

336/11674

पावती

Original/Duplicate

Friday, July 19, 2024

नोंदणी क्र.: 39M

7:01 PM

Regn.: 39M

पावती क्र.: 12236

दिनांक: 19/07/2024

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन6-11674-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पूनम बाळासाहेब जाधव उर्फ पूनम श्रीकांत मोहिते -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

Joint Sub Registrar Thane 6
सह दुय्यम निबंधक वर्ग - २

ठाणे क्र - ६

बाजार मूल्य: रु.4259785.7 /-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 270000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724180106261 दिनांक: 19/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005365796202425E दिनांक: 19/07/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

गावाचे नाव : बेलापूर

वेळेखाचा प्रकार	करारनामा
निवडला	4500000
जगरभाव(भाडेपट्टयाच्या	4259785.7
पट्टाकार आकारणी देतो की पट्टेदार ते करावे)	
मान.पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: फ्लॅट क्र. 702,7वा मजला,ग्रीन व्ह्यू को-ऑप.ही.सो.ली., प्लॉट क्र. 15+16,मेक्टर-30/31,सीबीडी बेलापूर,नवी मुंबई .. क्षेत्रफळ 355.427 चौ.फूट कारपेट + 83 चौ.फूट एफ.बी.कारपेट((SECTOR NUMBER : 30/31 ;))
वफळ	1) 355.427 चौ.फूट
गणी किंवा जुडी देण्यात असेल तेव्हा.	
नोंदवज करून घेणा-या/लिहून ठेवणा-या	1): नाव:-ईशांत दिलीप क्षीरसागर - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी. डी. डी. चाळ क्र. १, रूम क्र. ४०, गणपत जाधव मार्ग, पोस्ट ऑफिस, वरळी, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-BXJPK9634B
नाचे नाव किंवा दिवाणी न्यायालयाचा	2): नाव:-प्रियांका ईशांत क्षीरसागर - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी. डी. डी. चाळ क्र. १, रूम क्र. ४०, गणपत जाधव मार्ग, पोस्ट ऑफिस, वरळी, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-CDKPK2885E
मा किंवा आदेश अमल्याम,प्रतिवादिचे	
पत्ता.	
नोंदवज करून घेणा-या पक्षकाराचे व किंवा	1): नाव:-पूनम बाळासाहेब जाधव उर्फ पूनम श्रीकांत मोहिते - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे
न्यायालयाचा हुकुमनामा किंवा आदेश	नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट क्र. ७०१, ७वा मजला, ग्रीन व्ह्यू को-ऑप.ही.सो.ली., प्लॉट क्र. १५+१६,
प्रतिवादिचे नाव व पत्ता	मेक्टर-३०/३१, सीबीडी बेलापूर, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-APLPJ1243E
नोंदवज करून दिल्याचा दिनांक	19/07/2024
नोंदणी केल्याचा दिनांक	19/07/2024
क्रमांक,खंड व पृष्ठ	11674/2024
अभावाप्रमाणे मुद्रांक शुल्क	270000
अभावाप्रमाणे नोंदणी शुल्क	30000

प्र. सह दुय्यम निबंधक वर्ग - २
ठाणे क्र - ६



राष्टी विचारात घेतलेला तपशील:-

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

सुलचीकृत धरक (शहरी क्षेत्र - बांधीन)

Application No.

2024/108510

19 July 2024 05:54:45 PM

7/24

सालका क्र. 2024
 स्थान ठाणे
 सालका ठाणे
 प. सं. क्र. 27 356-बेलापुर नोड सेक्टर क्रं. 30
 शासन नाव Navi Mumbai Municipal Corporation

सर्व्हे नंबर /न. धू क्रमांक

वार्षिक धरक दर ठरवण्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोत्रमाघनाचे एकक चौ मीटर
2024	89800	100400	114400	100400	

बांधीन क्षेत्राची बांधणी	बांधणीचा क्षेत्र (B. U. P.)	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधणी
बांधणीचा क्षेत्राचा वर्गीकरण.	48.89 चौ मीटर	मिळकतीचे वय -	11 वर्षे	बांधणीचा प्रकार-	बांधणी
बांधणीचा क्षेत्राचा वर्गीकरण.	1-आर सी सी	मजला -	5th to 10th Floor	बांधणीचा प्रकार-	Rs. 26620/-
बांधणीचा क्षेत्राचा वर्गीकरण.	आर				

Sale Type - First Sale

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

बांधणीचा क्षेत्राचा वर्गीकरण	= 105 / 100 Apply to Rate= Rs.94290/-
बांधणीचा क्षेत्राचा वर्गीकरण	$= (((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर})$ $= (((94290 - 29200) * (89 / 100)) + 29200)$ $= \text{Rs.87130/-}$
A) बांधणीचा क्षेत्राचा वर्गीकरण	$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 87130 * 48.89$ $= \text{Rs.4259785.7/-}$

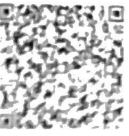
Applicable Rules	= 3, 9, 18, 19
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एकत्रित अंतिम मूल्य	$= \text{मूळ मिळकतीचे मूल्य} + \text{सहाय्यार्थ मूल्य} + \text{मॅग्नाईन मजला क्षेत्र मूल्य} + \text{लगातच्या गळ्याचे मूल्य (खुली बालकनी)} + \text{वरील गळ्याचे मूल्य} + \text{बंदीस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भावतीच्या खुल्या जागेचे मूल्य} + \text{बंदीस्त बालकनी} + \text{स्वयंचालित वाहनतळाचे मूल्य}$ $= A + B + C + D + E + F + G + H + I + J$ $= 4259785.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.4259786/-}$ <p>= <input type="checkbox"/> बंधाळीस लाख एकोणसाठ हजार सात शे शहाऐशी /-</p>
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CHALLAN
MTR Form Number-6



