

# PROPERTY SOLUTIONS

प्रॉपर्टी सोल्युशन्स

**All Types of Legal & Typing Works are Done here**

Shop No. 02, Kalpataru Arcade Chs. Ltd.,  
Sector No. 04, Plot No. 230, Road No. 01, New Panvel (E) - 410206

Name : \_\_\_\_\_

Property Details : \_\_\_\_\_

**IRFAN POPERE**

+919702811857/ +918169476113  
propertysolutions.data@gmail.com

**CHETANA DESAI**

+919920440939/ +9181694 69851  
desai.chetana22@gmail.com

·Marathi & English Typing·  
·Sale / Rent Agreement·  
·Leave and License·  
·Society Conveyance Deed·  
·Triparty Agreement·  
·Lease Deed·  
·Sale Deed·  
·Rectification Deed·

·Stamp Duty Refund·  
·Cancellation Deed·  
·Plot Agreement·  
·All types of Notary·  
·CIDCO Transfer·  
·Society Transfer·  
·Translation:Marathi/English·  
·Land Sale & Purchase·

IP

86/5266

पावती

Original/Duplicate

Monday, July 08, 2024

नोंदणी क्र.: 39म

1:16 PM

Regn.: 39M

पावती क्र.: 7223 दिनांक: 08/07/2024

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल1-5266-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आनंद कुमार मिश्रा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:35 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

वाजार मूल्य: रु. 4389984.8/-

मोवदला रु. 4600000/-

भरलेले मुद्रांक शुल्क: रु. 322000/-

सह दुय्यम निबंधक, पनवेल-१

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724083402468 दिनांक: 08/07/2024

वकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004861476202425E दिनांक: 08/07/2024

वकेचे नाव व पत्ता:

- दस्त परत मिळाला  
 पथकाग्रची सही  
 मूळ दस्त परत दिला

लिपिक,  
 निबंधक, पनवेल-१

## गावाचे नाव : कामोठे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4600000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4389984.8
(4) भू-सापन,पोटहिंग्या व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :; इतर माहिती: विभाग क्रमांक 15अ/7,दर 87100/- प्रति चौ.मी. सदतिका क्रमांक. 101,पहिला मजला,डी बिंग,"कामोठे न्यू कॉन्सेप्ट कॉम्प्लेक्स को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड",प्लॉट नं. 25 बी,सेक्टर नं. 7,कामोठे,नवी मुंबई,तालुका पनवेल,जिल्हा रायगड.,क्षेत्रफळ - 600 चौ.फुट. म्हणजेच 55.76 चौ.मी. विल्टअप एरिया( ( Plot Number : 25B ; SECTOR NUMBER : 7 ; ) )
(5) क्षेत्रफळ	1) 55.76 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मचिन प्रल्हाद भोडडे वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. डी-१०१, न्यू कॉन्सेप्ट कॉम्प्लेक्स, प्लॉट नं. बी २५, आपो एमएनआर स्कूल, सेक्टर नं ७, कामोठे नवी मुंबई, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगार:(:). पिन कोड:-410206 पॅन नं:-ALAPB8375Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद कुमार मिश्रा वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. सी -२०४, न्यू कॉन्सेप्ट कॉम्प्लेक्स, प्लॉट नं. २५बी, आपो एमएनआर स्कूल, सेक्टर नं ७, कामोठे नवी मुंबई, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगार:(:). पिन कोड:-410206 पॅन नं:-ANOPM6067C 2): नाव:-किरण आनंदकुमार मिश्रा वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. सी -२०४, न्यू कॉन्सेप्ट कॉम्प्लेक्स, प्लॉट नं. २५बी, आपो एमएनआर स्कूल, सेक्टर नं ७, कामोठे नवी मुंबई, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगार:(:). पिन कोड:-410206 पॅन नं:-AZDPM3699P
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	08/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5266/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	322000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनासा निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक, पनवेल-१



**CHALLAN**  
MTR Form Number-6



GRN	MH004881476202425E	BARCODE	[Barcode]		Date	08/07/2024-11:15:51	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	ANOPM6067C			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name	MR. ANAND KUMAR MISHRA AND OTHER ONE			
Location	RAIGAD							
Year	2024-2025 One Time			Flat/Block No.	Flat No. 101, First Floor, D Wing, KAMOTHE,			
Account Head Details	Amount In Rs.		Premises/Building	NEW CONCEPT COMPLEX CHS LTD.,				
0030046401 Stamp Duty	322000.00		Road/Street	Plot No. 25B, Sector No. 7, Kamothe, Navi Mumbai				
0030063301 Registration Fee	30000.00		Area/Locality	Tal. Panvel, Dist. Raigad				
			Town/City/District					
			PIN	4 1 0 2 0 9				
			Remarks (If Any)	PAN2=ALAPB8375Q-SecondPartyName=MR. SACHIN PRALHAD BHOITE-CA=4600000				
			Amount In	Three Lakh Fifty Two Thousand Rupees Only				
Total	3,52,000.00		Words					
Payment Details				FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332024070811620 2877618582			
Cheque/DD No.			Bank Date	RBI Date	08/07/2024-11:16:46 Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

**प व ल**  
१२६६ २०२४  
१ / ३५



Department ID : Mobile No. : 0000000000  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर चलन लागू नाही.

*[Handwritten signature]*

*Mhand Kumar*

*Kiran*

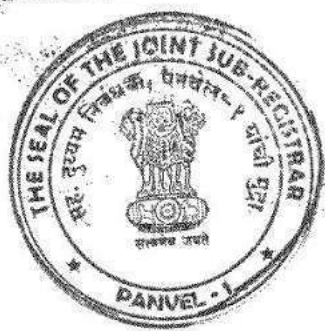


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724083402468	Date 08/07/2024
Received from _____, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 08/07/2024
Bank CIN 10004152024070802335	REF No. 419094018168
This is computer generated receipt, hence no signature is required.	

*[Handwritten mark]*

*Anandamur*  
*Kiran*

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२ / ३५





**CHALLAN**  
**MTR Form Number-6**



GRN	MH004861476202425E	BARCODE		Date	08/07/2024-11:15:51	Form ID	25.1
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				PNL1_PANVEL NO 1 SUB REGISTRAR			
Location				RAIGAD			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				322000.00			
0030063301 Registration Fee				30000.00			
Total				3,52,000.00			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN		Ref. No.	
Name of Bank				Bank Date		RBI Date	
Name of Branch				Bank-Branch		IDBI BANK	
				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.  
 सदर घटान केवल दुरयम निबंधक कार्यालय नोंदणी करवावयाच्या दस्तावेजाती लागू आहे. नोंदणी न करवावयाच्या दस्तावेजाती सदर घटान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-86-5266	0002630919202425	08/07/2024-13:16:09	IGR146	30000.00
2	(IS)-86-5266	0002630919202425	08/07/2024-13:16:09	IGR146	322000.00
Total Defacement Amount					3,52,000.00





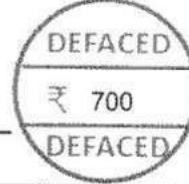
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0724083402468

Receipt Date 08/07/2024

Received from \_\_\_\_\_, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 5266 dated 08/07/2024 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



### Payment Details

Bank Name SBIN

Payment Date 08/07/2024

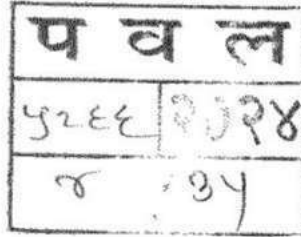
Bank CIN 10004152024070802335

REF No. 419094018168

Deface No 0724083402468D

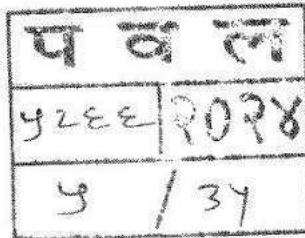
Deface Date 08/07/2024

This is computer generated receipt, hence no signature is required.

