

**RECEIPT**

RECEIVED the day and the year first herein above written of and from the within named ALLOTTEE/s a sum of as mentioned below is paid to us.

Receipt No.	Bank Name	Branch	Cheque No	Date	Amount Rs.
256	BANK OF BARODA	KALAMBOLI	000010	16/7/24	51,000 /-
					1
			<b>Total</b>		51,000 /-

**WE SAY RECEIVED**

Rs. 51,000 /-

**M/s. Bhikhi Developers & Builders**  
**through it's proprietor**  
**Mr. Hareshkumar Rasiklal Shah**

in the presence of:

1) SHRI. \_\_\_\_\_

2) SHRI. \_\_\_\_\_

*Shah*

*Shah*





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52000024057**

Project: **SHIVAM**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 53 SECTOR 16 at Rodpali, Panvel, Raigarh, 410206;**

1. Mr./Ms. **Hareshkumar Rasiklal Shah** son/daughter of Mr./Ms. **Rasiklal Shah** Tehsil: **Panvel**, District: **Raigarh**, Pin: **410209**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub clause (D) of clause (l) of subsection (2) of section 4 read with Rule 5;

OR

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

  - The Registration shall be valid for a period commencing from **17/01/2020** and ending with **31/08/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

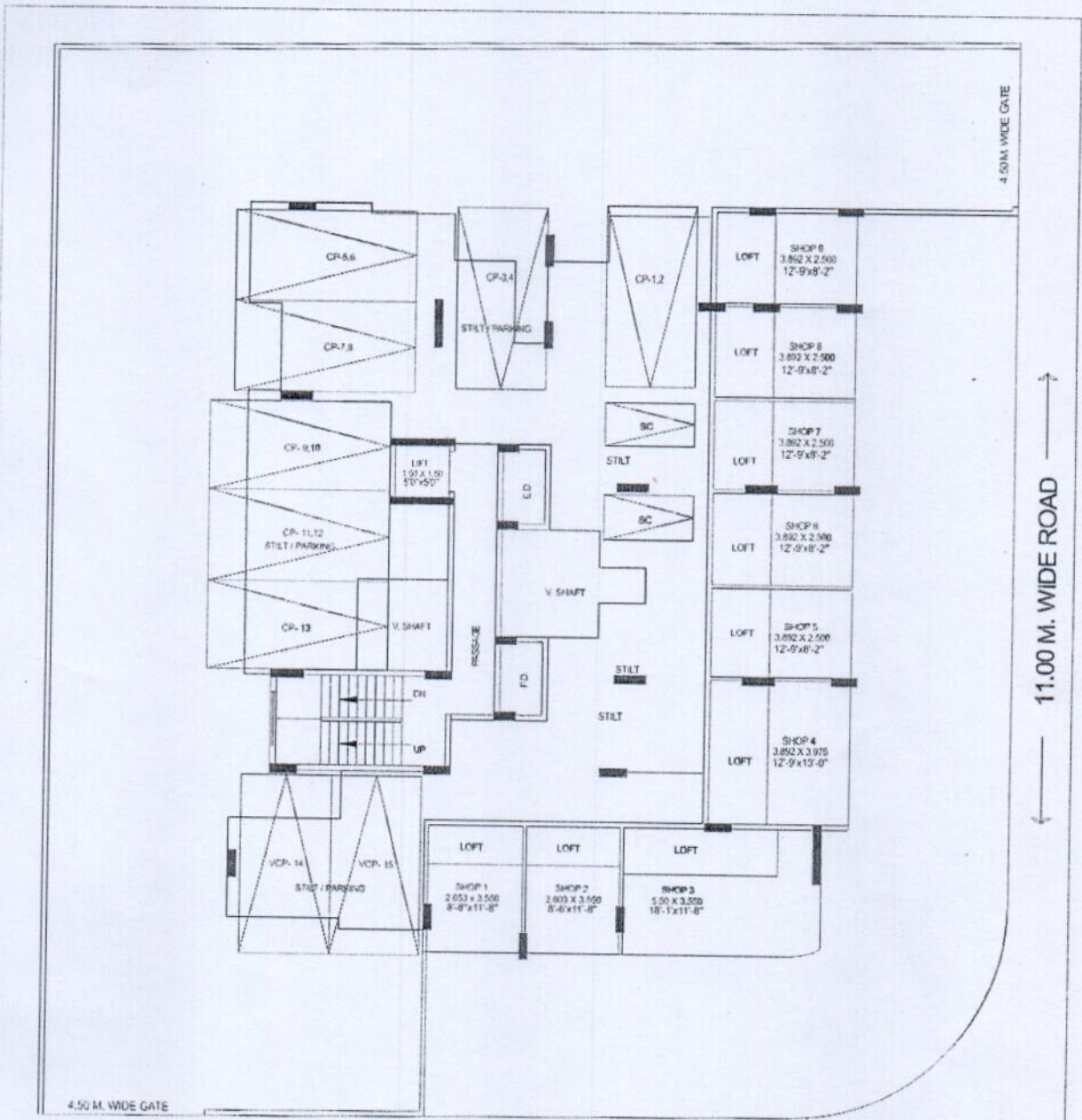


Dated: 17/01/2020  
Place: Mumbai

*[Handwritten signature]*

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





← 09.00 M. WIDE ROAD →

GROUND FLOOR PLAN

SHOP NO.	PROJECT	FOR	NAME AND SIGN. OF PURCHASER	NAME AND SIGN. OF DEVELOPERS
07	"SHIVAM" RESIDENTIAL/COMM. BUILDING PLOT NO -53, SEC-16, ROADPALI	M/s. BHIKHI DEVELOPERS AND BUILDERS		

*Shah*

State

State





## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :  
'निर्मल' दुसरा मजला, नरीमन पॉईंट,  