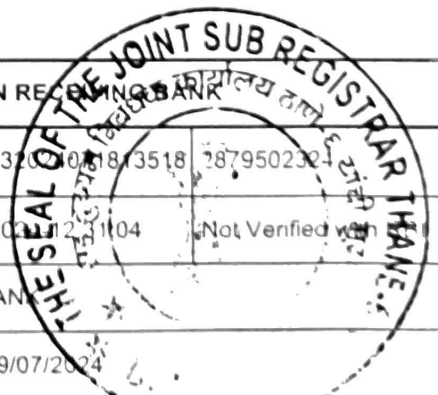
GRN	MH005365706202425E	BARCODE		Date	18/07/2024-12 30 24	Form ID	25 2
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Department Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRAR	PAN No.(If Applicable)	APLPJ1243E				
Location	THANE	Full Name	POONAM BALASAHEB JADHAV ALIAS POONAM SHRIKANT MOHITE				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 702, 7TH FLOOR, GREEN VIEW CHS				
		Premises/Building	LTD				

Account Head Details	Amount In Rs.								
003046401 Stamp Duty	270000.00	Road/Street	PLOT NO. 15 AND 16, SECTOR-30/31						
0030463301 Registration Fee	30000.00	Area/Locality	CBD BELAPUR, NAVI MUMBAI						
		Town/City/District							
		PIN		4	0	0	6	1	4
		Remarks (If Any)	PAN2=BXJPK9634B--SecondPartyName=ISHANT DILIP KSHIRSAGAR AND PRIYANKA ISHANT KSHIRSAGAR-						
		Amount In	Three Lakh Rupees Only						
Total	3,00,000.00	Words							



Payment Details		IDBI BANK		FOR USE IN REGISTERING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	691033320001873518	2879502304		
Cheque/DD No		Bank Date	RBI Date	18/07/2024	12/11/04	Not Verified			
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	100 , 19/07/2024						



Department ID: _____
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No: 932470412

932470412

932470412

AGREEMENT FOR SALE

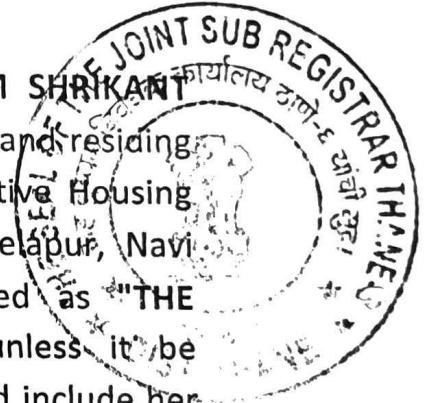
THIS AGREEMENT FOR SALE is made and entered into at C.B.D. Belapur, Navi Mumbai, on this 19th day of July, 2024.

BETWEEN

MR.ISHANT DILIP KSHIRSAGAR (PAN NO.BXJPK9634B) & MRS.PRIYANKA ISHANT KSHIRSAGAR (PAN NO.CDKPK2885E) both adult Indian Inhabitant and having address at B.D.D. Chawl No.1, Room No.40, Ganpat Jadhav Marg, Post Office, Worli, Mumbai -400018, (hereinafter referred as 'THE SELLER' which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, attorney and assigns) of the **ONE PART.**

AND

MS. POONAM BALASAHEB JADHAV alias MRS. POONAM SHRIKANT MOHITE (PAN NO.APLPJ1243E) an adult, Indian Inhabitant and residing at Flat Premises No.701, 7th floor of Green View Co-operative Housing Society Limited, Plot No.15+16, Sector No.30/31, C.B.D. Belapur, Navi Mumbai-400614, Tal.Thane Dist.Thane hereinafter referred as "THE TRANSFEREE / PURCHASER " which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the **SECOND PART.**



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WHEREAS:

The CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO Ltd.,) is a Government undertaking (hereinafter referred as "THE CORPORATION") The Corporation is a new town development authority declared for the area designated as the Site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional And Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred as "THE SAID ACT") The said Corporation is a Company established under the Companies Act 1956 (1)

Kshirsagar

Priyanka

Jadhav

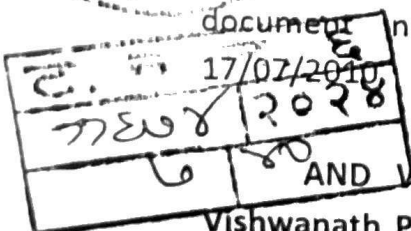
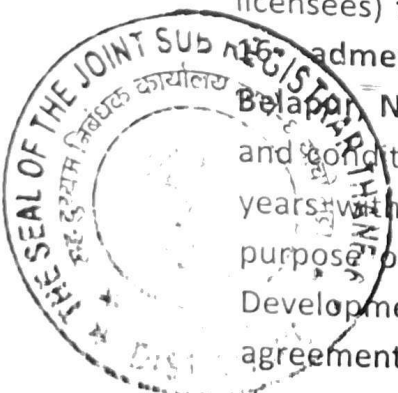
and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021.

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 Section 113 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 off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

THE Corporation by its letter of allotment has allotted a piece and parcels of land bearing **Plot No. 15 + 16** admeasurement about 500 Sq. Mtrs., situated at Sector-30/31, C.B.D. Belapur, Navi Mumbai, Tal.Thane, Dist.Thane (under 12.5% scheme) to **Shri. Wilson Vishwanath Pawar** (therein referred to as the allottees). A more particular description of the said plot is given in the Schedule hereunder written.

THEREAFTER upon payment of lease premium in full to the corporation, the corporation has entered into the **Agreement to Lease** dated 27/08/2008 (hereinafter referred to as the said Agreement) with the **Shri. Wilson Vishwanath Pawar**, (therein referred to as the original licensees) the corporation has leased the above described **Plot No. 15 + 16** admeasurement about 500 Sq. Mtrs., situated at Sector-30/31, C.B.D. Belapur, Navi Mumbai, Tal.Thane, Dist.Thane to the Licensees on terms and conditions and upon covenants mentioned therein for a period of 60 years with a right to enter the plot premises and to develop (for the purpose of erecting residential buildings) as permissible under General Development Control Regulations for Navi Mumbai 1975 and the said agreement is duly registered with the Sub-Registrar office Thane - 6 vide document no.TNN-6/3417/2010 and Receipt No.3417 on dated 17/07/2010



AND WHEREAS the said original lessee/licensee **Shri. Wilson Vishwanath Pawar** has sold, transferred, assigned & relinquished all his leasehold rights in respect of the said Plot to M/s. Green Ace Enterprises

D. N. Mehta

Green Ace Enterprises

through its Partners 1.Shri. Nikunj Ramnik Dedhia, 2.Shri. Rahul Kantilal Gala, 3.Shri. Shantilal D. Sangol, 4.Shri. Sanjay Raut Mhatre (hereinafter referred to as the said Develop/Builder) for proper consideration vide Tripartite Agreement dated 05/08/2010, executed between 1) M/S.CIDCO Ltd. 2) Shri. Wilson Vishwanath Pawar (original licensees) & 3) M/s. Green Ace Enterprises, which is duly registered with the Sub-Registrar office Thane – 6 vide document no.TNN-6/03840/2010 on dated 06/08/2010.