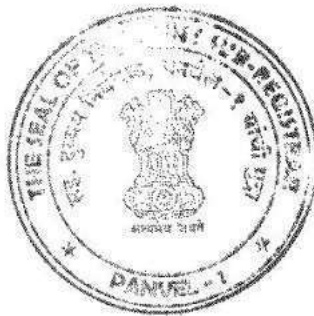


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202407083441			08 July 2024, 01:11:34 PM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका - पनवेल				
उप मूल्य विभाग	15अ/7-कामोठे सिडको रो.क्र.7				
क्षेत्राचे नांव	A Class Patika				
सर्वे नंबर /न. भू. क्रमांक :					
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
31300	87100	98500	109400	98500	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)	55.76 चौ. मीटर	गिळकतीचा वापर -	निवासी सदनिका	गिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	गिळकतीचे वय -	15 वर्षे	बांधकामाचा दर -	Rs 25289/-
उद्भववाहन सुविधा -	आहे	भजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
भजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs 87100/-				
घसा-यानुसार गिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर ; = ( ( 87100-31300 ) * (85 / 100 ) ) + 31300 ) = Rs 78730/-				
A) मुख्य गिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * गिळकतीचे क्षेत्र = 78730 * 55.76 = Rs. 4389984.8/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य गिळकतीचे मूल्य + तळपराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + तगतच्या मज्जेचे मूल्य (खुली बाळकनी) - वरील मज्जेचे मूल्य ; = अंतिम वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधिल बाळकनी ; स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4389984.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 4389985/- = २ तेचाळीस लाख एकोणनव्वद हजार नऊ शे पंच्याऐशी /-				

Home Print



सह मुख्यम निबंधक, पनवेल-१





**AGREEMENT FOR SALE**  
**(PART PAYMENT)**

This Agreement for Sale made and executed at Panvel on this 8<sup>th</sup> day of the month of **JULY** in the Year **2024**.

**BETWEEN**

**MR. SACHIN PRALHAD BHOITE**, PAN No. **ALAPB8375Q**, Aadhaar No. **3972 0172 3742**, Age 42 Years, Indian Inhabitant, Residing at **Flat No. D/101, New Concept Complex, Plot No. B/25, Opp. MNR School, Sector No. 7, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad 410209**, hereinafter called and referred to as "**THE SELLER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

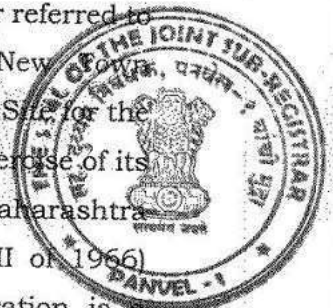
**AND**

**1)MR. ANAND KUMAR MISHRA**, PAN No. **ANOPM6067C**, Aadhaar No. **8503 5785 9082**, Age 40 Years, **2)MRS. KIRAN ANANDKUMAR MISHRA**, PAN No. **AZDPM3699P**, Aadhaar No. **2867 7430 5469**, Age 39 Years, Both Indian Inhabitants, Residing at **Flat No. C-204, New Concept Complex, Plot No. 25B, Opp. MNR School, Sector No. 7, Kamothe, Tal. Panvel, Dist. Raigad 410209**, hereinafter called and referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS :-**

1. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) is a Government Undertaking (hereinafter referred to as the "**THE CORPORATION**") The Corporation is a New Development Authority declared for the area designated as the Site for the new town of 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) and having its registered office at "Nirmal", 2<sup>nd</sup> Floor, Nariman Point, Mumbai - 400021.

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६/३५	



Anand Kumar Kiran

2. The State Government in pursuant to Section 113-A the Maharashtra Regional Town Planning Act (hereinafter referred as "MRTP ACT") acquired the land vested in City and Industrial Development Corporation of Maharashtra Ltd., for its development and disposal.

3. By a Development Rights Agreement dated 29/07/2004 Shri. Dharamdas Lahu Mhatre and others as allottee of CIDCO, has granted irrevocable development rights in respect of CIDCO Non-Agriculture Leasehold Plot of Land bearing **Plot No. 25B, Sector 07**, admeasuring **1813.31 Sq.Mtrs.**, situate, lying and being at **Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad**, allotted under 12.5% Gaothan Expansion Scheme, more particularly described in the schedule written there under for residential and commercial use on 60 years lease with a right to Develop the same as permissible under General Development Control Regulations for New Bombay, 1975 and on the terms and conditions and at or for a consideration as contained therein to **M/s. NEW CONCEPT DEVELOPERS**, Having place of business at **Ground Floor, Plot No. E-32, Sector 3, Ratnaprabha, Belpada, Kharghar, Navi Mumbai**, herein referred to as "the Developers".

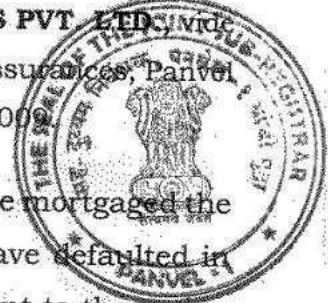
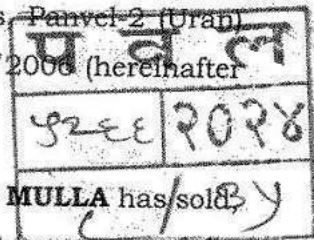
4. The Corporation granted development permission, issued Commencement Certificate and approved plans for the construction of Residential-cum-Commercial building with **Ground plus Four Upper Floor** vide Letter bearing No. CIDCO/BP/ATPO/767 dated 29/05/2006 (without lift).