मुंबई - ४०० ०२९.  
दूरध्वनी : ००-९९-२२-६६५० ०९००  
फॅक्स : ००-९९-२२-२२०२ २५०९

मुख्य कार्यालय :  
'सिडको' भवन, सी.बी.डी. बेलापूर,  
नवी मुंबई ४०० ६९४.  
दूरध्वनी : ००-९९-२२-६७९९ ८९००  
फॅक्स : ००-९९-२२-६७९९ ८९६६

संदर्भ क्र.

दिनांक ११/०३/२०१९

सिडको/वसाहत/साटयो/रोडपाली/२६३/२०१९/२२५३  
प्रति,  
मे. भिखी डेव्हलपर्स व बिल्डर्स तर्फे प्रोप्रा.  
श्री. हरेशकुमार रसिकलाल शाह,  
पत्ता- श्रेयश को.ऑ.ही.सोसा.लि. ए/५०१,  
रोड न.५१, टी.पी.एस.३, बोरीवली,  
मुंबई ४०० ६१४.

विषय : साडेबारा टक्के योजनेनुसार मौजे रोडपाली येथील भुखंड क्र.५३, सेक्टर १६,  
क्षेत्र ७९९.५७चौ.मी.चे अंतिम आदेश .

- संदर्भ : १. या कार्यालयाचे दिनांक ०७/०२/२०१९ रोजीचे हस्तांतरण शुल्क भरणापत्र.  
२. या कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/रोडपाली/२६३/१५१४  
/२०१९, दिनांक १३/०२/२०१९ रोजीचे ना हरकत परवानगी पत्र,  
३. दिनांक १३/०२/२०१९ रोजी निष्पादीत केलेला त्रिपक्षीय करारनामा  
४. दुय्यम निबंधक पनवेल २ यांच्याकडे नोंदणीकृत केलेली त्रिपक्षीय  
करारनाम्याची प्रमाणित प्रत (पवल२/१९३५/२०१९, पावती क्र.२२७८,  
दिनांक १३.०२.२०१९)

महोदय/महोदया,

साडेबारा टक्के योजनेअंतर्गत १. श्रीमती. लक्ष्मीबाई आत्माराम पोपेटा २. श्री. मोहन आत्माराम पोपेटा ३. श्री. मच्छिंद्र आत्माराम पोपेटा ४. श्रीमती. जनाबाई रामदास म्हात्रे ५. श्रीमती. सुलभा उर्फ मनिषा तानाजी म्हसकर ६. श्रीमती. जयश्री परशुराम उर्फ प्रशांत गायकर ७. श्रीमती. द्रौपदी बळीराम पोपेटा ८. श्री. यशवंत बळीराम पोपेटा यांना मौजे रोडपाली येथील भुखंड क्र.५३, सेक्टर १६, क्षेत्र ७९९.५७चौ.मी. हा मे. भिखी डेव्हलपर्स व बिल्डर्स तर्फे प्रोप्रा.श्री. हरेशकुमार रसिकलाल शाह यांच्या नावे हस्तांतरण करण्यासाठी दिनांक ०७/०२/२०१९ रोजी तत्वतः मान्यता देण्यात आली व त्याबाबतचे नियमाप्रमाणे हस्तांतरण शुल्क रक्कम रु.७,५४,८००/- भरणा करण्याबाबतचे पत्र संदर्भ क्र. १ अन्वये देण्यात आले होते.