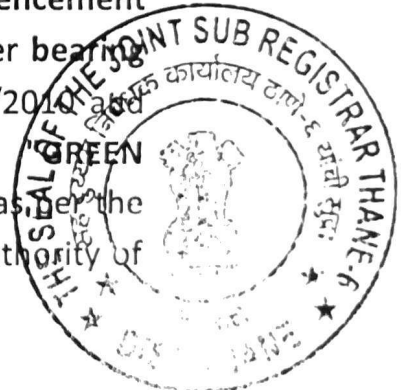
And whereas thereafter a copy of final order issued by CIDCO Ltd. in favour of M/s. Green Ace Enterprises dated 23/11/2010 through their letter bearing no.CIDCO/ ESTATE /N.A./ 12.5% / NERUL/ 502/ 2010 Dated 23/11/2010 and admitted to them as owner of the said plot of land and corrected their records.

AND WHEREAS by virtue of the aforesaid Agreements to Lease, Tripartite Agreement the developers/builders are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land.

AND WHEREAS the said developers obtained the Commencement Certificate from NMMC in the name of developer vide its Letter bearing No. NMMC / TPD / BP/ CASE NO. 12330 / 5011 dated 18/12/2010 and commenced the construction of the building thereon namely "GREEN VIEWS " consisting of the ground plus seven upper floors only as per the plan and specifications duly approved by the Town Planning Authority of NMMC.

AND WEHREAS after completion the construction of the building the NMMC issued Occupancy Certificate vide its letter bearing no. DAVAK No./Naravi/Bho.Pra./ PK-7300 / 1536 / 2013 Dated 15/03/2013.

AND WHEREAS after obtaining the Occupancy certificate the Corporation executed Lease Deed dated 16/12/2014 with of M/s. Green Ace Enterprises in respect of the said Plot and the said Lease Deed is registered at Sub-Registrar office Thane-6 under document no.TNN-6/252/2015, Date 14/01/2015 and Receipt No.317



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Ashiraj

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AND WHEREAS thereafter Conveyance Deed dated 09th February 2016, is executed between M/s. Green Ace Enterprises and Green View Co-operative Housing Society Limited in respect of the said Plot and the said Conveyance Deed is registered at Sub-Registrar office Thane-6 under document no TNN-6/BOB/2016 and Receipt No 929 Dated 09/02/2016

AND WHEREAS accordingly the Corporation has issued final order in respect of the abovesaid Conveyance Deed dated 09/02/2016 vide its Ref No CIDCO / ESTATE / SATYO/ SHIRAVANE/ 502/2016/8178 Dated 04/05/2016.

AND WHEREAS the developers alone have the sole and exclusive right to sell the residential flat and commercial shop in the said building constructed on the said plot and thereon to enter into Agreements with the PURCHASER /s of the said flat etc. and to receive the sale price in respect thereof.

MR. BABU NARSINGH KAROTRA AND MRS. NILAWANI BABU KAROTRA (first and original flat owner) have been jointly purchased the Premises No. 702, Situated on 7th floor of the building known as Green Views, constructed on Plot No.15+16 , Sector No.30/31, C.B.D. Belapur, Navi Mumbai, Tal.Thane Dist. Thane admeasuring about 355.02 Sq. Ft. Carpet area + 83 Sq. Ft. F. B. Carpet Area (hereinafter referred to as "THE SAID FLAT PREMISES") from M/s.Green Ace Enterprises, vide Agreement for Sale dated 05/01/2013 which is duly registered with the Assurance of Sub-Registrar office Thane -11 by Executing under document No.TNN-11/57/2013 and Receipt No.60 and for consideration and have took possession of the same.



Handwritten registration details in a rectangular box. It includes a date '09/02/2016', a document number 'TNN-11/57/2013', and a receipt number '60'. There are also some illegible handwritten notes and signatures.

AND WHEREAS MR. BABU NARSINGH KAROTRA AND MRS. NILAWANI BABU KAROTRA (first and original flat owner) and other members of the adjoining flats in the said building formed themselves into a Co-Operative Housing Society known as GREEN VIEW CO-OPERATIVE HOUSING SOCIETY LTD, a Society duly registered under the provisions of Maharashtra Co. Op. Housing Society Act 1960, under its Registration No.NBOM / CIDCO / HSG (TC) / 6277 / JTR / YEAR-2015-2016 Dated 23/12/2015 (hereinafter referred to as "THE SAID SOCIETY").

Handwritten signature: Akshirajal

Handwritten signature: Jai...

AND WHEREAS MR. BABU NARSINGH KAROTRA AND MRS. NILAWANI BABU KAROTRA (first and original flat owner) was the bonafide member of the said society and holding 10 fully paid up shares of Rs.50/- each bearing distinctive numbers from 191 to 200 under the Share Certificate no.020 Dated 27/02/2022 issued in their favour by the said society (hereinafter referred to as SAID SHARE CERTIFICATE).

AND WHEREAS thereafter MR. BABU NARSINGH KAROTRA AND MRS. NILAWANI BABU KAROTRA (first and original flat owner) had sold and transferred the Flat Premises No. 702, Situated on 7th floor of the society known as 'Green View' Co-operative Housing Society Limited, constructed on Plot No.15+16 , Sector No.30/31, C.B.D. Belapur, Navi Mumbai, Tal.Thane Dist. Thane admeasuring about 355.427 Sq. Ft. Carpet area + 83 Sq. Ft. F. B. Carpet Area (hereinafter referred to as "THE SAID FLAT PREMISES") (hereinafter referred to as "THE SAID FLAT PREMISES") to MR. ISHANT DILIP KSHIRSAGAR AND MRS.PRIYANKA ISHANT KSHIRSAGAR, vide Agreement for Sale dated 17th October 2017 which is duly registered with the Assurance of Sub-Registrar office Thane -6 on 17/10/2017 under document No.TNN-6/11680/2017 and thereafter both the parties also executed Sale Deed dated 13th December 2017 is duly registered with the Assurance of Sub-Registrar office Thane on 13/12/2017 under document No.TNN-11/13896/2017 and No.17431.