5. By virtue of said Development Agreement stated hereinabove **M/s. NEW CONCEPT DEVELOPERS** are in the lawful possession of the said Plot and entitled to develop and construct the residential-cum-commercial building (as per plan approved and sanctioned by CIDCO Ltd.) and also entitled to sell residential flats/ commercial units of the building to be constructed on the said Plot on ownership basis to any Purchasers/s under Section 11\* and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

*Manoj Kumar*

*Kiran*

6. Accordingly, the Developers being authorised under the said Agreement of Development to construct residential-cum-commercial buildings on the said land, have completed the construction work of the said Building on the said land vide **Occupancy Certificate** issued by CIDCO Ltd., dated 16/10/2008 under Ref. No.CIDCO/BP/ATPO/3290.
7. The Developers **M/s. NEW CONCEPT DEVELOPERS**, Having place of business at Ground Floor, Plot No. E-32, Sector 3, Ratnaprabha, Belpada, Kharghar, Navi Mumbai, have sold and transferred in favour of **MR. AKHLAQUE MOHD. SAEED MULLA** (being the Original Purchaser of the said Flat), the Residential Property bearing **Flat No. 101, on First Floor, in "D" Wing**, admeasuring about **600 Sq.Ft. i.e. 55.76 Sq.Mtrs. Built Up Area**, in the Building Project and Registered Society known as **"KAMOTHE, NEW CONCEPT COMPLEX Co-operative Housing Society Ltd."**, constructed on **Plot No. 25B, in Sector No. 7**, being situated and lying at **Kamothe, Tal. Panvel, Dist. Raigad, Navi Mumbai**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat"), vide an **Agreement for Sale** registered in the Office of Sub-Registrar of Assurances, Panvel-2 (Urban) under Document No. URAN-04709-2006, dated 01/08/2006 (hereinafter for the sake of brevity referred to as "the Agreement").
8. AND WHEREAS **MR. AKHLAQUE MOHD. SAEED MULLA** has sold/ transferred and assigned all his rights, title and interest in respect of the said Flat in favour of **M/s. TRIMURTI CARGO MOVERS PVT. LTD.** vide a Sale Deed registered in the office of Sub-Registrar of Assurances, Panvel under Document No. PVL-1-07422-2009 dated 07/11/2009.
9. **M/s. TRIMURTI CARGO MOVERS PVT. LTD.** have mortgaged the said Flat with **SVC Co-operative Bank Ltd.** and have defaulted in the repayment of the Loan to the said Bank, pursuant to the action initiated by the said Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, **SVC Co-operative Bank Ltd.** has sold and transferred the said Mortgaged Property/Flat/Secured Asset to **MR.**



*Handwritten signature*  
Kisan

**SACHIN PRALHAD BHOITE** (the Seller herein) vide **SALE CERTIFICATE** registered in the office of Sub-Registrar of Assurances, Panvel under Document No. PVL-5-12422-2018 dated 17/11/2018.

10. AND WHEREAS the Seller is now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof.

11. AND WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Seller and a talk regarding Sale and purchase of the Flat took place between the parties.

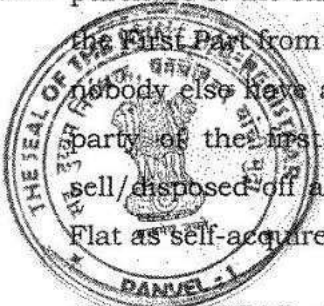
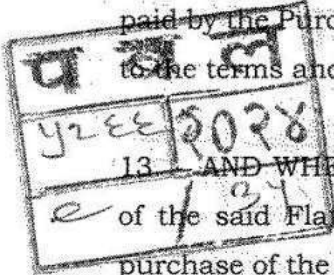
12. AND WHEREAS the Seller has offered to the Purchasers the sale/ transfer/ assignment of all his rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.46,00,000/- (Rupees FORTY SIX LAKH Only)** being the Sale Price and Purchasers have agreed to purchase the said premises the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement, in consideration of **Rs.46,00,000/- (Rupees FORTY SIX LAKH Only)** which amount of consideration shall be paid by the Purchasers to the Seller at the time and in the manner subject to the terms and conditions stated herein below.

13. AND WHEREAS the party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the purchase of the said Flat on ownership basis is completely by the party of the First Part from his own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/diposed off and transfer all his right, title and interest in the said Flat as self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.



*Sachin Pralhad Bhoite*  
Kiran





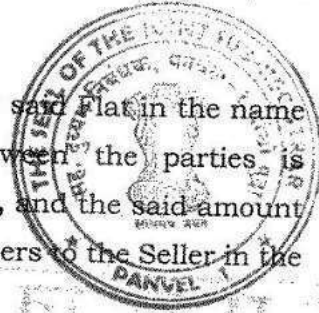
**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

1. The Seller hereby agree to sell and the Purchasers hereby agree to purchase said **Flat No. 101**, on **First Floor**, in **"D" Wing**, admeasuring about **600 Sq.Ft. i.e. 55.76 Sq.Mtrs. Built Up Area**, in the Building Project and Registered Society known as **"KAMOTHE, NEW CONCEPT COMPLEX Co-operative Housing Society Ltd."**, constructed on **Plot No. 25B**, in **Sector No. 7**, being situated and lying at **Kamothe, Tal. Panvel, Dist. Raigad, Navi Mumbai**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

2. The area of the Flat hereby agreed to be sold is admeasuring **600 Sq.Ft. i.e. 55.76 Sq.Mtrs. Built Up Area** and it is shown by red boundary line on the plan attached herewith.

3. THE CONSIDERATION for the transfer of the said Flat in the name of the Purchasers, is settled and agreed between the parties is **Rs.46,00,000/- (Rupees FORTY SIX LAKH Only)**, and the said amount of consideration is agreed to be paid by the Purchasers to the Seller in the following manner.

- a) The Purchasers have paid to the Seller a sum of **Rs.13,00,000/- (Rupees THIRTEEN LAKH Only)** being the Part amount of the said premises, on or before the execution of this Agreement (the receipt and payment whereof the Seller doth hereby admit and acknowledge).
- b) Purchasers shall pay to the Seller the balance amount of **Rs.33,00,000/- (Rupees THIRTY THREE LAKH Only)** after passing the loan from any Financial Institution or Bank and/or by way of Personal Fund Arrangement within **45 Working days** from the date of Registration of this Agreement.
- c) Time for payment of balance amount is the essence of this Agreement. The Seller shall provide to the Purchasers, a good, clear and marketable title of the said premises at his own cost and expenses, and shall handover to the Purchasers the original title documents of the said Flat on execution of this Agreement.



*[Handwritten signature]*

*[Handwritten signature: Kisan]*

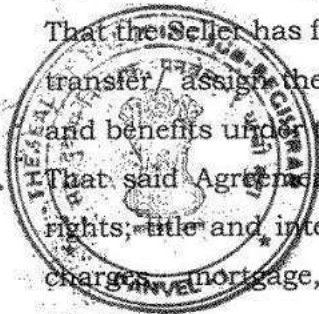
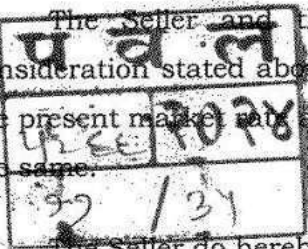


- d) The Seller also agree and undertake to indemnify the Purchasers from any kind of loss or claim arises or caused to be arise against any defect title and against all unpaid dues for all such period during which the Seller or his predecessors held the said Flat.
- e) THE POSSESSION of the said Flat shall be delivered to the Purchasers immediately on getting the full and final payment by the Seller. Further on receipt of full & final consideration as agreed hereinabove the Seller shall be deemed to have released relinquished all his rights, title, interest etc. in respect of the said Flat with in favour of the Purchasers and the Purchasers shall ipso-facto become entitled to legally occupy and possess the said Flat and all rights, title, interests and benefits etc. under the said Agreement for sale shall be lawfully transferred in favour of the said Purchasers.
- f) UPON POSSESSION of the said Flat being delivered the Purchasers shall be entitled to the use and occupy the said Flat and shall thereafter have no claim against the Seller in respect of any item or work in the said Flat which may be alleged not to have been carried out or completed.