त्याअनुषंगाने महामंडळास हस्तांतरण शुल्क रु.७,५४,८००/- इतकी रक्कम प्राप्त झाली व संदर्भ क्र.२ अन्वये सदर भूखंड हस्तांतरणासाठी संबंधित पक्षकारांना ना हरकत प्रमाणपत्र देण्यात आले होते. त्याप्रमाणे उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा संदर्भ क्र.३अन्वये सिडको, १. श्रीमती. लक्ष्मीबाई आत्माराम पोपेटा २. श्री. मोहन आत्माराम पोपेटा ३. श्री. मच्छिंद्र आत्माराम पोपेटा ४. श्रीमती. जनाबाई रामदास म्हात्रे ५. श्रीमती. सुलभा उर्फ मनिषा तानाजी म्हसकर ६. श्रीमती. जयश्री परशुराम उर्फ प्रशांत गायकर ७. श्रीमती. द्रौपदी बळीराम पोपेटा ८. श्री. यशवंत बळीराम पोपेटा आणि मे. भिखी डेव्हलपर्स व बिल्डर्स तर्फे प्रोप्रा.श्री.

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.

[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in) दक्षता या लिंकवर क्लिक करावे.

*Patel*



हरेशकुमार रसिकलाल शाह यांच्यामध्ये निष्पादीत करण्यात आला असून या त्रिपक्षीय करारनाम्यांची नोंदणी संदर्भ क्र.२ अन्वये दुय्यम निबंधक पनवेल-२ यांचेकडे नोंदणी क्रमांक पवल२/१९३५/२०१९, दिनांक १३.०२.२०१९ (पावती क्र.२२७८) अन्वये करण्यात आलेली असल्याने व सदर करारनाम्याची प्रमाणित प्रत या कार्यालयास सादर केली असल्यामुळे उपरोक्त भुखंडास परवानाधारक म्हणून मे. भिखी डेव्हलपर्स अॅण्ड बिल्डर्स तर्फे प्रोप्रा.श्री. हरेशकुमार रसिकलाल शाह यांच्या नावाची नोंद सिडकोच्या दफ्तरी घेण्यात येते आहे. मौजे रोडपाली येथील भुखंड क्र.५३, सेक्टर १६, क्षेत्र ७९९.५७चौ.मी.हा ज्या संपादीत जमिनीच्या मोबदल्यात वाटप करण्यात आलेला आहे त्या जमिनीबाबत उपजिल्हाधिकारी (भूसंपादन), मेट्रो सेंटर, पनवेल, यांच्याकडे कलम २८अ अन्वये वाढीव नुकसान भरपाईबाबत अर्ज दाखल असून तो प्रलंबित आहे. सदर अर्जाच्या निर्णयामध्ये वाढीव मावेजा मंजूर झाल्यास त्यानुसार वाढीव भाडेपट्ट्याची रक्कम भरणे आपणांवर बंधनकारक राहिल. या अटीवरच हे हस्तांतरणाबाबतचे पत्र देण्यात येत आहे.

कळावे,

आपला विश्वासू

वसाहत अधिकारी (सिडको),  
वसाहत विभाग, १ ला मजला,  
सिडको मकान, सोबीडी बेलापूर,  
नवी मुंबई - ४००६१४.

- प्रत- १) श्रीमती. लक्ष्मीबाई आत्माराम पोपेटा व इतर ७  
२) वरीष्ठ नियोजनकार (बांधकाम परवानगी न.मुं./खोपटा)  
३) सहा. लेखा अधिकारी (वसाहत)

*[Handwritten signature]*





## PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist – Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

NO.2019/PMC/TP/BP/3E09 /2019

Date : 28 / 09 / 2019

To,  
M/s. Bhikhi Developers & Builders  
Through its Prop.  
Mr. Hrishkumar Rasiklal Shah.,  
Shop No. 01& 02, Parasmani C.H.S,  
Plot No.18, Sector -9, Kamothe,  
Tal. Panvel, Dist. Raigad.