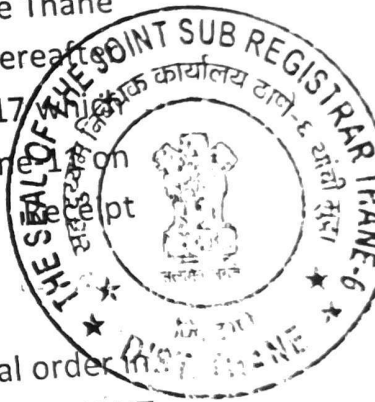
AND WHEREAS accordingly the Corporation has issued final order in the name of MR. ISHANT DILIP KSHIRSAGAR AND MRS.PRIYANKA ISHANT KSHIRSAGAR vide its Ref. No.CIDCO / ESTATE / SATYO/ SHIRAVANE/ 502/2018/30304 Dated 10/2018.

AND WHEREAS by the virtue of the abovesaid Agreement for Sale and Sale Deed MR. ISHANT DILIP KSHIRSAGAR AND MRS.PRIYANKA ISHANT KSHIRSAGAR are the lawful owner and in possession of the said Flat Premises.

AND WHEREAS the SELLER are desirous of selling the flat and there by transferring the shares in the society together with the Occupancy and other rights, title and interest incidental rights, benefits in the Said Flat in

Ishant Dilip Kshirsagar
Priyanka

[Signature]



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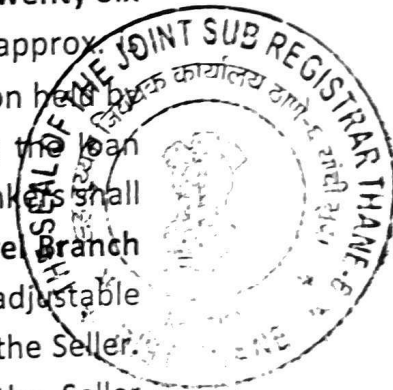
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of

Rs.45,00,000/- (RUPEES FORTY FIVE LAKH ONLY) and payment of the same shall be made as follows :-

- a) Rs.4,50,000/- (RUPEES FOUR LAKH FIFTY THOUSAND ONLY) shall be payable by the PURCHASER to the SELLER on or before the this Agreement for Sale by way of Advance and Part payment (The receipt of the SELLER doth hereby admits and acknowledges the same).
- b) Balance sum of RS.40,50,000/- (RUPEES FORTY LAKH FIFTY THOUSAND ONLY) shall be payable by the PURCHASER to the SELLER within 45 days from the date of execution of this agreement through availing housing loan from any bank or any financial institution and/ or through his/their own sources, by way of full and final payment.

The Seller hereby declare and confirm that they have availed housing loan from **HDFC Ltd. Lower Parel Branch** for purchasing the said flat premises and at present the sum of **Rs.26,85,197/- (Rupees Twenty Six Lakh Eighty Five Thousand One Hundred Ninety Seven Only)** approx. due and payable to the said bank and as per the mutual discussion held by and between the parties that as the purchaser is also availing the loan from **Bank** for purchasing the said flat hence, the purchaser's bank shall repay the said outstanding loan directly to **HDFC Ltd. Lower Parel Branch** for and behalf of the purchaser and the said payment shall be adjustable towards the balance consideration payable by the Purchaser to the Seller. After repayment of the entire loan as agreed hereinabove the Seller hereby undertake to obtain the loan repayment certificate and documents from the said bank.



Other	
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3) The SELLER upon the receipt of the balance consideration amount as per abovesaid clause within stipulated time (time is essence of contract) shall hand over the quite, Vacant and peaceful possession of the said Flat to the TRANSFEREE /PURCHASER.

4) The SELLER forthwith upon the receipt of aforesaid entire consideration shall be deemed to have release, relinquished, transferred,

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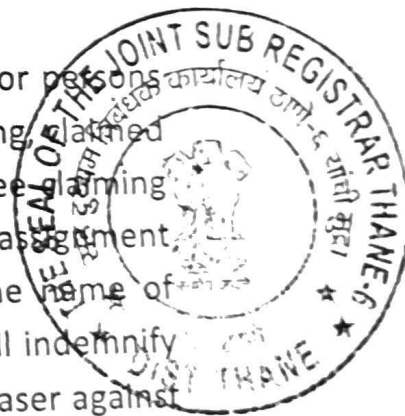
judgment) or any prohibitory order and have not created any adverse right whatsoever in favor of anyone in respect of the same or any of them.

8) The SELLER hereby further covenant with Purchaser that the SELLER and/or his/their agents, attorney shall from time to time and at all times, whenever called upon by the Transferee /Purchaser or his/their Advocate or Solicitor to execute and perform or cause to be done, executed and performed all such, further acts, deeds and things and writings whatsoever more perfectly conveying / transferring the said Flat and share unto and to the use of Transferee/Purchaser as shall or may be reasonably required at the cost and expenses of Transferee /Purchaser.

9) This agreement shall be governed by the provisions of the Maharashtra Ownership Flats (Regulation of promotion of construction , sale, management and transfer) Act, 1963.

10) The SELLER hereby further covenant with Transferee/ Purchaser and undertake to fulfill all such statutory obligations and legal liabilities as are required under The Maharashtra Ownership Flats Act, 1963 and Rules 1964, Transfer of Property Act 1882, Income Tax Act 1960, CIDCO Ltd., or any other Act, Rules and Bye –laws in force which pertains to the sale, transfer of the said Flat and Shares.

11) The SELLER covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer and assignment of the said Flat and Share certificate by him/her/their in the name of Transferee/Purchaser then and in such event He/She/They will indemnify and keep indemnified and harmless the said Transferee/Purchaser against such claim, demand, charges or charges that may be faced by the Transferee/Purchaser.