4. The Seller and the Purchasers declares that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

5. The Seller do hereby covenant with the Purchasers as under:-

- a) That the Seller has full power, authority and absolute rights to sell/ transfer/ assign the rights, title and interest in the said premises and benefits under the said Agreement pertaining thereto;
- b) That said Agreement aforementioned and the said Premises the rights, title and interest there under of the Seller, is free from all charges, mortgage, liens and encumbrances of any nature whatsoever.
- c) That the Purchasers will be able to enjoy the benefits and advantages under the said Agreements and the said Premises without any hindrance, disturbance or obstructions from Seller or in trust for the Seller;



Anandam  
Kishan

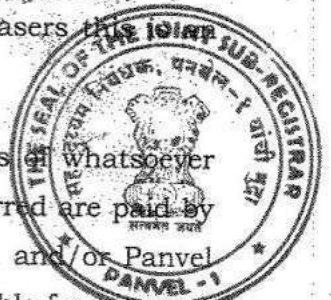
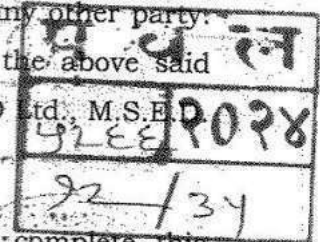
- d) That the Seller shall do all acts, deeds, matters and things and executes the Documents required for perfectly assuring and transferring the rights of the Seller under the said Agreement in favour of the Purchasers.
- e) That the Seller shall be liable to clear and pay all the dues of Property Taxes of Panvel Municipal Corporation, Society Maintenance Charges, Electricity Bill, CIDCO Service Charges, Water Bills and all other outstanding /dues in respect of the said Flat till the date of handing over possession and/or till the date of Final Sale Deed.

6. The Seller hereby indemnify and keep the Purchasers indemnified of and from and against all actions, proceedings, claims, demands, charges, expenses if any, etc. whatsoever, as may be claimed, initiated by any person/ persons/ body corporate, CIDCO Ltd. and/or Panvel Municipal Corporation, etc. in respect of the said Premises, and the Purchasers shall not be liable or responsible for the said action, proceedings claim etc.

7. The peaceful and vacant possession of the said Flat shall be handed over to the Purchasers after settlement of Full & final Consideration Amount of the said Flat. The Seller hereby declares that till today he has not sold, mortgaged, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The Seller hereby agrees to co-operate for transferring the above said property in the name of Purchasers in the office of CIDCO Ltd., M.S.E. Co., and any other concerned Department.

8. It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchasers the essence of the contract.

9. The Seller hereby declares that all taxes and dues whatsoever nature in respect of the Flat hereby agreed to be transferred are paid by them alone up to the date of possession to CIDCO Ltd. and/or Panvel Municipal Corporation. The Purchasers shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.



*Mhand/Ambar*

Kiran

10. The Party of the First Part states that there has not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.

11. The Seller hereby declares that the Flat hereby agreed to be sold and transferred is not requisitioned nor he has received any such notice.

12. The Seller declares that he has got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the Seller alone at his cost shall remove the same.

13. The Seller also declared that he has not dealt with the said Flat in any manner nor he has done any agreement with any another party or person.

14. The Seller hereby undertakes to make out a clear and marketable title to the property agreed to be sold.

15. The Purchasers doth hereby covenant with the Seller as under:-

a) That the Purchasers undertake to observe and perform and carry out and fulfill all the terms and conditions of the said Agreement;

b) The Purchasers are aware that all those who have purchased Flats/Shops in the building situated on Plot have formed and registered a Co-operative Housing Society Ltd., under the name and



**"KAMOTHE, NEW CONCEPT COMPLEX Co-operative Housing Society Ltd."**, under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **NBQM/CIDCO/HSG/(TC)/4540/JTR/2012-13** (hereinafter for the brevity's sake referred to as "the said Act");

c) That the Purchasers shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society formed under the said Act;

d) That the Purchasers shall abide by the Rules and Regulations and bye-laws of the said Society and that he hereby agree and undertake to pay and discharge all calls and dues which the said Society may

*[Handwritten signature]*

*Mhandkumar*  
*Kiran*

make in respect of the said Flat after handing over Vacant and peaceful possession of the said Flat and/or after execution of Sale Deed (Full & Final Payment).

e) That the Purchasers shall observe all the terms and conditions of the said Agreement and shall regularly pay the (water charges, electricity charges, maintenance charges and Property taxes) in respect of the said Premises directly to the concerned authorities from the date of execution of this Agreement.

16. The Seller herein has produced the following documents before the Purchasers :

a) The Seller will submit his application to the said Society after Full & Final payment to the effect that his name as a member of the said SOCIETY be deleted and name of the Purchasers should be taken as a member in his place and also transfers the shares in the name of the Purchasers.

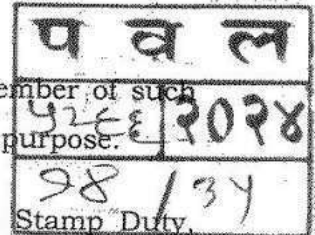
b) That Seller will sign transfer form and submit the same to the Society after Full & Final payment.

17. The Purchasers hereby undertakes to become a member of such society and undertake to sign all papers necessary for that purpose.

18. The expenses for conveying the said Flat such as Registration fees and CIDCO Transfer charges shall be borne and paid by the Purchasers alone.

19. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

20. All the terms and conditions of the builder's agreement will be applicable to this agreement.



Mhandamar

Kiran

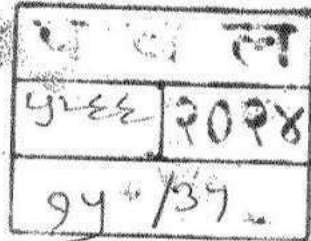
**FIRST SCHEDULE OF PROPERTY - PLOT**

All that piece or parcel of the land bearing **Plot No. 25B**, admeasuring **1813.31 Sq.Mtrs.**, or thereabouts in **Sector No. 7**, situated at **Kamothe, Tal. Panvel, Dist. Raigad, Navi Mumbai**, and in Registration Sub-District Panvel, District and Registration District Raigad in the state of Maharashtra bounded as under:

On or towards the North:- Plot No. 25C  
 On or towards the South:- Plot No. 25E  
 On or towards the East :- Prop. 18 M. Road.  
 On or towards the West :- Plot No. 25

**SECOND SCHEDULE OF PROPERTY FLAT**

**Flat No. 101**, on **First Floor**, in **"D" Wing**, admeasuring about **600 Sq.Ft.** i.e. **55.76 Sq.Mtrs. Built Up Area**, in the Building Project and Registered Society known as **"KAMOTHE, NEW CONCEPT COMPLEX Co-operative Housing Society Ltd."**, constructed on **Plot No. 25B**, in **Sector No. 7**, being situated and lying at **Kamothe, Tal. Panvel, Dist. Raigad, Navi Mumbai 410209**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.



*Mhandkumar*  
*Kiran*





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

SIGNED AND DELIVERED by the  
Within named "SELLER"  
**MR. SACHIN PRALHAD BHOITE**  
In the presence of .....



