levies such as value added taxes (VAT), Services Tax, GST, Bharat Cess Tax and/or such other taxes which may be levied any time, hereinafter in connection with construction/ development of said project upon Said Land payable by the Promoter, irrespective as to who is made liable under concerned Statute/Rules to pay such taxes, all such taxes in proportion

*Biraj Kulkarni*

MGR 419  
*(Signature)*

(seven) days Purchaser/s shall make the payment of respective instalment. In case of failure on the part of Purchaser/s in adhering to the time schedule of 7 (seven) days, Promoter shall become entitle to take all such legal steps for breach of contract as contemplated under the provisions of Contract Act and RERA. In case of Purchaser/s commit/s any delay in making the said payment then Purchaser/s shall become liable to pay interest as specified in MahaRERA Rules on all delayed payments. In addition to such rights and without prejudice to such rights, the consequences as contemplated in clause 7 below shall also become applicable and effective.

- 2.7) All payment shall be made by Purchaser by drawing cheque/ DD/ RTGS/ NEFT in the name of "j b infra projects A/c No. 12021232000017" in Punjab National Bank, Panvel branch payable at Navi Mumbai/Panvel or other account as Promoter may intimate subsequently to the Purchaser. Purchaser shall separately pay transfer charges, if any, and other statutory dues which may be levied from time to time.
- 2.8) Purchaser shall deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to Promoter within seven (07) days of such deduction is made.
- 2.9) Provided that the TDS payment to the competent authority shall not construed to be a receipt of consideration unless bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Purchaser.

OR

Purchaser has informed the promoter that he/she does not require any car parking space in said project. Accordingly, no reservation of car parking is made against said Unit. Purchaser undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Purchasers.

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[Signature]	



3) ADHERANCE TO SANCTION PLAN:-

The Promoter hereby agrees to observe, perform and comply with the terms, conditions, stipulations and restrictions if any, which have been imposed by the said corporation at the time of sanctioning the said plans or

[Signature]

MGR 408  
Pankaj  
Anand  
Vijay

thereafter and shall, before handing over possession of the Premises to the Purchaser/s, obtain from the said corporation occupation and/or completion certificates in respect of the Premises.

4) TIME IS ESSENCE FOR BOTH PROMOTER AND PURCHASER/S:-  
Time is of essence for the Promoter as well as the Purchaser/s. The Promoter shall abide by the time schedule for completing the project and handing over the Premises to the Purchaser/s after receiving the occupancy certificate subject to what is stated. Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her/them and shall meet and comply with the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter.

5) DISCLOSURE OF FLOOR SPACE INDEX AND ACCEPTANCE BY PURCHASER/S:-

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The Promoter hereby declares that the total Built-Up Area available as on date in respect of the said Land is 715.097 square meters only and Promoter has planned to utilize Floor Space Index of 0.5 by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 33.14sq.m as proposed to be utilized by him on the said Land in the said Project and Purchaser has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



The Purchaser/s have been explained and made aware of the available FSI on the said Land and also the additional FSI and Transferable Development Right (hereinafter referred to as "TDR") which may be availed thereon. Upon conveyance of the said Land in favour of Apex Body/Federation Body and

- a) Non-availability of steel, cement, other Building material or labour at market competitive prices; and/or
- b) Non-availability / shortage of water or electric supply; and/or
- c) War, civil commotion, strikes of workmen or labourers or other persons, transport strike, terrorist attack or an act of God, irresistible force or reasons beyond the control of or unforeseen by the Promoter; and/or
- d) Any legislation, notice, order, rule, circular, notification of the Government and/or other public or other competent authority or court or injunction or stay or prohibitory orders or directions passed by any court, tribunal, body or authority; and/or
- e) Delay in issuing any permission, approval, NOC, sanction and/or Building occupation certificate and/or completion certificate by the concerned authorities; and/or
- f) Delay in securing necessary permissions or completion/ occupancy certificate from the competent authorities or water, electricity, drainage and sewerage connections from the appropriate authorities, for reasons beyond the control of the Promoter; and/or
- g) Force majeure or any other reason (not limited to the reasons mentioned above) beyond the control of or unforeseen by the Promoter, which may prevent, restrict, interrupt or interfere with or delay the construction of the Building including the said Premises; and/or
- h) Other force majeure and vis major circumstances or conditions including but not limited to the inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lockouts, action of labour unions or their agents beyond the control of or unforeseen by the Promoter or their agents; and/or
- i) Any other forces or reasons beyond the control of the Promoter. For the purpose of this Agreement this expression "force majeure" shall include any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural

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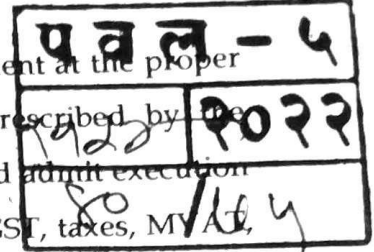
*Bina...*

and/or for taking such other action, shall be incurred and paid by the Purchaser/s in proportionate share.

28) PLACE OF EXECUTION:-

The execution of this Agreement shall be complete only upon its execution by the Promoter at the Promoter's Office as mentioned in the title clause.

The Purchaser/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof. But all expenses towards stamp duty registration, GST, taxes, MV, Service Tax and /or any other cess and taxes pertaining to this agreement and /or any other document that shall be executed in connection with the sale agreement, shall be borne and paid by the Purchaser/s.



29) ADDRESS FOR CORROSPONDENCE:-

That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Purchaser/s:

- 1) Mr. Mohan Ganpat Raje
  - (2) Mr. Kedar Mohan Raje
  - (3) Mr. Akash Mohan Raje
- Mrs. Varsha Mohan Raje

Address:

Ghar No 577, Room no 02, Chandrabhaganiwas,  
Sudarshan colony, Thane west, Jekegram,  
Thane Maharashtra-400606

Name of the Promoter:

M/S. J. B. INFRA PROJECTS,  
Office at: SHOP NO.4, JAY JAYWANTI C.H.S. LTD.,  
PLOT NO.8, SECTOR-15A, NEW PANVEL,  
TAL. PANVEL, DIST. RAIGAD, PIN - 410 206



### SCHEDULE I

THE SAID PROPERTY ABOVE REFERRED TO:

All that piece and parcel of Land admeasuring area 1470 Sq. Meters. bearing Survey No.116, Hissa No.6, Village Adai, Taluka Panvel, District Raigad, Registration District and Sub District Panvel and bounded as follows:

On or towards the North by : Survey/Gut No. 116, Hissa No. 5

On or towards the South by : Survey/Gut No. 116, Hissa No. 8

On or towards the East by : Survey/Gut No. 116, Hissa No. 7B

On or towards the West by : Survey/Gut No. 116, Hissa No. 1B

### SCHEDULE II

SAID PREMISES ABOVE REFERRED TO:

Premises bearing Flat bearing No.303, admeasuring about 37.417 Sq. Mtrs. of Carpet area on the 3<sup>rd</sup> Floor of the said building known as "J B LANDMARK" constructed in or upon the above referred said Land, which Premises is shown on the floor plan thereof as Annexure 'D',

### SCHEDULE III

### AMENITIES

1. Intercom Facility in all flats. CCTV surveillance system in common area.
2. Reputed high speed lifts. Automatic elevators with ARD.