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12) The SELLER shall pay all the dues, maintenance, tax as on the date of possession of said Flat handed over and thereafter the Purchaser shall be responsible and liable to pay Municipal taxes, Zilla Parishad Tax, Society charges etc. as applicable to other members of the society from the date of taking over of possession of the said Flat and shares.

Ashirafas
P. M.

July

13) The Transferee/Purchaser agree and bind herself / themselves to pay regularly every month maintenance bill, water charges of every month's to the Society, in his/her/their proportionate share whatever being fixed by the society from time to time.

14) The fees for the transfer of said Flat and shares in record of said society, will be paid by Transferor/Seller and on payment of the same Transferor/ Seller shall obtain No Objection, No Dues Certificate from the said society towards the sale/transfer of said Flat and shares.

15) The Stamp Duty and Registration Charges on these present shall be borne and paid by the Transferee/Purchaser alone.

16) The Transfer fees and any other expenses of CIDCO & Joint Sub-Registrar Post execution of this agreement shall be borne and paid by the Transferee / Purchaser alone

FIRST SCHEDULE

All that piece of land containing by admeasurement 500 Sq.Mtrs. or thereabout being Plot No. 15 + 16 in Sector-30/31, C.B.D. Belapur, Navi Mumbai, Tal.Thane , Dist.Thane , of the layout of land and other lands lying and being at Village C.B.D. Belapur , Tehsil Thane , Dist.Thane in the Registration Sub-Dist.Thane and Dist.Thane and bounded as follows :

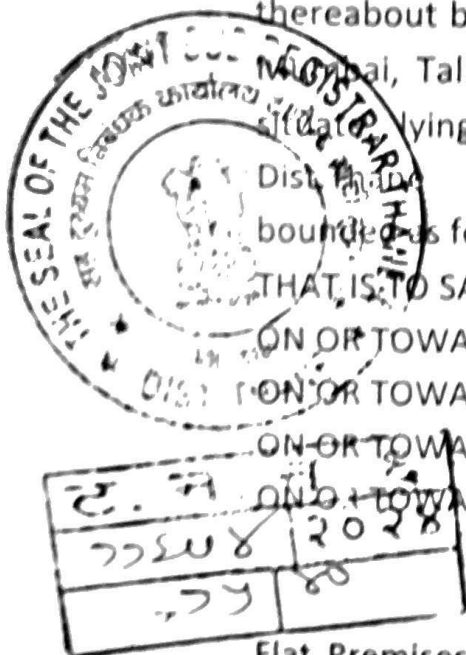
THAT IS TO SAY

ON OR TOWARDS THE NORTH BY : 8.00 MTRS. WIDE ROAD.

ON OR TOWARDS THE SOUTH BY : PLOT NO.14.

ON OR TOWARDS THE EAST BY : 11.00 MTRS. WIDE ROAD

ON OR TOWARDS THE WEST BY : PLOT NO.14.



SECOND SCHEDULE

Flat Premises No. 702, Situated on 7th floor of the society known as 'Green View' Co-operative Housing Society Limited, constructed on Plot No.15+16 , Sector No.30/31, C.B.D. Belapur, Navi Mumbai, Tal.Thane Dist. Thane admeasuring about 355.427 Sq. Ft. Carpet area + 83 Sq. Ft. F. B. Carpet Area.

Ashirajal
Pune

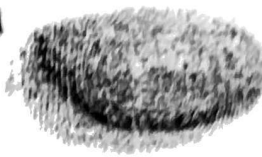
Zunir

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed his respective hands the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED by the within named SELLER

MR. ISHANT DILIP KSHIRSAGAR (PAN NO.BXJPK9634B)

Kshirsagar



MRS. PRIYANKA ISHANT KSHIRSAGAR (PAN NO.CDKPK2885E)

Priya



in the presence of.....

1) Rohit P. Karmble *Rohit*

2) Sharad K. Patil *Patil*

SIGNED SEALED AND DELIVERED by the within named PURCHASER MS. POONAM BALASAHEB JADHAV alias MRS. POONAM SHRIKANT MOHITE (PAN NO.APLPJ1243E)

Jadhav

in the presence of.....

1) Rohit P. Karmble *Rohit*

2) Sharad K. Patil *Patil*



RECEIPT

Received the sum of Rs.4,50,000/- (RS.FOUR LAKH FIFTY THOUSAND ONLY) from the PURCHASER / TRANSFEREE **MS. POONAM BALASAHEB JADHAV** alias **MRS. POONAM SHRIKANT MOHITE**, towards the advance and part payment against the total sale price of Rs.45,00,000/- (RUPEES FORTY FIVE LAKH ONLY) to be paid to the SELLER by the PURCHASER / TRANSFEREE in respect of the sale of the **Flat Premises No. 702**, Situated on 7th floor of the building known as **Green View Co-operative Housing Society Limited**, constructed on **Plot No.15+16**, Sector No.30/31, C.B.D. Belapur, Navi Mumbai, Tal.Thane Dist. Thane admeasuring about **355.427 Sq. Ft. Carpet area + 83 Sq. Ft. F. B. Carpet Area.**

WE SAY RECEIVED Rs.4,50,000/- (RS.FOUR LAKH FIFTY THOUSAND ONLY)

Particulars	Amount
Cheque No.620452 Dated 12/07/2024	
Bank-State Bank of India, Konkan Bhavan Branch	Rs.4,50,000/-

MR. 'SHANT DILIP KSHIRSAGAR



MRS. PRIYANKA ISHANT KSHIRSAGAR



"SELLER"

Witness:-

1) Rohit P. Kamble

2) Shorad K. Patil





13/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम

दस्त क्रमांक : 13896/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) बेलापूर

(1) विलेखाचा प्रकार अभिहस्तांतरणपत्र

(2) मोबदला 4000000

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3690950.55

(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र 702, सातवा मजला, ग्रीन विव्ह प्लॉट नं. 15, 16 से. 30 व 31 बेलापुर नवी मुंबई क्षेत्र. 355.42 चौ फुट कारपेट + 83 चौ फुट एफबी कारपेट टनन 6 दस्त क्र 11680/2017 अन्वये मुद्रांक शुल्क व नोंदणी फि वसुल ((SECTOR NUMBER : 30-31 ;))