*[Handwritten signature]*

1) Mr. *[Handwritten signature]*

2) Mr. *[Handwritten signature]*

SIGNED AND DELIVERED BY  
Within named "PURCHASERS"  
**1)MR. ANAND KUMAR MISHRA**



*[Handwritten signature]*

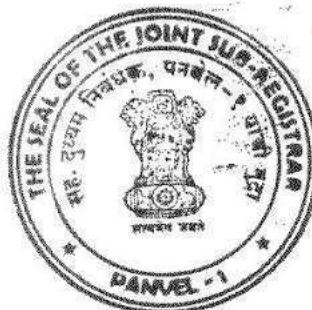
**2)MRS. KIRAN ANANDKUMAR MISHRA** *[Handwritten signature]*  
In the presence of .....



1) Mr. *[Handwritten signature]*

2) Mr. *[Handwritten signature]*

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५२६६	२०२४
१६	१३५

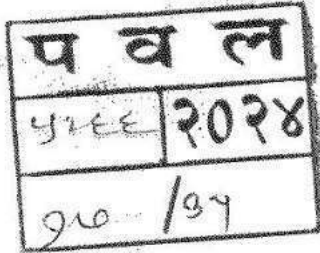


**RECEIPT**

RECEIVED a sum of **Rs.13,00,000/- (Rupees THIRTEEN LAKH Only)** in the following manner, from the withinnamed Purchasers **1)MR. ANAND KUMAR MISHRA, 2)MRS. KIRAN ANANDKUMAR MISHRA**, being the Part Payment price against the sale and transfer of **Flat No. 101, on First Floor, in "D" Wing, admeasuring about 600 Sq.Ft. i.e. 55.76 Sq.Mtrs. Built Up Area**, in the Building Project and Registered Society known as **"KAMOTHE, NEW CONCEPT COMPLEX Co-operative Housing Society Ltd."**, constructed on **Plot No. 25B, in Sector No. 7**, being situated and lying at **Kamothe, Tal. Panvel, Dist. Raigad, Navi Mumbai**, within the limits of CIDCO Ltd. and/or Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel, District Raigad.

<b>Cheque/Ref. No.</b>	<b>Date</b>	<b>Bank's Name</b>	<b>Amount in Rs.</b>
1611501054	25/06/2024	ICICI Bank Ltd	5,00,000/-
IDIBH24178452421	26/06/2024	Indian Bank	5,00,000/-
IDIBH24183223776	01/07/2024	Indian Bank	3,00,000/-
<b>TOTAL</b>			<b>13,00,000/-</b>

I SAY RECEIVED  
Rs.13,00,000/-

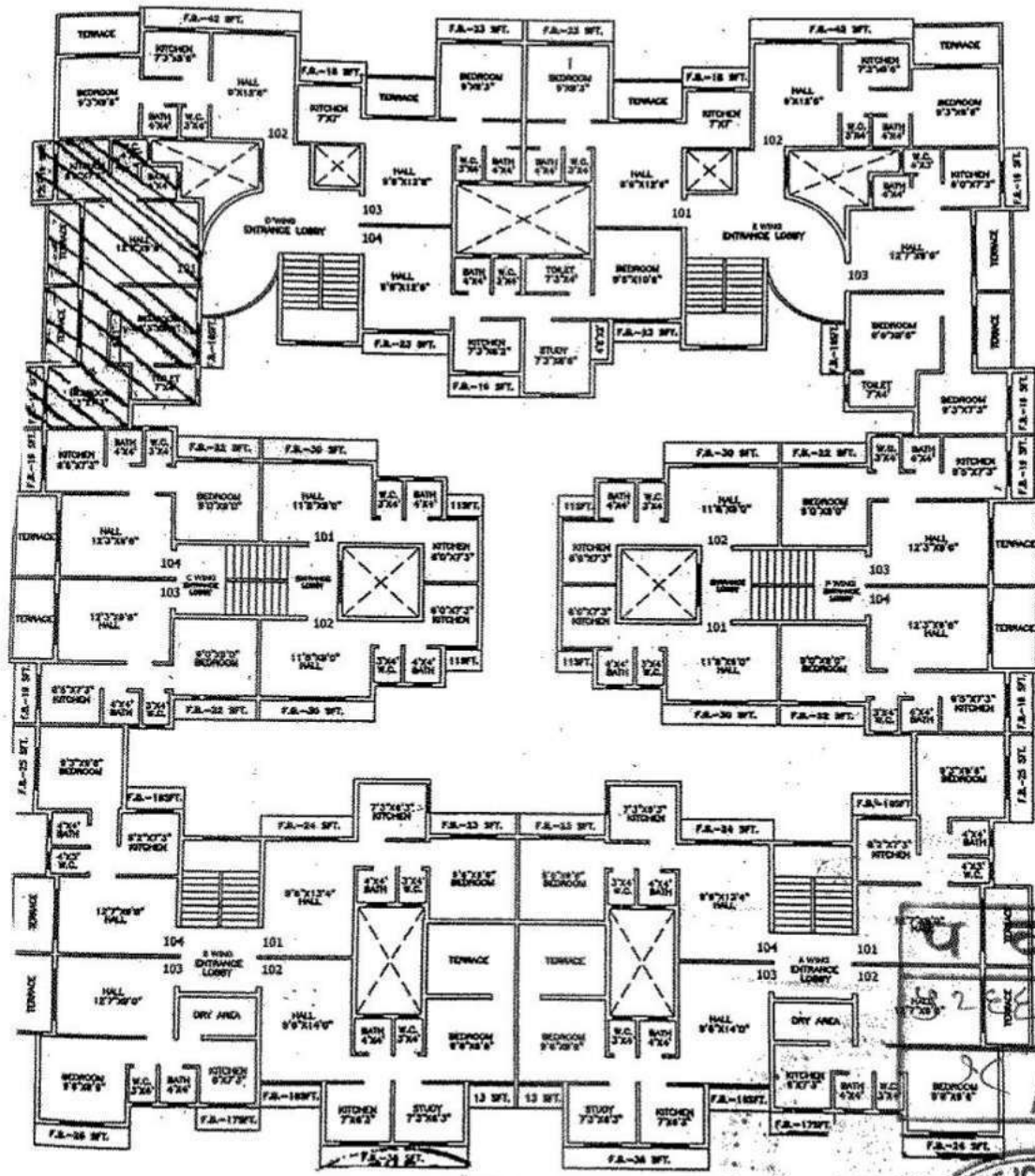


**MR. SACHIN PRAHAD BHOITE**



**SELLER**

# ANNEXTURE - C



FLOOR PLAN

प च ल  
 28/02/2028  
 20/134



AT NO. 101/D  
 DOOR FIRST  
 AREA  
 TERRACE AREA  
 TOTAL  
 SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER  
 Bhanchamar Kiran

PROPOSED RESIDENTIAL APARTMENT  
 ON PLOT-25B, SECTOR-07,  
 KAMOTHE(G.E.S.), N.MUMBAI.