*Biraj Kulkarni*

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४२ / ५५	



*MGK 2022*  
*Biraj*  
*Biraj*  
*M. Rajee*

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS  
JANUARY DAY OF 21<sup>st</sup> 2022 AT PANVEL.

THE COMMON SEAL OF THE  
Within named PROMOTER  
M/S. J. B. INFRA PROJECTS  
its authorized Partner, MR. BINOJ MATHEW


in the presence of

- 1) P.P. Rajee
- 2) P.B. Rajee

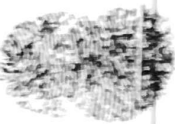

SIGNED & DELIVERED BY THE

**पवल - ५**  
1927/2033  
83/14

Within named "PURCHASER/S"

Through its Authorized Person  
1) Mr. Mohan Ganpat Rajee

MGRajee



Kedar Mohan Rajee

KRajee


Mr. Akash Mohan Rajee

AKRajee


Mrs. Varsha Mohan Rajee

COLOUR XEROX

In the presence of

- 1) P.P. Rajee
- 2) P.B. Rajee

VRajee

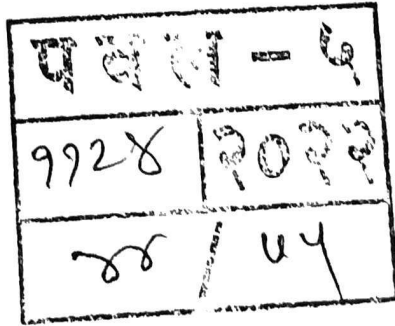
  


RECEIPT

RECEIVED the sum of **Rs.1,00,000/-** (Rupees One Lakh Only) paid by the Allottee/s to the Promoter towards the token amount for the sale, transfer of the FLAT bearing No. 303 admeasuring about 37.417Sq. Mtrs. of Carpet area, on the 3<sup>rd</sup> Floor of the said building known as "JB LANDMARK" consisting of Stilt+ Four Upper Floors, to be constructed on Survey No. 116, Hissa No. 6, admeasuring area 1470 Sq.Meters., Village - Adai, Tal. Panvel, Dist. Raigad, 410206.

**Description of the Part Payment**

Sr. No	Amount	Particular of Amount Paid
1	50,000/-	(Rupees Fifty Thousand Lakh) paid by the way of cheque as on dated 29/12/2021 having cheque No. from Bank Of India Branch- Tambe nager Mumbai.
2	50,000/-	(Rupees Fifty Thousand Only) paid by the way of Google Pay as on dated 21.01.2022 .
Total Amount	1,00,000/-	<b>(Rupees One Lakh Only )</b>



WE SAY RECEIVED

Rs.1,00,000/-

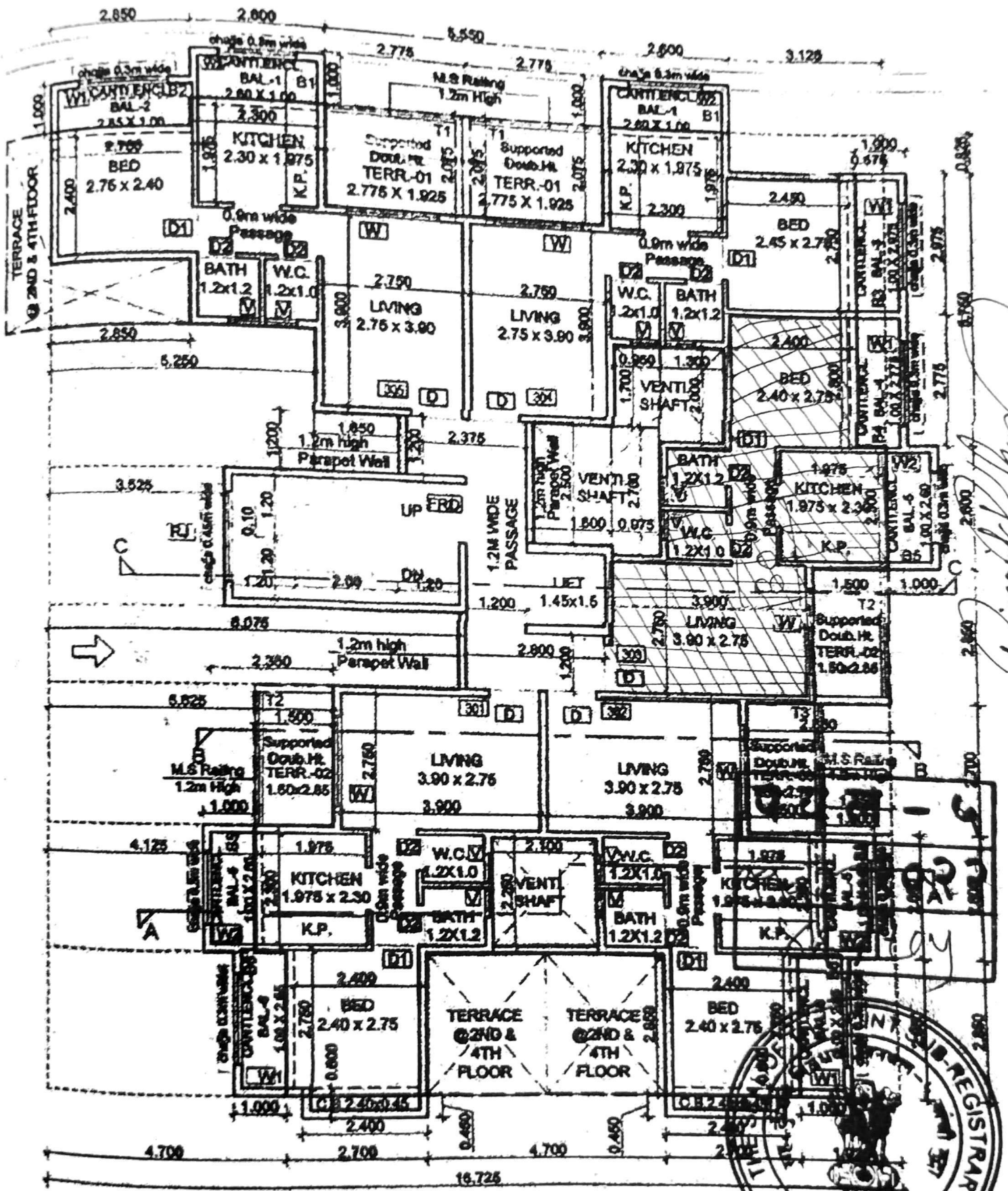
M/S. JB INFRA PROJECTS  
MR. BINOJ MATHEW  
(Representative Partner)