(5) क्षेत्रफळ

1) 355.42 चौ.फूट

(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: - बाबू नरशिंग कारोत्रा वय:-37; पत्ता:-, -, 801, सी बिच सोसा प्लॉट नं. 25 सो. 44ए सिव्हुडस नेरुळ नवी मुंबई, -, -, गेरूळ णॉडे-ईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-AMDPK3269Q

2): नाव: - निळावंती बाबू कारोत्रा वय:-35; पत्ता:-, -, 801, सी बिच सोसा प्लॉट नं. 25 सो. 44ए सिव्हुडस नेरुळ नवी मुंबई, -, -, गेरूळ णॉडे-ईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-ATUPK5476B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव: - ईशांत दिलीप क्षीरसागर वय:-29; पत्ता:-, -, 1 बीडीडी चाळ क्र 1 रुम नं. 40 गणपमत जाधव मार्ग वरळी मुंबई, -, -, वॉन्ळी नाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400018 पॅन नं:-BXJPK9634B

2): नाव: - प्रियंका ईशांत क्षीरसागर वय:-27; पत्ता:-, -, 1 बीडीडी चाळ क्र 1 रुम नं. 40 गणपमत जाधव मार्ग वरळी मुंबई, -, -, वॉन्ळी नाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400018 पॅन नं:-CDKPK2885E

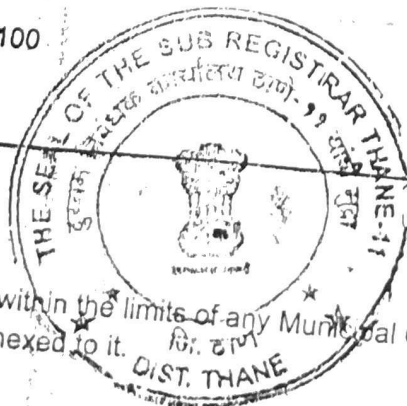
(9) दस्तऐवज करून दिल्याचा दिनांक 13/12/2017

(10) दस्त नोंदणी केल्याचा दिनांक 13/12/2017

(11) अनुक्रमांक, खंड व पृष्ठ 13896/2017

(12) बाजारभावप्रमाणे मुद्रांक शुल्क 100

(13) बाजारभावप्रमाणे नोंदणी शुल्क 100



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

प्र सह दुय्यम निबंधक ठाणे क्र - ११

ट. न. न. ६

CC with Blueprint

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला भागा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरधनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/बा.प./प्र.क्र.ए- १२३३०/५०११ /२०१०
दिनांक :- १८/१२/२०१०.

प्रति
मै. पीन अस एंटरप्रायजेस
भुखंड क्र. १५ व १६, सेक्टर क्र. ३० व ३१, गा.वि.यो., बेलापुर,
नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. ११७१/२०१० प्रकरण क्र. ए - १२३३०
विषय :- भुखंड क्र. १५ व १६, सेक्टर क्र. ३० व ३१, गा.वि.यो., बेलापुर, नवी मुंबई या जागेत
निवासी कारणासाठी बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.- ३१/०८/२०१० रोजीचा अर्ज

महोदय,

भुखंड क्र. १५ व १६, सेक्टर क्र. ३० व ३१, गा.वि.यो., बेलापुर, नवी मुंबई या जागेत निवासी कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडीत आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी:

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करुन देण्यात येतील.

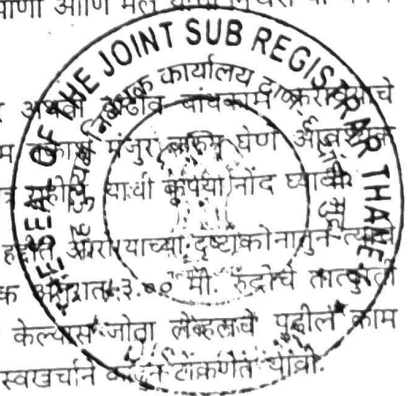
सांख्यिक स्वरुपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळुन आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भुखंड धारकाने कुंपण भित बांधुन त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करुन उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम मंजूर करणे घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिले पाहिजे. याची कुंपणांनोद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दीत आग याच्या दृष्ट्याकोनातून त्या तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजुचे सामासिक शोडस् टॉयलेट करण्यास करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोटा लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने व्हावे याची नोंद घ्यावी.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

१७६०४	२०२४
२०	४०

महानगरपालिका

दि. ११/०५/२०१९, बेलगाव
२०१९ - २०२०
०५/०५/२०१९
०५/०५/२०१९
०५/०५/२०१९

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे दुरुवनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजूबाजूच्या नागरीकांना-प्रदुषणाचे होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभावातालच्या परिसरामध्ये नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायदा तरतुदीचे काटेकोरपणे पालन/अमलबजावणी करणे संबंधीत भूखंडधारक/ विकासाकर बंधनकारक राहिल भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक/खालमत्तस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासाक हे सर्वस्वी जबाबदार राहिले.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजूबाजूस असणारे सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचविल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासाकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबत अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.

आपला

(Signature)

(संजय शां. बाणाईत)

सहाय्यक संचालक, तगररचना
नवी मुंबई महानगरपालिका

१९, सेक्टर-११, सिबीडी, बेलापुर, नवी मुंबई
कार, सिडको लि.



ट. ३

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NO NMMC/TPD/RP/Case No. A -12330 / 5011 /2010

DATE: 12/12/2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M's. Green Ace Enterprises on Plot No. 15 & 16, Sector No. 30 & 31, G.E.S., Belapur, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Resl. – 747.905M² (No of Units – Residential – 21 Nos.,),

F.S.I. = 1.50

1) The 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 there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.

3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.

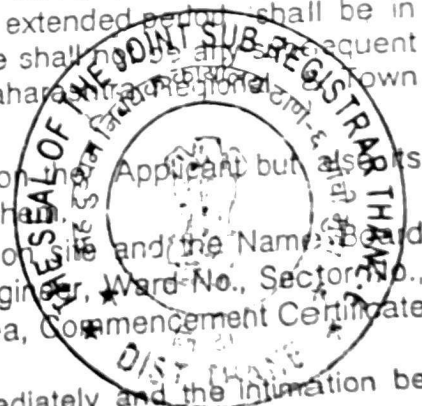
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be a bar to the applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

5) The condition of this Certificate shall be binding not only on the Applicant but also on his successors and every person deriving title through or under the Applicant.