17/11/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

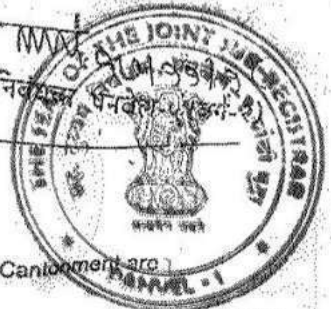
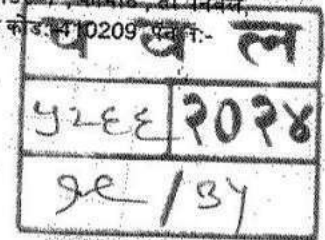
दस्त क्रमांक : 12422/2018

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	सर्टिफिकेट ऑफ सेल
(2) मोबदला	3760000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3055648
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 15अ/7, दर-68500/- प्रचौमी, घसारा-20%, सदनिका क्र 101, पहिला मजला, डी विंग, न्यू कनसेप्ट कॉम्प्लेक्स, प्लॉट नं 25 /वी, सेक्टर -7, कामोठे, ता पनवेल, जि रायगड, क्षेत्र 55.76 चौ मी बिल्टअप( ( Plot Number : 25 / वी ; SECTOR NUMBER : 7 ; ) ) 1) 55.76 चौ.मीटर
(5) क्षेत्रफळ	
(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:-एस व्ही सी को ऑपेराटीव्ह बँक लिमिटेड तर्फे मेधा एस. माजगावकर -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एस व्ही सी टॉवर, पहिले रोड, बाकोला, सांताक्रुझ (ईस्ट), मुंबई 400055, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-AAA&T0177C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन पी. भोईटे -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डी-404, न्यू कनसेप्ट कॉम्प्लेक्स, प्लॉट नं 25 /वी, सेक्टर -7, कामोठे, ता पनवेल, जि रायगड नवी मुंबई - 410209, महाराष्ट्र, राईगड:(००:). पिन कोड:-410209 पॅन नं:-ALAPB8375Q
(9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2018
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2018
(11) अनुक्रमांक, खंड व पृष्ठ	12422/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतामा निवडलेला अनुच्छेद :-

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

3:30 PM

Regn.: 39M

पावती क्र.: 13010 दिनांक: 17/11/2018

गावाचे नाव: कामोठे  
दस्तऐवजाचा अनुक्रमांक: पवल5-12422-2018  
दस्तऐवजाचा प्रकार : सर्टिफिकेट ऑफ सेल  
सादर करणाऱ्याचे नाव: सचिन पी. भोईटे - -

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 400.00
पृष्ठांची संख्या: 20	
एकूण:	₹. 30400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:30 PM ह्या वेळेस मिळेल.

Sub Registrar Panel 5

बाजार मुल्य: ₹.3055648 /-  
मोबदला ₹.3760000/-  
भरलेले मुद्रांक शुल्क : ₹. 225600/-

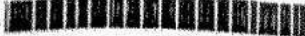
- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008370284201819R दिनांक: 17/11/2018  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: DHC रकम: ₹.400/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1711201804935 दिनांक: 17/11/2018  
बँकेचे नाव व पत्ता:

पवल  
५२६६ २०२४  
२० / ३५



प्रत्येकाची स्वाक्षरी  
मुळदस्तावेज  
सचिन पी. भोईटे  
सहायक निबंधक, पवले-५ (वर्ग-२)





दस्तावर्जांक व वर्ष: 7422/2009

Saturday, November 07, 2009

2:17:43 PM

दुय्यम निबंधक: पनवेल 1

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

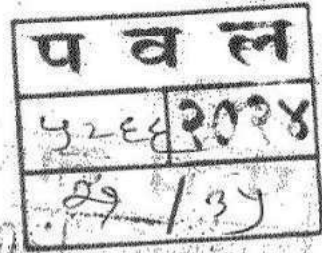
Regn. 63 m.e.

गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप, अमिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,650,000.00  
बा.भा. रु. 1,728,560.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र.101, पहिला मजला, डी विंग, न्यु कॉन्सेप्ट कॉम्प्लेक्स, प्लॉट क्र.25 बी, सेक्टर क्र.7, कामोटे \*\* विभागाचे नाव - मीजे : पनवेल पनवेलनगरपालिका, उपविभागाचे नाव - 15अ/7 - कामोटे सिडको सेक्टर क्रमांक 7
- (3) क्षेत्रफळ (1) 55.76 चौ.मी.विल्टअप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अखलाक मोहम्मद सईद मुल्का - ; घर/प्लॉट नं: रुम नं. 19, दुसरा मजला, प्रिन्स अली खान, दोनगिरी घोरमुल, मुंबई मेट्रो, मु- 09-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे.त्रिमुर्ती कार्गो मुल्हर्स प्रा.लि.तर्फे सही करणार. श्रीप्रकाश एस सिंग - ; घर/प्लॉट नं: 157 सी, लेनीन सरनी,डिलवस सेंटर, कोलकत्ता; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 06/11/2009
- (8) नोंदणीचा 07/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7422 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 86335.60
- (11) बाजारभावाप्रमाणे नोंदणी रु 17290.00
- (12) शेरा



सह दुय्यम निबंधक, पनवेल-१ (वर्ग-२)





Tuesday, August 01, 2006

3:01:28 PM

Original

नोंदणी 39 M

Regn 39 M

पावती

पावती क्र. 4709

दिनांक 01/08/2006

गावाचे नाव कामोठे

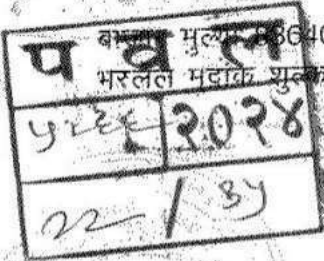
दस्तऐवजाचा अनुक्रमांक उरण - 04709 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:अखलाक मोहम्मद सईद मुल्ता

नोंदणी फी	:	8370.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:	480 00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)	:	
एकूण रु.		8850.00

आपणस हा दस्त अंदाजे 3:16PM हा वेळेस मिळेल



बभल मुल्य 886400 रु. भोवदला: 712500 रु.  
भरलल मदाक शुल्क: 32850 रु.

मुळ दस्तऐवज परत दिला.

लिपीक

दुय्यम निबंधक, उरण  
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही



दुय्यम निबंधक उरण  
(पनवेल-2)

**CIDCO**  
WE MAKE CITIES

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900

00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BPI/ATPO/ 3290 - -

To,

Shri Pandharinath Hira Mhatre  
At. & Post. Kamothe, Tal. Panvel,  
Dist. Raigad

Date : 16 OCT 2008

Sub:- Occupancy Certificate for Residential Building on

Plot no.25B, Sector-07 at Kamothe (12.5% scheme)

Ref:- 1) Your architect's letter dated 29/05/2008 & 18/09/2008

2) IDC (100%) of Rs.18,14,000/- paid vide Challan no.117224,  
dtd. 04/04/2006, amount Rs.9,07,000/- & Challan No. 103195,  
dtd.26/08/2008; amount Rs.9,07,000/-

Dear Sir,

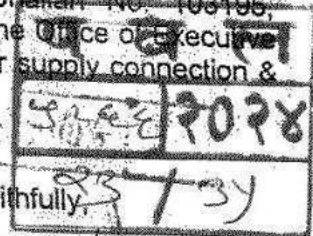
Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly approved.