**SUB :- Development Permission for Residential cum Commercial Building on Plot No.- 53  
, Sector- 16, At. Roadpali (12.50% Scheme), Tal. Panvel, Dist. Raigad.**

REF :- 1) Your Architect's application no. 16275, Dated 19.9.2019.  
2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/0315193/377609,  
Dated 23/04/2019.  
3) Provisional Fire NOC issued by PMC vide letter No. PMC/Fire/3061/2019,  
Dated 30/10/2019.

Sir,

Please refer to your application for development permission for Residential cum Commercial Building on Plot No.- 53, Sector- 16, At. Roadpali (12.50% Scheme), Tal. Panvel, Dist. Raigad.

The development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

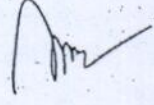
The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required , you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

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

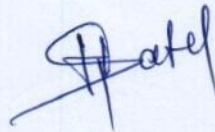
Thanking you,

Approved By Hon. Commissioner  
Panvel Municipal Corporation

  
Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C.TO:- 1) Architect,  
Sheetal Architects,  
Office no-12,Raheja Arcade,  
Sector-11,C.B.D Belapur,  
Navi Mumbai-400 614.









# PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist – Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

NO.2019/PMC/TP/BP/BE 09 /2019

Date : 22/09 /2019

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV of 1966) to, M/s. Bhikhi Developers & builders., through its Prop. Shri Harehkumar Rasiklal shah for Plot No.- 53, Sector- 16, At. Kalamboli (12.50% Scheme), Tal. Panvel, Dist. Raigad, Panvel. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 06 Floors), Residential Built Up Area = 1088.705 sq.mt., Commercial Built Up Area = 110.188 sq.mt., Total Built Up Area = 1198.893 sq.mt.

(No. of Residential Units – 42 Nos., No. of Commercial Units – 09 Nos.)

This Commencement Certificate is valid up to Plinth Level Only. The further order will be given after the plinth is inspected and plinth completion Certificate is issued.

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 commissioner 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 written notice to the Corporation regarding completion of the work.
  - 2(b) Obtain Occupancy Certificate from the Corporation.
  - 2(c) Permit authorized 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 GDCR 1975 in force.
4. The Commencement Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section – 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs 1975.
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. Prior Permission is necessary for any deviation / Change in Plan.
7. It is Mandatory to provide Temporary Toilet to labours at site during construction period.
8. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
9. Adequate permanent safety measures such as Railing etc. should be done to corridor area & passages.

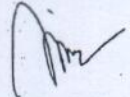
*Patel*



10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply:
- 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 :-
    - Name and address of the owner/developer, Architect and Contractor.
    - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    - Number of Residential flats/Commercial Units with areas.
    - Address where copies of detailed approved plans shall be available for inspection.
  - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 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 Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
- The owners/Developers 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 Dept. 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.
- All the layout open spaces / amenities space of Housing Society and new construction/ reconstruction/ addition 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.
  - The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of groundwater at all times.
  - The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these by laws.

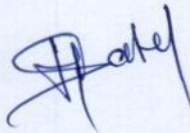
Note :- You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

Approved By Hon. Commissioner  
Panvel Municipal Corporation.

  
Assistant Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO:- 1) M/s. Bhikhi Developers & Builders  
Through its Prop.  
Mr. Hrishkumar Rasiklal Shah.,  
Shop No. 01 & 02, Parasmani C.H.S.,  
Plot No.18, Sector -9, Kamothe,  
Tal. Panvel, Dist. Raigad.
- 2) Architect,  
Sheetal Architects,  
Office no-12, Raheja Arcade,  
Sector-11, C.B.D Belapur,  
Navi Mumbai-400 614







**CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)**  
WE MAKE CITIES

## Letter of Allotment

## Generating Through By Bio-Metric System

Total No. of PAP's 8

Date : 19/04/2018

File No. 263

Node Roadpali

Village Ambelkhar

Alloted Node Roadpali

Sector No. 16

Plot No. 53

Area 799.57 Sq.M.