6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

7) The plot boundaries shall be physically demarcated immediately and the Intimation be given to this section before completion of plinth work.



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- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966." The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 24) The construction work shall be completed before dt.26/08/2012 as per conditions mentioned in CIDCO Agreement dt.27/08/2008 respectively and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height; The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/1569/2010 dated 17/09/2010 by Deputy Chief fire officer NMMC, Navi Mumbai.
- 29) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 30) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 31) As directed by the Urban Development, Department 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 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).

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.
 - b) 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.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- 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 as required under these byelaws.
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D.C.R.-1994. (Copy attached herewith)

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28	28

(Sanjay S. Banait)

Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. ७३००/९५३६
दिनांक : १५/०३/२०१३

प्रति,
मे. ग्रीन असेस एंटरप्रायजेस
भुखंड क्र. १५ व १६, सेक्टर क्र. ३० व ३१, गा.वि.यो.,
बेलापूर, नवी मुंबई.

नस्ती क्र.- नमुंमपा/वि.प्र.क्र.११७१/२०१०, प्रकरण क्रमांक
विषय :- भुखंड क्र. १५ व १६, सेक्टर क्र. ३० व ३१, गा.वि.यो., बेलापूर, नवी मुंबई बाबत
प्रमाणपत्र मिळणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि. ०१-११-२०१२ व ०९-०१-२०१३ रोजीचा प्राप्त अर्ज.

महोदय,

सदरभाषित अर्जाच्या अनुषंगाने भुखंड क्र. १५ व १६, सेक्टर क्र. ३० व ३१, गा.वि.यो., बेलापूर, नवी मुंबई मधील आपरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे. सदर प्रमाणपत्र प्रारंभ प्रमाणपत्रातील अटीनुसार विनापरवानगी किरकोळ अंतर्गत फेरबदल केलेले असल्याचे नोंद घ्यावी. याची कृपया नोंद घ्यावी. शासन अधिनियम क्र. २००७/प्र.क्र.७८८/कामगार विभाग क्र. बीसीए २००७/प्र.क्र.७८८/कामगार विभाग क्र. २००९ नुसार सदर प्रकरणात कामगार उपकर अदा केला असून त्यास कामगार कल्याण युनिकोड क्र. २०१३०२००४०३ ७३०० ०१ देण्यात आला आहे.

सदरभाषित इमारतीचे हद्दीमध्ये मंजूर नकाशामध्ये दर्शविल्याप्रमाणे संपूर्ण वाहनतळ व्यवस्था दर्शविल्याप्रमाणे (Marking) कायमस्वरूपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी वेळोवेळी घेणेत या प्रमाणपत्रात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.

प्रत : माहितीसाठी

१. मे. ट्राय आर्च, वास्तुविशारद,

१८, गौरी कॉम्प्लेक्स, प्लॉट नं. १९, सेक्टर-११, सिबीडी, बेलापूर, नवी मुंबई.

२. उप आयुक्त (उपकर), कोपरखैरणे

३. उप - आयुक्त, परिमडळ -१/२, नमुंमपा.

४. कर निर्धारक व संकलक, नमुंमपा, तुर्भे

५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.

६. विभाग अधिकारी, बेलापूर विभाग, नमुंमपा,

आपला,

(जितेंद्र ल. भोपळे)

नगररचनाकार

नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

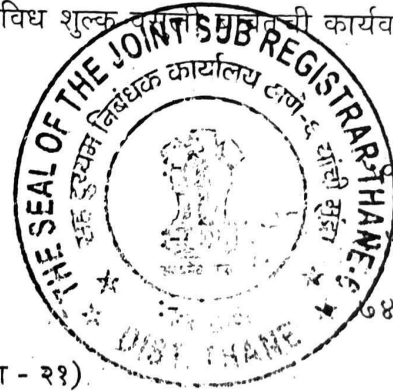
जा.क्र./नरवि/भोप्र/ प्र. क्र. ७३००/ ९५३६
दिनांक :- १५/०३/२०१३

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप प्र.क्र. ए-१२३३०/५०११/२०१०, दि. १८-१२-२०१०
- २) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक
- ३) वास्तुविशारद मे. ट्राय आर्च यांनी दि. ०१-११-२०१२ रोजी सादर केलेला बांधकाम पुर्णत्वाच दाखला.

नवी मुंबई येथे भुखंड क्र. १५ व १६, सेक्टर क्र. ३० व ३१, गा.वि.यो., बेलापूर, नवी मुंबई या जागेचे मालक मे. ग्रीन ओस एंटरप्रायजेस यांनी जागेवरील बांधकाम दि. १५-०८-२०१२ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, मे. ट्राय आर्च यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १८-१२-२०१० मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१-०७-२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क पूर्णत्वाची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- १) भुखंडाचे क्षेत्रफळ १०.०० चौ.मी.
- २) अनुज्ञेय चटई क्षेत्र निर्देशांक १०
- ३) निवासी वापराखालील बांधकाम क्षेत्र ७४७.९०५ चौ.मी.
- (निवासी वापराखालील एकूण सदनिका - २१)
- ४) बाल्कनी खालील बांधकाम क्षेत्र १५१.७३० चौ.मी.



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२६	२०

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

(जितेंद्र ल. भोपळे)

नगररचनाकार

नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

Share Certificate No. 020 Member Registration No.: 020 No. of Shares 10



Share Certificate

GREEN VIEW CO-OPERATIVE HOUSING SOCIETY LTD

Regd. Add.: Plot No. 15, Sector-30/31, CBD Belapur, New Mumbai - 400614.

(Registered under the Maharashtra co-operative Societies Act, 1960)

Authorised Share Capital of Rs. 50,000/- Divided into 1,000 Shares each of Rs. 50 Only each
Registration No. N. B. O. M/C1DC0/HSG(T.C)/6277/JTR/year 2015-16 Dated- 23/12/2015.