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

Since, you have paid 100% IDC amounting Rs.18,14,000/- paid vide Challan no.117224, dtd. 04/04/2006, amount Rs.9,07,000/- & Challan No. 103195, dtd.26/08/2008, amount Rs.9,07,000/-, you may approach to the Executive Engineer (Env.) and Executive Engineer (Kml) to get the water supply connection & sewerage connection respectively to your plot.

Thanking you,

Yours faithfully,



(V. Venu Gopal)  
Sr. Planner (BB)  
Navi Mumbai & Khopta



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

**CIDCO**  
WE MAKE CITIES

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

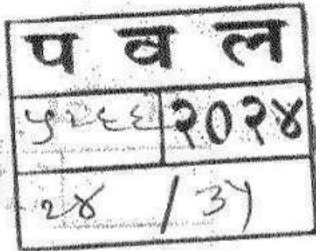
HEAD OFFICE :  
CIDCO Bhavan, C8D-Belapur,  
Navi Mumbai - 400 614.  
PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. REF NO: CIDCO/BP/ATPO/ 3290 - -

Date: 16 OCT 2008

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA= 2514.568 Sq.mtrs., Comm. BUA=193.04 Sq.mtrs. Total BUA= 2707.608 Sq.mtrs. (No. of Units R-102, C-16 )] on Plot no.25B, Sector-07 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Mecnakshi & Associates has been inspected on 06/06/2008 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 29/05/2006 and that the development is fit for the use for which it has been carried out.



*V. Venugopal*  
15/10/08  
(V. Venugopal)  
Sr. Planner (BP)  
Navi Mumbai & Khopta



# ANNEXTURE - B

REF. NO. CIDCO/ATPO

1767

29/5/2016

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to

Shri Parshuram Thia Malali & Others

Unit/Plot No. 25B Road No. - Sector 07 Node Kamath (AEV) of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (G+4)

Net B.V.A. (R - 2525.27 m<sup>2</sup>, C - 193.04 m<sup>2</sup>) Total - 2718.31 m<sup>2</sup>

(Nos. of Residential Units 91 Nos. of Commercial units 16)

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

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

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

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

2. The applicant shall :

2(a) Give a notice to the Corporation for completion of development work up to plinth level, atleast 7 days before the commencement of the further work.

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

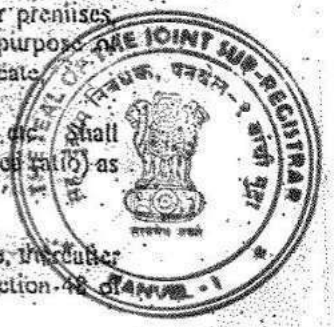
2(c) Obtain Occupancy Certificate from the Corporation.

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

3. The structural design, building materials, installations, electrical installations, etc shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

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

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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 10000/- deposited with CIDCO, as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/CA: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 Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential Flats/Commercial Units with areas.

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25	37

e) Address where copies of detailed approved plans shall be available for inspection.

f) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers THE S.P. which should be in regional language.



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

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

12. As directed by the Urban Development Deptt., Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2153/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m, following additional condition of Rain Water Harvesting shall apply.

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

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. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

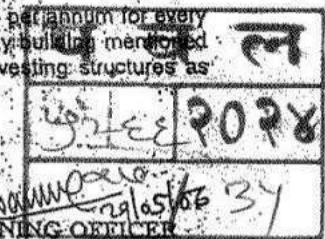
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

C.C. TO: ARCHITECT

*Narashankar*

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KH/PNL/KLM/DRM)
4. EE(WS)



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२८ / ३१



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e-Permanent Account Number Card

AZDPM3699P



नाम / Name  
KIRAN ANANDKUMAR MISHRA

पिता का नाम / Father's Name  
CHHOTELAL JHA

जन्म की तिथि / Date of Birth  
01/01/1985

हस्ताक्षर / Signature

Kiran

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANAND KUMAR MISHRA

MODNARAYAN SHIVA KANT MISHRA

14/09/1984

Permanent Account Number  
ANOPM6067C

*Anandkumar*



Anandkumar

भारत सरकार  
Government of India



किरण आनंदकुमार मिश्रा  
Kiran Anandkumar Mishra  
जन्म तारीख/DOB: 01/01/1985  
महिला/ FEMALE

Issue Date: 21/10/2014

2867 7430 2469  
VID : 9193 3394 7057 4026

माझे आधार, माझी ओळख

भारत सरकार  
Government of India



आनंद कुमार मिश्रा  
Anand Kumar Mishra  
जन्म तारीख / DOB : 14/09/1984  
पुरुष / Male

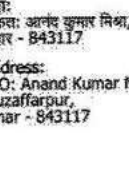
Issue Date: 23/01/2014

अधर पहचान का प्रमाण है, जन्मदिनांक का नहीं।  
Aadhaar is a proof of identity, not of citizenship.

8503 5785 9082

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पता:  
मकान: आनंद कुमार मिश्रा, मक्सुदपुर, मुझफरपुर,  
बिहार - 843117

Address:  
C/O: Anand Kumar Mishra, Maksudpur,  
Muzaffarpur,  
Bihar - 843117

2867 7430 2469  
VID : 9193 3394 7057 4026

1947 | help@uidai.gov.in | www.uidai.gov.in

Kiran

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पता: S/O: मोद नारायण मिश्रा, सी-204,  
न्यू कॉन्सेप्ट कॉम्प्लेक्स, प्लॉट नं-25बी,  
धर्मपनगर शांतिध्या समीर, सेक्टर-7,  
कामोठे, पनवेल, रायगड, महाराष्ट्र, 410206

Address: S/O: Mod Narayan Mishra,  
C-204, New Concept Complex, Plot  
No-25B, Opp. MNR School, Sector-7,  
Kamothe, Panvel, Raigarh, Maharashtra,  
410206

8503 5785 9082

1947 | help@uidai.gov.in | www.uidai.gov.in


Anandkumar

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०२ / २५



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SACHIN PRALHAD BHOITE**  
**PRALHAD BHANUDAS BHOITE**  
**19/11/1982**  
 Permanent Account Number  
**ALAPB8375Q**

भारत सरकार  
GOVT. OF INDIA



**भारत सरकार**  
**Government of India**

**सचिन प्रल्हाद भोटे**  
**Sachin Pralhad Bhoite**  
**जन्म तिथि/DOB: 19/11/1982**  
**पुरुष / MALE**

3972 0172 3742  
 VID : 9111 9140 8422 5667

माझे आधार, माझी ओळख

**सर्वोच्च विशिष्ट अंशदाता प्राधिकरण**  
**Unique Identification Authority of India**

**पुरुष**  
**S/O PRALHAD BHOITE, B/101 न्यू कॉन्सेप्ट कॉम्प्लेक्स, प्लॉट नंबर 8/25, एमएनएस कॉम्प्लेक्स, सेक्टर 7, ऑप एमएन स्कूल, रामोथे, कामोथे, रायगड, महाराष्ट्र - 410209**

**Address:**  
**S/O PRALHAD BHOITE, B/101 NEW CONCEPT COMPLEX, PLOT NO 8/25, OPP MNR SCHOOL, SECTOR 7, OPP MNR SCHOOL, RAMOTHE, KAMOTHE, RAIGAD, Maharashtra - 410209**