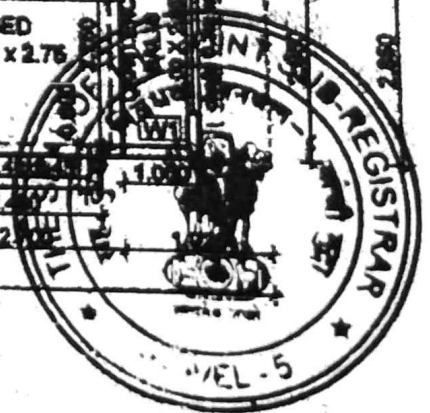
In the presence of .....

1) P.P. Rajee

2) P.B. Rajee



**THIRD FLOOR PLAN**  
(SCALE 1:100)



*MG 2408*  
*Pongate*  
*Annie*  
*M. Pate*

\* 303 - Third floor



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number  
**P52000022027**

Project **J B LANDMARK PHASE -1**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No 116 /6 at Adai, Panvel, Raigarh, 410206;**

1. **J B Infra Projects** having its registered office / principal place of business at Tehsil: **Panvel**, District: **Raigarh** **410206**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Code of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

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

The Registration shall be valid for a period commencing from **25/08/2019** and ending with **30/06/2024** and renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

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

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



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 17:37:33

Dated: 08/09/2021  
Place: Mumbai

Signature and seal of the

**CIDCO**  
**INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

ICBN 000000 MH 1070 DDC 014574

HEAD OFFICE  
 CIDCO, Belapur, Dist. Raigad  
 Maharashtra - 400 614  
 PHONE : +91 22 472 8100  
 FAX : +91 22 472 8166

Date: 11.07.2019

CIDCO/NAJNA/Panvel/Adai/BP-399/CC/2019/924/SAP/1001

Mr Binoj Mathew,  
 Shop No Jay Jaywanti Co. Op. Society Ltd,  
 Plot No. 08, Sector 15A, Opp. CKT School,  
 New Panvel (E), Navi Mumbai 410206.

**Sub: Development permission for proposed Residential building on land bearing Survey No. 116/6 at Village- Adai, Taluka- Panvel, Dist. - Raigad.**

- Ref.:
- Your application letter, regarding subject matter, received to this office on dated 05.11.2018.
  - This office's refusal letter issued vide no. CIDCO/NAJNA/Panvel/Adai/BP-399/2018/2468 dated 03.12.2018.
  - This office's letter addressed to Tehsildar, Panvel vide no. सिडको/नियोजन/बाप-३९९/बिनशेती/अभिप्राय/२०१८/२४६९ dated ०३.१२.२०१८.
  - 7/12 extract dated 06.05.2019
  - Non-agriculture remarks obtained from Tehsildar, Panvel vide no. पत्र क्र क्र. मशा/जमिनबाब/कात-१/टो.नं. ७१/आदर्श/२२६२/२०१८/१४२१ dated २४.१२.२०१८.
  - Letter received from Tehsildar, Panvel vide no. पत्र क्र क्र.मशा/जमिनबाब/कात-१/आदर्श/टो.नं. ७१/दुरुस्ती/२०१९/२६९ dated ०७.०५.२०१९ regarding typological error in NA remarks.
  - Measurement map issued by Land Record Office bearing अ. ता. ह. नि. १२३२८/०८.०८.२०१८.
  - Remarks from Dy. Engineer to Executive Engineer, Raigad Zilla Parishad vide letter no. जा.क्र.रा.जि.प/ उवि- पनवेल/५६६/२०१८, dated 07.06.2018 regarding along with certified drawing.
  - NOC issued by Group Gram Panchayat Adai regarding access road along with extract no. (gaon namuna) 23.
  - Attested copy of NOC for giving power supply for Sr. no 116/6 Copy of Letter of Executive Engineer, M.S.E.D. Co. Ltd, Panvel Urban Division. vide No EE/PNT/U/18-19/NOC/TECH/No 004636, dated 27.09.2018.
  - Attested copy of Letter of Senior Geologist, GSDA, Raigad, Alibag regarding and availability of potable water for Sr. no 116/6 vide No SG/GSDA/RAIGAD/LGW/739/2018, dated 26.10.2018
  - Attested auto generated copy of NOC issued by AAI regarding Height Clearance Sr. no 116/6 vide letter No No. NAVI/WEST/B/102518/344853, dated 29.07.2018
  - Development Charges paid Rs. 4,29,500.00/- vide receipt no. 6900000/29/2019 dated 26.06.2019

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Handwritten signature and the text 'PANVEL-5'.

02

With reference to your application no. Nil referred above at no 01, dated 05.11.2018 for issue of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah XXXVII of 1966), to carry out development work / Building on land bearing No. 116/6 at Village- Akurli, Taluka- Panvel, Dist. - Raigad, the Commencement Certificate, vide letter no. CTRC/NAINA/Panvel/Adai/BP-399/CC/2019/924/SAP/1001 dated 31.07.2019, as requested under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

*Shubhangi Kale*  
31/07/19

(Shubhangi Kale)  
Associate Planner (BP), NAINA  
CIDCO Ltd.

*get*

Encl: As above

Cc to:

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११२४	२०२२
४६ / ५२	

1. M/s Nirmaan Architect,  
At Parag Metetar,  
Plot no. 12, Ground floor,  
College Plaza, Tilak road,  
Old Panvel 410206.