This is to certify that Shri./ Smt. BABU NARSINGH KAROTRA

Flat No. 702 of Green view Co-operative Housing Society ltd is / are the registered

Holder of 10 Fully paid up Shares of Rupees Fifty each distinctively Numbered from
191 to 200 Both inclusive in Flat No.: 702 Green View Co-operative housing society ltd

Subject to the bye-laws of the said society. given under the common seal of the said society

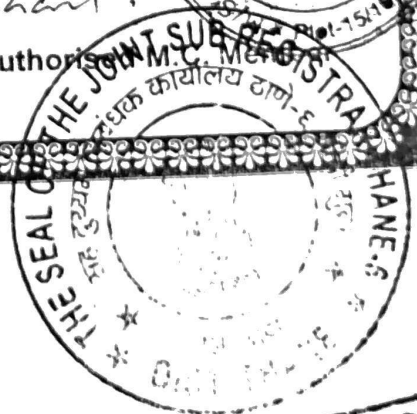
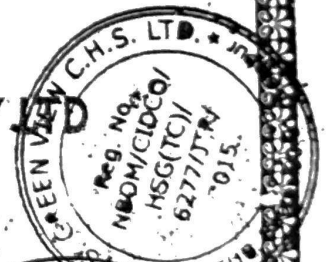
on this 27th day of Feb 2022

For GREEN VIEW CO-OPERATIVE HOUSING SOCIETY LTD


Hon. Chairman


Hon. Secretary


Authorised



DEVELOPERS

GREEN ACE ENTERPRISES

903, PLOT NO. 73, RAJASTHAN, SAJ'S MASTI APARTMENT, NEPULM, MAHARASHTRA. TEL: 98223 9973

FLAT NO. 702

CARPET AREA (SQ.M.) 358.25

BUYER'S SIGN: 1)

BUYER'S SIGN: 2)

For Green Ace Enterprises DEVELOPER'S SIGN

R. R. R.

NORTH

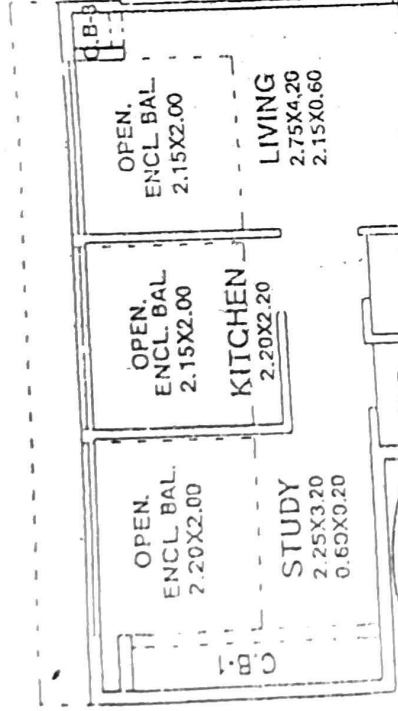
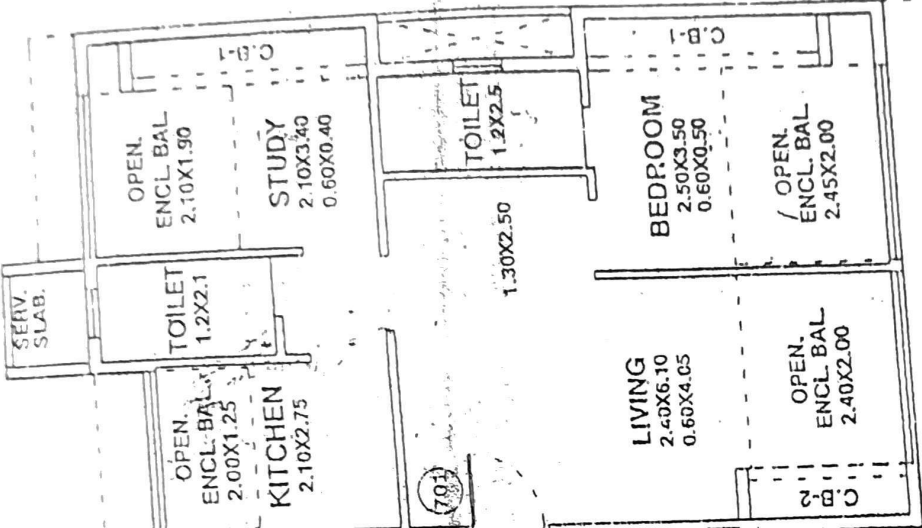


ARCHITECTS

TRIARCH



ARCHITECTS & INTERIOR DESIGNERS



2037
9950 2090

SEVENTH FLOOR PLAN

2228
9300 2090



Neelavanti
Prshisajay

Neelavanti

Prshisajay जि. ठाणे
DIST. THANE

9950 2090
2e 8

SBI SSL

Home Loan Center - Belapur 14677

TIE UP - YES / NO

RERA ID -

PROJECT/OPAS ID -

PAL/Take Over/New/Resale/Topup/LAP

RAAS ID :
RLMS ID :
Saving A/C No. :
CIF NO 1
2
3

CREDIT INSURANCE
PRTECTED
UNPROTECTED

Applicant Name	POONAM Bolechah Jadhav	
Co-Applicant Name		
Co-Applicant / Guarantor Name		
Contact No.	9487592555	Mobile

Loan Amount	40,50,000	Tenure	240	(Months)
Interest Rate		EMI		
SBI LIFE YES / NO	Rs.	Moratorium - YES / NO		(Months)
Loan Type : Term Loan / Maxgain				

Property Location	CBD Belapur
Property Cost	
Name of Developer / Vendor	

Branch	Konkan Bhyvan Branch	(Code No.)	6240
SSL Executive - Name & Mobile No. :	Akshay Kadam	Email ID :	9619575645
Team Leader Name, Mobile No. :	Sanjay Singh	Email ID :	
AMT	I / II / III		

	Name	Sent On	Recd. Date
SEARCH - 1			
SEARCH - 2			
VALUATION - 1			
VALUATION - 2			

	Agency Name	By Date
RESIDENCE VERIFICATION		
OFFICE VERIFICATION		
SITE INSPECTION		
ITR VERIFICATION		
SELLER R/O VERIFICATION		

Co-ordination	Dt.
Processing	Dt.
Sanction	Dt.
Control.	Dt.
Documentation	Dt.
A/c Opening	Dt.
Disbursement	Dt.

A/C NO
DOC EXECUTION REG. NO.
NOI DONE BY
EM DONE
NACH / SI
COLLATERAL NO.

CERSAI NO. : ASSET ID :