3972 0172 3742  
 VID : 9111 9140 8422 5667

माझे आधार, माझी ओळख

**भारत सरकार**  
**GOVERNMENT OF INDIA**

**मोहम्मद इरफान अब्दुल करीम पोपरे**  
**Mohammed Irfan Abdul Karim Popere**  
**जन्म तिथि/DOB: 01/06/1978**  
**पुरुष / MALE**

4764 1597 2795

मेरा आधार, मेरी पहचान

**भारत सरकार**  
**GOVERNMENT OF INDIA**

**निहाल मोहम्मद युनुस पोपरे**  
**Nihal Mohammed Yunus Popere**  
**जन्म तिथि / DOB: 20/11/2001**  
**पुरुष / MALE**  
**Mobile No.: 9078021520**

3195 0358 5477

माझे आधार, माझी ओळख

**प व ल**  
**५२६६ २०२४**  
**३० / ३५**





आयकर विभाग  
INCOME TAX DEPARTMENT

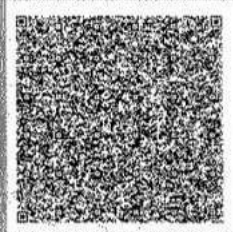


भारत सरकार  
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

HBQP-P6346L



नाम / Name  
NIHAD POPERE

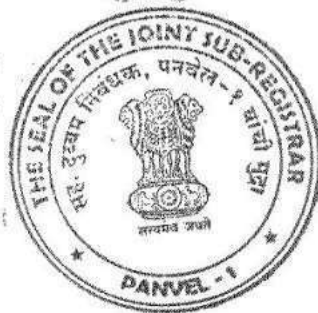
पिता का नाम / Father's Name  
MOHAMMAD YUNUS ABDUL KARIM POPERE

जन्म की तारीख / Date of Birth

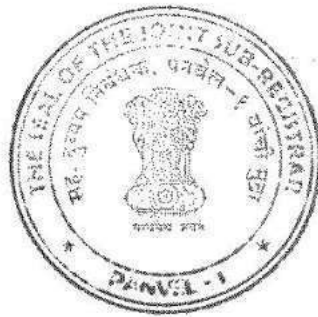
23/08/2004

PAN Application Digitally Signed. Card Not Valid Unless Physically Signed

ज व ल	
4268	2028
39	34



प ल ल	
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86/5266

सोमवार, 08 जुलै 2024 1:17 म.नं.

दस्त गोषवारा भाग-1

पत्रावली

दस्त क्रमांक: 5266/2024

दस्त क्रमांक: पत्रावली / 5266/2024

बाजार मूल्य: रु. 43,89,985/-

मोबदला: रु. 46,00,000/-

भरलेले मुद्रांक शुल्क: रु. 3,22,000/-

दु. नि. सह. दु. नि. पत्रावली यांचे कार्यालयात

पावती: 7223

पावती दिनांक: 08/07/2024

अ. क्र. 5266 वर दि. 08-07-2024

सादरकरणाऱ्याचे नाव: आनंद कुमार मिश्रा

रोजी 1:14 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

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दस्त हजर करणाऱ्याची सही:

एकूण: 30700.00

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JOINT S R PANVEL 1

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JOINT S R PANVEL 1

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 08 / 07 / 2024 01 : 14 : 17 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 08 / 07 / 2024 01 : 15 : 35 PM ची वेळ: (फी)

पत्रावली  
5266/2024  
33/34



**प्रतिज्ञापत्र**  
"मला अर्थोपार्जन हा नोंदणी कावदा १९५८ अंतर्गत उपलब्ध पत्रावलीद्वारे  
सोप्या पद्धतीने केलेला आहे." दस्तातील संपूर्ण हजर, निष्काढक व्यक्ती,  
आयतदार, व मोबदल जोडलेल्या कायदेशीर सत्यता नसावी आहे." दस्ताची  
सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्काढक व कयलोगारक हे संपूर्णपणे  
जबाबदार राहतील. \* दस्तानेवजावेत जोडलेले कायदेशीर फुकटपत्रांचा  
बकती इत्यादी बनावट कायदाबाह्य कायदाबाही मधून जबाबदारी निष्काढकाची  
राहिली.  
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विदुन देवारे  
विदुन देवारे

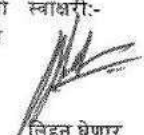


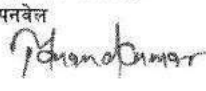





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Kiran

प्रमाणित करणेत येते की, या दस्तामध्ये





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विदुन देवारे निष्काढक, पत्रावली-१

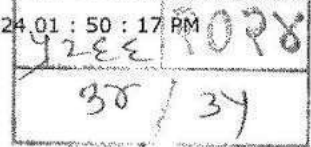
दस्त क्रमांक :पवल1/5266/2024  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सचिन प्रल्हाद भोईटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - फ्लॉट न. डी-१०१, न्यू कॉनसेप्ट कॉम्प्लेक्स, प्लॉट न. बी २५, आपो एमएनआर स्कूल, सेक्टर न ७, कामोठे नवी मुंबई, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगाड्:(०:). पिन नंबर:ALAPB8375Q	लिहून देणार स्वाक्षरी:- 		
2	नाव:आनंद कुमार मिश्रा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - फ्लॉट नं. सी -२०४, न्यू कॉनसेप्ट कॉम्प्लेक्स, प्लॉट न. २५बी, आपो एमएनआर स्कूल, सेक्टर न ७, कामोठे नवी मुंबई, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगाड्:(०:). पिन नंबर:ANOPM6067C	लिहून घेणार स्वाक्षरी:- 		
3	नाव:किरण आनंदकुमार मिश्रा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - फ्लॉट नं. सी -२०४, न्यू कॉनसेप्ट कॉम्प्लेक्स, प्लॉट न. २५बी, आपो एमएनआर स्कूल, सेक्टर न ७, कामोठे नवी मुंबई, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगाड्:(०:). पिन नंबर:AZDPM3699P	लिहून घेणार स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:08 / 07 / 2024 01 : 49 : 35 PM

ओळख:-  
खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:निहाद पोपेरे -- वय:24 पत्ता:पनवेल पिन कोड:410206		
2	नाव:इरफान पोपेरे -- वय:45 पत्ता:पनवेल पिन कोड:410206		

शिक्का क्र.4 ची वेळ:08 / 07 / 2024 01 : 50 : 17 PM  
JOINT S R PANVEL 1  




## Payment Details.

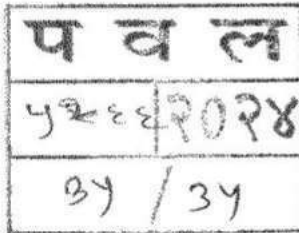
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR. ANAND KUMAR MISHRA AND OTHER ONE	eChallan	69103332024070811620	MH004861476202425E	322000.00	SD	0002630919202425	08/07/2024
2		DHC		0724083402468	700	RF	0724083402468D	08/07/2024
3	MR. ANAND KUMAR MISHRA AND OTHER ONE	eChallan		MH004861476202425E	30000	RF	0002630919202425	08/07/2024

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

5266 /2024

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पुस्तक क्र. ९

वस्तु क्र. ५२६६ वर नोंदला.

सह दुय्यम निबंधक. पनवेल-१,  
दि. ०८ माहे ०७ सन २०२४