The District Collector,  
Office of the Collector, Revenue Dept,  
Near Hirakot Lake, Alibag,  
Dist-Raigad 402201.



2. MSED Co. Ltd.  
Executive Engineer,  
D.Co Ltd, Panvel Urban Dn,  
3. Superintendent of Land Records,  
Samaj Hall, 1st floor,  
Panvel, 410206.

4. The Tahasildar,  
Office of the Collector, Revenue Dept,  
Near Hirakot Lake, Alibag, Dist-Raigad 402201.

6. The Sarpanch,  
Gram Panchayat of Adai,  
Panvel, Raigad.

7. The CCUC (NAINA),  
CIDCO

With a request to ensure that the Occupancy Certificate is obtained by the applicant, before giving permanent power supply.

**COMMENCEMENT CERTIFICATE**

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- A) Location: Survey No. 116/6 at Village- Adai, Taluka- Panvel, Dist. - Raigad.
- B) Land use (Predominant): As per Sanctioned Interim Development Plan of NAINA, the subject land falls under Mixed Use (N-3).
- C) Details of the proposal with BUA:

AREA STATEMENT		
Sr. No.	Particulars	Area in Sq. Mt.
1.	Area of Plot as per 7/12 extract	1470.000
2.	Area of Plot as per measurement plan( As per triangulation of TILR at true scale )	1495.440
3.	Area of plot as per Physical Survey	1481.763
4.	Area of plot, considered {least of (a), (b) & (c) above}	1470.000
5.	DEDUCTION FOR	
	a. Existing village road area (as per TILR)	37.887
	b. Widening of road	0.00
	c. Any reservation	0.00
6.	Gross area of the Plot (4-5)	1432.113
7.	Deduction for Amenity space if Any	NA
8.	Recreational open space required	0.00
9.	Recreational open space provided	0.00
10.	Net area of plot	1432.113
11.	Permissible FSI	0.50
12.	Permissible Built up Area = { (10) X (11) }	716.057
13.	Proposed Built Up Area (including excess terrace area)	715.097
14.	Balance Built Up Area { (12) - (13) }	0.960
15.	FSI Consumed { (13) ÷ (10) }	0.449
16.	FSI Balanced (11-15)	0.001
17.	Number of units Proposed	17
	a. Residential	17
	b. Commercial	00
18.	Trees to be planted	
	(18A) Trees to be planted against plot area { (10) X (11) }	15
	(18B) Trees to be planted against open space	00
	(18C) Trees to be planted against tree felled	00
	(18D) Existing Number of trees to be retain	00
	(18E) Req. Number of trees to be planted { (18A + 18B + 18C) }	15
	(18F) Number of trees planted	15

पवल - ५  
११/०७/२०१९  
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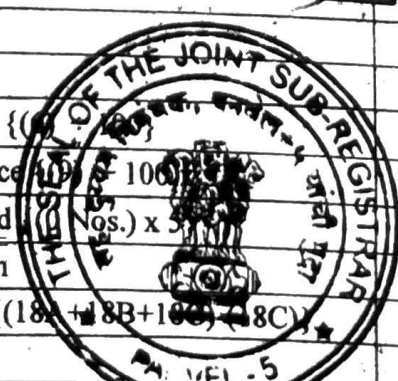
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- A) Location: Survey No. 116/6 at Village- Adai, Taluka- Panvel, Dist. - Raigad.
- B) Land use (Predominant): As per Sanctioned Interim Development Plan of NAINA, the subject land falls under Mixed Use (N-3).
- C) Details of the proposal with BUA:

AREA STATEMENT		
Sr. No.	Particulars	Area in Sq. Mt.
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3.	Area of plot as per Physical Survey	1495.440
4.	Area of plot, considered {least of (a), (b) & ( c ) above}	1481.763
5.	DEDUCTION FOR	1470.000
	a. Existing village road area (as per TILR)	
	b. Widening of road	37.887
	c. Any reservation	0.00
6.	Gross area of the Plot (4-5)	0.00
7.	Deduction for Amenity space if Any	1432.113
8.	Recreational open space required	NA
9.	Recreational open space provided	0.00
10.	Net area of plot	0.00
11.	Permissible FSI	1432.113
12.	Permissible Built up Area = { (10) X (11) }	0.50
13.	Proposed Built Up Area (including excess terrace area)	716.057
14.	Balance Built Up Area { (12) - (13) }	715.097
15.	FSI Consumed { (13) ÷ ( 10) }	0.960
16.	FSI Balanced (11-15)	0.449
17.	Number of units Proposed	0.001
	a. Residential	17
	b. Commercial	17
18.	Trees to be planted	00
	(18A) Trees to be planted against plot area { (10) X (11) }	15
	(18B) Trees to be planted against open space	00
	(18C) Trees to be planted against tree felled	00
	(18D) Existing Number of trees to be retain	00
	(18E) Req. Number of trees to be planted {(18A + 18B + 18C) ÷ 18C}	15
	(18F) Number of trees planted	15

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D) Details of the Buildings is as follows:

Sr. No	Building No.	Predominant use	No of Floors	BUA in Sq. M.
1.	Building I (Wing A + Wing B)	Residential	Stilt+4	715.097
Total BUA in Sq. M.				715.097

E) This Commencement Certificate is to be read along with the accompanying drawings bearing no. CIDCO/NAINA/Panvel/Adai/BP-399/CC/2019/924/SAP/1001 dated 31.07.2019.

F) This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.

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

- 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.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.

c) The Managing Director, CIDCO, is satisfied that the Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such 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 (MR&TP) Act, 1966.

### GENERAL CONDITIONS

The applicant shall :-

- Inform to the Corporation immediately after starting the development work in the land under reference.
- Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain the occupancy certificate from the Corporation.
- Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.
- Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and /or upgradation of infrastructure.
- Always exhibit a certified copy of the approved plan on site.

h) As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> 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 Owner / Developer, he shall install a 'Display Board' at a conspicuous place on site indicating following details:-

- a. Name and address of the owner / developer, Architect and Contractor.
- b. Survey Number / City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
- c. Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- d. FSI permitted.
- e. Number of Residential flats/Commercial Units with their areas.
- f. 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.