प्रति

कै. आत्माराम महादू पोपेटा, बळीराम महादू पोपेटा ( मयत ) यांचे वारस  
श्रीमती. लक्ष्मीबाई आत्माराम. पोपेटा  
श्री. मोहन आत्माराम पोपेटा  
श्री. मच्छिंद्र आत्माराम पोपेटा  
श्रीमती. जनाबाई रामदास म्हात्रे  
श्रीमती. सुलभा उर्फ मनीषा तानाजी म्हसकर  
श्रीमती. जयश्री परशुराम उर्फ प्रशांत गायकर  
श्रीमती. द्रौपदी बळीराम पोपेटा  
श्री. यशवंत बळीराम पोपेटा

सोडत क्र.	Roadpali
सोडत दिनांक	16/09/2017

विषय : साडेबारा टक्के योजनेप्रमाणे निवासी भूखंडाचे वाटपपत्र.

आपल्या वरील विषयाबाबतच्या अर्जावरून कळविण्यात येते की, महाराष्ट्र शासनाच्या नगर विकास विभागाकडील शासन निर्णय क्र. एलव्यएन/1985/1910/सीआर-217/85 नवी-10 दि. 6 मार्च 1990 प्रमाणे व त्यानंतर झालेल्या शासन निर्णय क्र.सी.आय.डी./1094/प्र.क्र. 287/न.वि.-10, दि. 28.10.1994 यानिर्णयानुसार आपल्या मालकीची जमीन नवी मुंबई प्रकल्पासाठी संपादित झाली असल्यामुळे आपणांस 12.5 टक्के योजनेच्या सर्व अटी व शर्तीस अधिन ठेवून मानवी/संगणकीय पध्दतीने दिनांक 16/09/2017 रोजी काढण्यात आलेल्या सोडतीप्रमाणे खालील तपशिलामध्ये नमूद केलेला निवासी भूखंड भाडेपट्ट्याने देण्याचे ठरविण्यात आले आहे.

निवाडा क्र. /सर्व्हे नं.	संपादित क्षेत्र हे.आर.	एकूण पात्रता (चौ.मी.)	पूर्वी वाटप केलेल्या क्षेत्राचा तपशील ( अतिक्रमण नियमनासहीत )				वाटप अतिक्रमणांचा तपशील		वात्रते नुसार वाटपाचे शिल्लक क्षेत्र		भूखंडाचा तपशिल			
			नोड	से.क्र.	बांधकाम क्र. भूखंड क्र.	क्षेत्र चौ.मी.	मूखंड क्र.	क्षेत्र चौ.मी.	स्थळ सेक्टर क्रमांक	मूखंड क्र.	क्षेत्र चौ.मी.	स्थळ सेक्टर क्रमांक	मूखंड क्र.	क्षेत्र चौ.मी.
Ambelkhar														
आंबेतखार		800 चौ.मी.										रोडपाली 16	53	799.57
2 437/290	0-90-6													

*[Signature]*  
Chief Land & Survey Officer  
CIDCO Ltd, CIDCO Bhavan,  
CBD-Belapur, Navi Mumbai-400614.

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*[Handwritten Signature]*



**CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)**  
WE MAKE CITIES

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File No. 263

Node Roadpali



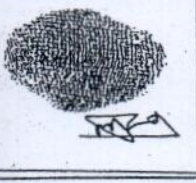




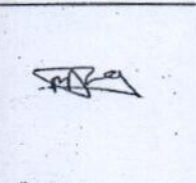




Village Ambetkhar

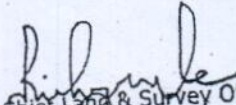
Alloted Node Roadpali

Sector No. 16

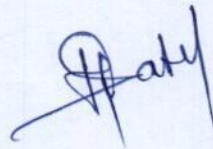
Plot No. 53

Area 799.57 Sq.M.