3. The amount of Rs. 25,000.00/- (Rupees Twenty Five Thousand only), deposited vide Receipt No. 690000297/2019 dated 26.06.2019, with the Authority 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 stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

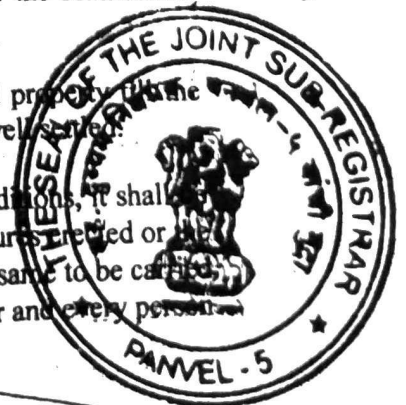
7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.

8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.

9. The applicant shall not take up any development activity on the aforesaid property, if the court matter pending if any, in any court of law, relating to this property is well settled.

10. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alternation of any structures erected or in use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.

पवल - ५	
१९२२	२०२२
५२ / ७५	



See.

	<p>महाराष्ट्र शासन महसूल व वन विभाग</p>
	<p>जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, रायगड - अलिबाग हिराकोट तळघाजवळ, अलिबाग, ता.अलिबाग, जि.रायगड ४०२ २०१</p>
<p>दुरध्वनी क्र : ०२१४१-२२२११८/२२२०९७/२२२३२२ ✦ फॅक्स क्र:०२१४१-२२७४५१</p>	
<p>✦ ई-मेल : tahasildarmahasul@gmail.com ✦</p>	
<p>क्र.मशा/एल.एन.ए.१(ब)/सनद/मौ.आदई/एस.आर.६१/२०१९</p>	
<p>दिनांक : १६/०९/२०२०</p>	

प्रति,  
श्री. बिनोज मॅथ्यु,  
रा.शॉप नं.जय जयवंती को.ऑप.सोसायटी लि.,  
प्लॉट नं. ०८, सेक्टर १५अ, सिकेटी हायस्कूल समोर,  
नवीन पनवेल, (पूर्व) नवी मुंबई ४१०२०६

विषय :- महाराष्ट्र जमीन महसूल संहिता कलम ४२-ब अंतर्गत  
मौजे आदई, ता.पनवेल येथील स.नं.११६/६, क्षेत्र ०-१४-७० हे.आर  
बा मिळकतीस सनद मिळणेबाबत.  
संदर्भ :- १) तहसिलदार पनवेल यांचेकडील पत्र क्र.जमीनबाब/कात-१/४२ब/  
मौजे आदई/१३९१३/२०१९, दि.१०/१०/२०१९.  
२) शासन, महसूल व वन विभागाकडील अध्यादेश क्र.२/२०१७,  
दिनांक ०५/०१/२०१७.

उपरोक्त विषयांकित प्रकरणी आपणांस कळविण्यांत येते की, आपण मौजे आदई, ता.पनवेल येथील स.नं.११६/६, क्षेत्र ०-१४-७० हे.आर या जमिनीची महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ब अंतर्गत सनद मिळणेबाबत तहसिलदार पनवेल यांचेकडे दिनांक ०५/०९/२०१९ अन्वये अर्ज केलेला आहे. तहसिलदार पनवेल यांनी दिनांक १०/१०/२०१९ रोजीच्या पत्रान्वये उपरोक्त विषयांकित प्रकरणी अर्जदार श्री. बिनोज मॅथ्यु, यांनी तहसिलदार पनवेल यांचे कार्यालयाकडे विनंती अर्ज करून मौजे आदई, ता.पनवेल येथील सर्व्हे नंबर ११६/६, क्षेत्र ०-१४-७० हे.आर या जमिनीस महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ब अन्वये सनद मिळणेकामी विनंती अर्ज सादर केलेला आहे. सदर प्रकरणी डळ अधिकारी पळस्ये यांचेमार्फत चौकशी करून अहवाल खालीलप्रमाणे सविनय सादर केला आहे.

जमिनीचे वर्णन

अ.क्र.	गावाचे नांव	सर्व्हे नंबर	क्षेत्र	कब्जेदाराचे नांव
१	आदई	११६/६	०-१४-७० (हे.आर.)	बिनोज मॅथ्यु

**प व ल - ५**  
२०२२

सदर जमिनीचे भोगवट्यादार सदरी बिनोज मॅथ्यु यांचे नाव दाखल असून याबाबतचे नोंद मूळ गावकागादोपत्री खरेदीखताने फेरफार क्रमांक ३६०७, दिनांक २५/०९/२०१८ अन्वये दाखल झालेले आहे. सदर जमिनीचा धारणाधिकार वर्ग-१ आहे. सदर जमिनीवर कोणताही अधिभार नाही. असे मंडळ अधिकारी यांच्या प्रकरणी सादर कागदपत्रांवरून दिसून येते. सदर जमिनीच्या रुपांतरणाबाबत महाराष्ट्र जमीन महसूल संहिता १९६६ च्या तरतुदीन्वये देय असलेला रुपांतरण कर व अकृषिक आकारणी यांची खालीलप्रमाणे र.रु. ७,९८८/- (अक्षरी सात हजार नऊशे अडतीस रुपये मात्र) होत असून अर्जदार यांनी चलन क्र. १७/०९/२०१९ अन्वये शासन जमा केलेली आहे.

मूळ विनशेती आकार	अकृषिक आकारणी (निवासी कारणासाठी)	रुपांतरण कर निवासी (कारणासाठी)	नजराणा किंवा अधिमुल्य	इतर शुल्क
१४७/-	अकृषिक आकारणी रु.	१४७	६६१५/-	-
	जिल्हा परिषद उपकर रु.	५८८		
	पंचायत समिती उपकर	४४१		
	ग्रामपंचायत उपकर रु	१४७		
	एकूण रु.	१३२३	६६१५/-	-



सदर जमिनीचे सन १९५६-५७ ते आजपर्यंतचे स्थिती दर्शविणारे ७/१२ उतारे/दाखले व त्यावरील सर्व फेरफार सादर केले आहेत. सदर जमिनीचे १९५६-५७ ते २०१८-१९ पर्यंत स्थिती दर्शविणारे ७/१२ उतारे/दाखले व त्यावरील सर्व फेरफार प्रकरणी सामील केले आहेत. ७/१२ वरील फेरफारांचे अवलोकन केले

दिलेले बांधकाम आदेश व त्यासोबतच्या मंजूर रेखांकनाप्रमाणे जागेत बांधकाम करणे अनुज्ञेय असले व त्यामधील अटी व शर्तीचे पालन करणे अर्जदार/जमीनमालक यांचेवर बंधनकारक राहिल.

१७. वरील शर्तीचा अगर सनदेतील शर्तीचा अर्जदार याने भंग केल्यास प्रश्नाधिन घापर रद्द करण्यात येईल व या खेरीज अर्जदार हे जमीन महसूल कायदा व त्या खालील नियम, सरकारी उठाव व आदेशाप्रमाणे कारवाई व दंडास पात्र होईल.
१८. वरील अटी तसेच महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४२, ४४ व त्याखालील पोटकलम, मुंबई कुळवहिवाट अधिनियम १९४८ मधील तरतूदीच भंग झाल्यास, अधिकार अभिलेखाच्या अनुषंगाने कोणताही वाद निर्माण झाल्यास, त्याची जबाबदारी अर्जदार यांची राहिल व देण्यात आलेली सनद रद्दबातल समजण्यात येईल व प्रकरणी सक्षम प्राधिकरणा मार्फत/ न्यायालयामार्फत देण्यात येणारे निर्णयाचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल.
१९. प्रस्तुत मिळकतीबाबत कोणत्याही न्यायालयात दावा दाखल असल्यास सदर दाव्याबाबत मा.न्यायालयाकडून होणारा न्यायनिर्णय अर्जदार/जमीनमालक यांचेवर बंधनकारक राहिल.
२१. अर्जदार यांनी सादर केलेली माहिती/कागदपत्रे, खोटी अथवा दिशाभूल करणारी आढळल्यास दिलेली परवानगी रद्द समजण्यात येईल.




सही/-XXX  
(डॉ.विजय सुर्यवंशी)  
जिल्हाधिकारी रायगड  
अलिबाग

प व ल - ५  
११२४२०२२  
६९ / ७५



- प्रत :- तहसिलदार पनवेल यांजकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.
- २/- याकामी अर्जदार यांचेकडून सदर सनदेतील अटी व शर्तीचा भंग केल्यास नियमोचित ती कार्यवाही करण्यात येऊन केलेल्या कार्यवाहीबाबत तात्काळ या कार्यालयाकडे कळविण्यात यावे. तसेच ७/१२ सदरी अधिकार अभिलेखात बिनशेतीची नोंद घेण्यात यावी.
- प्रत :- तलाठी सजा आसुडगांव, ता.पनवेल, जि.रायगड यांजकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी सहयोगी नियोजनकार (नैना) सिडको, शहर व औद्योगिक विकास महामंडळ, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई यांजकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी
- प्रत :- उप अधिक्षक भूमि अभिलेख, पनवेल यांजकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी
- प्रत :- एल.एन.ए. हॅण्ड फाईलसाठी.

  
(विशाल दौंडकर)  
तहसिलदार (महसूल)  
जिल्हाधिकारी कार्यालय रायगड

That name of Shri.Jamanadas Laxmidas Thakkar as owner and Kabjedar of said land was recorded vide Order of Tahasildar under reference no. Hknond/kat/4/101/2009, dated 7/1/2009 and as per Index II. Same is recorded vide Mutation Entry No. 2895 & 3047.

Shri. Jamanadas Laxmidas Thakkar, do hold all the rights, title and interest upon land bearing survey no 116, Hissa no 6 at Village Adai sold, assigned entire land in favour of Mr. Binoj Mathew, executed Sale Deed dated 4<sup>th</sup> September 2018, registered with sub-registrar Panvel-3 at Sr. no. 9604 dated 4/09/2018.

Mr. Binoj Mathew, owner of the land bearing Survey no 116, Hissa no 6 at Village Adai. The Urban Development Department of Government of Maharashtra

by its Notification dated 10<sup>th</sup> January 2013, declare CIDCO as Special Town

Planning Authority for the area affected by Navi Mumbai Airport Influence

Notified as (NAINA). Hence the Naina department of CIDCO acting as Associate

Planner for the Said area. Mr. Binoj Mathew, owner of the land entitled to develop

the land for Residential purpose applied to the Concern Authority of Naina and

obtained Construction paid N.A. tax as per order and obtained Permission for

construction and Sanad on dated 3<sup>rd</sup> March 2020.

having gone through the Mutation Entries, documents provided to me

upon search within the sub-registrar office, upon available record, I hereby

certify that title of Non-Agricultural Land bearing survey no 116, Hissa no 6, area

measuring 0-14-70, situated at Village Adai, Taluka Panvel, District Raigad in

the aforesaid manner in favour of Mr. Binoj Mathew is absolute, free, clear

marketable and is free from all the ENCUMBRANCES..

प व ल  
1928 2022  
६६ / १०१



Issued on:

7/1/2021

CERTIFIED AND ISSUED BY

Adv. SHARADA TITAM

3/3

**STAMP OF APPROVAL**  
**DEVELOPMENT PERMISSION GRANTED**

Subject to the conditions mentioned in this office's letter no.:

CIDCO MAINA/Panel, Adai, MP-319/JC/2017, 124/  
 Date: 31.08.2018 CAP/1001

*[Signature]*  
 31/08/18  
 Associate Planner (MAMA)

2028

SCHEDULE OF DOORS & WINDOWS

TYPE	TENEMENT NUMBER			SILL LEVEL (METER)	DESCRIPTION (S)
	WIDTH (METER)	HEIGHT (METER)	AREA (Sq.M.) (4) = (2)(3)		
(1)	1.2	2.30	2.76	0.000	FIRE RESISTANCE DOOR
FD	1.00	2.30	2.30	0.000	T.W. FRAMED PANEL DOOR
D1	0.90	2.30	2.07	0.000	T.W. FRAMED PANEL DOOR
D2	0.75	2.10	1.575	0.000	T.W. FRAMED PANEL DOOR
W	1.80	2.10	3.78	0.300	ALUMINIUM SLIDING WINDOW
W1	1.80	2.10	3.78	0.300	ALUMINIUM SLIDING WINDOW
W2	1.50	1.80	2.70	0.300	ALUMINIUM SLIDING WINDOW
V	0.60	0.70	0.42	1.400	ALUMINIUM LOUVERED WINDOW
V1	0.60	0.70	0.42	1.400	ALUMINIUM LOUVERED WINDOW
R	1.50	1.40	2.10	0.300	R.C.C. JAU

SCHEDULE OF LIGHT & VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED (5) = (3)/6	L & V PROVIDED (6)
(1)	(2)	(3)	(4)	(5)	(6)
LIVING	204	10.725	W	1.788	2.970
			W1		2.520
BED.	204	9.712	W1	1.619	2.520
KITCHEN	204	7.142	W2	1.000	2.100
BATH	204	1.440	V	0.240	0.450
W.C.	204	1.200	V	0.200	0.450
TOILET	101	2.780	V1	0.460	0.540

SPECIFICATIONS

External wall thk	0.15M
Internal wall thk	0.10M
TOTAL NO. OF UNITS	
COMMERCIAL UNITS	00
RESIDENTIAL UNITS	17

SHEET CONTENT

GROUND FLOOR PLAN,  
 TYPICAL 1ST & 3RD FLOOR PLAN,  
 ELEVATION & SECTIONS,  
 BUILT UP AREA DIAGRAM & CALCULATION,  
 BALCONY AREA STATEMENT,  
 TERRACE AREA STATEMENT,  
 SCHEDULE OF DOOR & WINDOW,  
 SCHEDULE OF LIGHT & VENTILATION.

NAME OF THE OWNER & SIGNATURE

MR. BINOJ MATHEW  
*[Signature]*

(SIGNATURE OF OWNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON SURVEY NO. 116/6, AT VILLAGE - ADAI, TAL. - PANVEL, DIST. - RAIGAD.

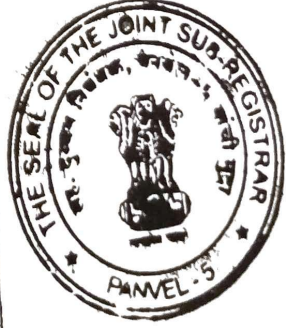
ARCHITECT NAME & SIGN

*[Signature]*  
 Director, Member  
 (Owner)  
 NIRMAAN ARCHITECTS  
 (G.A. Reg. No. - 12/2017/2018)

(Signature of Architect)

PRODUCED BY AN AUTOGENERIC EDUCATIONAL PRODUCT

पबल-५  
 ११/०८/२०१८  
 ६८/१५







कर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AKEPR7224F

GANPAT RAJE

Father's Name  
HARIBA RAJE

जन्म तिथि / Birth  
1970

हस्ताक्षर / Signature

20092018

*MGRaje*

भारत सरकार  
GOVERNMENT OF INDIA

मोहन गणपत राजे  
Mohan Ganpat Raje

जन्म वर्ष / Year of Birth 1970  
पुरुष / Male

7528 6752 5620

— सामान्य माणसाचा अधिकार

*MGRaje*

कर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MOHAN RAJE  
RAJE

998

Account Number  
R3186R

*Paraje*

भारत सरकार  
GOVERNMENT OF INDIA

केदार मोहन राजे  
Kedar Mohan Raje

आई : वर्षा मोहन राजे  
Mother : Varsha Mohan Raje

जन्म वर्ष / Year of Birth : 1998  
पुरुष / Male

5866 0933 8737

— सामान्य माणसाचा अधिकार

*Paraje*

कर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MOHAN RAJE  
GANPAT RAJE

1997

Account Number  
R9556A

*Paraje*

भारत सरकार  
GOVERNMENT OF INDIA

आकाश मोहन राजे  
Akash Mohan Raje

आई : वर्षा मोहन राजे  
Mother : Varsha Mohan Raje

जन्म वर्ष / Year of Birth : 1997  
पुरुष / Male

3559 2494 4539

— सामान्य माणसाचा अधिकार

*Paraje*

प व ल - ०  
२०२०  
०५/०५

भारत सरकार  
GOVERNMENT OF INDIA

वर्षा मोहन राजे  
Varsha Mohan Raje

जन्म वर्ष / Year of Birth 1975  
स्त्री / Female

5029 8974 3558

— सामान्य माणसाचा अधिकार

*VRaje*

आयकर विभाग  
INCOME TAX DEPARTMENT

VARSHA MOHAN RAJE

BHANUDAS SHIDU KUMBHAR

25/05/1975

BCJPR8021E

*VRaje*

भारत सरकार  
GOVERNMENT OF INDIA

THE SEAT OF THE JOINT SUB-DIVISION

22072011

*VRaje*

भारत सरकार  
Government of India

प्रियांका प्रवीण राजे  
Priyanka Pravin Raje

आई : वर्षा मोहन राजे  
Mother

*P.P.Raje*

भारत सरकार  
Government of India

प्रवीण भास्कर राजे  
Pravin Bhaskar Raje

जन्म तारीख/DOB: 03/04/1988  
पुरुष/ MALE

*P.B.Raje*



21/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 1124/2022

नोंदणी :

Regn:63m

गावाचे नाव : आदर्ई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3100000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2131984.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग-15/4 दर-51800/- प्रती चौ मी, सर्दानका क्र.303, तिसरा मजला, जे.बी. लॅंडमार्क, सर्व्हे क्र.116, हिस्सा क्र.6, आदर्ई, ता.पनवेल, जि.रायगड. क्षेत्र 37.417 चौ.मी. कारपेट ( ( Survey Number : 116 / 6 ; ) )
(5) क्षेत्रफळ	1) 37.417 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जे.बी इन्फ्रा प्रोजेक्ट्स तर्फे भागीदार बिनोज मॅथ्यु - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान क्र.०४, जय जयवंती को.ऑप.हो.सो.लि., प्लॉट क्र.०८, सेक्टर १५ ए, ऑप.सी.के.टी.स्कूल, नवीन पनवेल ईस्ट, ता.पनवेल, जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AAOFJ9418P
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहन गणपत राजे - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर क्र.५७७, रूम क्र.०२, चंद्रभागा निवास, सुदर्शन कॉलनी, ठाणे वेस्ट, जेकेग्राम, ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AKEPR7224F 2): नाव:-केदार मोहन राजे - वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर क्र.५७७, रूम क्र.०२, चंद्रभागा निवास, सुदर्शन कॉलनी, ठाणे वेस्ट, जेकेग्राम, ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-CHGPR3186R 3): नाव:-आकाश मोहन राजे - वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर क्र.५७७, रूम क्र.०२, चंद्रभागा निवास, सुदर्शन कॉलनी, ठाणे वेस्ट, जेकेग्राम, ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BZSPR9556A 4): नाव:-वर्षा मोहन राजे - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर क्र.५७७, रूम क्र.०२, चंद्रभागा निवास, सुदर्शन कॉलनी, ठाणे वेस्ट, जेकेग्राम, ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BCJPR8021E
(9) दस्तऐवज करून दिल्याचा दिनांक	21/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	21/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1124/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	186000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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 दुय्यम निबंधक वग-१,  
(पनवेल-५)

Date:- 23/08/2023.

**POSSESSION LETTER**

Dear Sir,

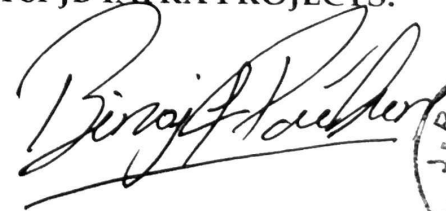
We are glad to inform **MRS. Varsha Mohan Raje** that you're **FLAT NO. 303 (403 SQ.FT), ON THIRD FLOOR** in "J B Landmark Phase-I" building constructed on Survey No.116/6 At Village- Adai, Near Bhagatwadi Village, New Panvel, Tal-Panvel, Dist-Raigad, Navi Mumbai-410206 is ready for possession. The possession is subject to all the terms and conditions stipulated in your Agreement with us.

We hereby have given to inform **MRS. Varsha Mohan Raje** the possession of your **FLAT NO.303 ( J B Landmark Phase-I) THIRD FLOOR** in "through this possession letter.

Thanking you!!!!

Yours faithfully,

For JB INFRA PROJECTS.



(Authorized signatory)



Note: - **MRS. Varsha Mohan Raje** have received & taken Over the Possession of **FLAT NO. 303 (J B LANDMARK Phase-I) THIRD FLOOR** Dated 19<sup>th</sup> AUG 2023.

**MRS. VARSHA MOHAN RAJE**



## Navi Mumbai Airport Influence Notified Area (NAINA)

**Certificate No:** CIDCO/NAINA/Panvel/Adai/BP 00399/OC/Full/2022/0228

**Dated :** 04 Aug 2022

### OCCUPANCY CERTIFICATE

To

MR BINOJ MATHEW

Maharashtra Panvel

**Sub :** Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. : 116/6 of Village : Adai , Taluka : Panvel , Dist. : Raigad.

**Ref :** 1.Your application No BP-399 dated 16 Mar 2020

2. File No BP-399

3. Joint Site Inspection dated 22 Apr 2022

4. Your application through NIAMS for Occupancy Certificate dated 11.04.2022.

5. Commencement Certificate Granted vide letter No. CIDCO/NAINA/Panvel/Adai/BP-399/CC/2019/SAP/1001 dated 31.07.2019.

6. Plinth Completion Certificate No. CIDCO/NAINA/Panvel/Adai/BP-399/PCC/Full/2020/0055 Dated 02.11.2020.

7. Architect building completion certificate dated 25.02.2022.

8. Structural Engineer building completion certificate and structural stability certificate dated 25.02.2022 and 14.03.2022.

9. Compliance of the conditions mentioned in the commencement certificate, letter dated 04.03.2022.

10. List of Deviation letter signed by architect dated 01.05.2022

SWATI POHEKAR  
Designation : Associate Planner  
Organization : Personal  
Certificate : 3138529

11. Site visit dated 03.03.2022 and 08.07.2022.

12. MSEDCL estimate sanction for electrical supply dated 08.04.2022.

13. Water supply NOC issued by Senior Geologist, Alibag Raigad dated 26.10.2018. and Rural Water supply and sanitation committee, Adai dated 11.05.2022.

14. AAI Height Clearance NOC vide no. NAVI/WEST/B/021821/529378 Dated 03.03.2021.

15. Global Coordinate report submitted by PRAMITEE Engineering and Surveyors Pvt Ltd dated 22.02.2022.



## Navi Mumbai Airport Influence Notified Area (NAINA)

**Certificate No:** CIDCO/NAINA, Panvel/Adal/BP-00399/OC/Full/2022/0228

**Dated:** 04 Aug 2022

**Sh Madam,**

The Full development work erection re-erection / or alteration in of building/ part floor no 4 Building No / Name JS LAND MARK Plot No : Survey No : Assessment No 116/6 situated at mauje Adal, Taluka Panvel Dist. Raigad has been completed under the supervision of PARAG ANIL MEHETAR License No CA/2013/58335

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

- 1 This certificate of occupancy is issued only in respect of following building (details given below) for Full occupancy
- 2 This permission is issued without prejudice to action, if any under MR&TP Act, 1966.
- 3 This Occupancy Certificate is to be read along with the accompanying drawings bearing No CIDCO/NAINA/Panvel/Adal/BP-00399/OC/Full/2022/0228 dated 04 Aug 2022
- 4 You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.
- 5 You shall maintain the planted trees & developed RG as demarcated in the drawings.
- 6 You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the building.
- 7 The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only.
- 8 Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.
- 9 Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 33 of the MR&TP act, 1966.
- 10 The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
- 11 If the said premise is to be transferred to the registered 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.
- 12 In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project,

Name: SWATI POHEKAR  
Organization: Personal  
Certificate: 38429



CIDCO  
CORPORATE DEVELOPMENT  
PROMOTION CORPORATION LIMITED

## Navi Mumbai Airport Influence Notified Area (NAINA)

**Certificate No:** CIDCO/NAINA/Panvel/Adai/BP-00399/OC/Full/2022/0228

**Dated :** 04 Aug 2022

this OC shall stand cancelled.

13 All the conditions mentioned in Commencement Certificate referred above, shall be binding on you

**Additional Conditions :**

14 Please read 1st paragraph of page no. 3 as, " Full Occupancy Certificate /No of floor- Stilt+4/Name Binoj Mathew/ Survey No. 116/6 situated at Mauje Adai, Taluka Panvel, Dist- Raigad has been completed under the supervision of Ar. Parag Anil Mehetar License no. CA/2013/58335". Please ignore reference no. 1 and 3 and refer reference 4 and 11..

15 This full Occupancy Certificate is granted for Stilt+4 residential building having 17 nos. tenements with total Built up area 714.13 Sq.M.

16. Provision of MR&TP act 1966 for TPS-4 shall be applicable for the land under reference and final plot boundary.

17. This Occupancy Certificate is granted on the basis of as built drawings submitted by architect. Hence, security deposit paid at the time of granting Commencement Certificate shall stands forfeited.

Thanking you.

**Yours Faithfully**

Name : SWATI POHEKAR  
Designation : Associate Planner  
Organization : Personal  
Certificate : 3138529

**CC To.** PARAG ANIL MEHETAR

1. The District Collector,  
Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag,  
Dist-Raigad 402201.
2. The MSEDCL Co. Ltd.