Sr. No.	Holder Details	Left Finger	Photo	signature
1	Smt. Laxmibai Atmaram Popeta Resident Of Kalamboli (ADHAR CARD NO. 9982 1165 5464)			
2	Shri. Mohan Atmaram Popeta Resident Of Kalamboli (ADHAR CARD NO. 3166 9182 8890)			श्री. मोहन आत्मराम पोपेटा
3	Shri. Machindra Atmaram Popeta Resident Of Kalamboli (ADHAR CARD NO. 2244 8564 2376)			
4	Smt. Janabai Rmadas Mhatre Resident Of Kamathe Gaon (ADHAR CARD NO. 3134 3815 9687)			जनाबाई रमदास म्हात्रे
5	Smt. Suibha @ Manisha Tanaji Mhaskar Resident Of Shirdhon (ADHAR CARD NO. 2520 2618 0085)			मनीषा तानाजी म्हास्कार

  
Chief Land & Survey Officer  
CIDCO Ltd., CIDCO Bhavan,  
CBD-Belapur, Navi Mumbai-400614.

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**CIDCO** LAND & SURVEY DEPARTMENT (12.5 % SCHEME)  
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Node Roadpali

Village Ambelkhar

Alloted Node Roadpali

Sector No. 16

Plot No. 53

Area 799.57 Sq.M.

Sr. No.	Holder Details	Left Finger	Photo	signature
6	Smt. Jayashree Parshuram @ Prashant Gaikar Resident Of Rohinjan (ADHAR CARD NO. 3402 8824 0419)			
7	Smt. Draupadi Baliram Popeta Resident Of Kalamboli Gaon (ADHAR CARD NO. 5195 6077 6961)			
8	Shri. Yashwant Baliram Popeta Resident Of Kalamboli (ADHAR CARD NO. 3552 4787 2311)			
Witness Details				
Sr. No.	Name & Address	Left Finger	Photo	Signature
1	Shri. Ananta Namdev Popeta  Address: House No. 105, Sector- 14, Kamothe Gaon, Kalamboli, Dist. Raigad 410218 (ADHAR CARD NO. 8381 3240 2143)  Phone No: 9930835741			
2	Shri. Motiram Rama Gaikar  Address: House No. 156, Opp. Hanuman Mandir, Kamothe Gaon, Kalamboli, Dist. Raigad 410218 (ADHAR CARD NO. 9074 3779 3206)  Phone No: 9076458468			

Chief Land & Survey Officer  
CIDCO Ltd., CIDCO Bhavan,  
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Node Roadpali

Village Ambetkhar

Allotted Node	Roadpali	Sector No.	Plot No.	Area
		16	53	799.57 Sq.M.

आपण उपरोक्त भूखंडापोटी पुढील तपशिलानुसार भाडेपट्ट्याची रक्कम व इतर रक्कमा भरणे आवश्यक आहे. तथापि, खाली नमूद केलेली भाडेपट्ट्याची रक्कम शासन निर्णय क्र.एलव्यएन/1985/1710/सीआर-217/85/नवी-10, दि. 06.03.1990 मधील कलम 'क' प्रमाणे आपणाकडून संपादित केलेल्या जमिनीच्या प्रति चौरस मिटर मोबदल्याच्या (दिलेल्या व्याजासह) दुप्पट रक्कम अधिक विकास खर्चापोटी प्रत्येक चौ.मि. ला रु.5/- या दराने निश्चित करण्यात आली आहे. हा दर भूमिसंपादन अधिनियमाचे कलम 11 खाली विशेष भूसंपादन अधिकारी यांनी आपल्या प्रकरणी जाहीर केलेल्या निवाड्यामध्ये देण्यात आलेल्या एकूण नुकसान भरपाईवर आधारित आहे. आपण जर नुकसान भरपाईचा दिलेला दर वाढवून मिळावा यासाठी भूसंपादन अधिनियमाचे कलम 18 खाली अग्न कलम 28 अ खाली अर्ज दाखल केला असल्यास/करणार असल्यास व त्यामुळे नुकसान भरपाईची रक्कम वाढीव दराने मिळाल्यास भाडेपट्ट्याच्या त्या प्रमाणे वाढ होऊन अशी फरकाची रक्कम सिडकोस अदा करणे आपणावर/आपल्या वारसांवर बंधनकारक राहिल, अशा वाढीव दराचा तपशिल आपणास कळविणेत येईल व या रक्कमेचा भरणे न केल्यास आपणास देऊ करणेत आलेला भूखंड त्यावरील हमीपत्र आपण सिडकोकडे सादर करणे आवश्यक राहिल.

भूखंडासाठी भरावयाच्या रक्कमांचा तपशिल :  
(निवाड्यामधील वाढीव मावेजा रक्कमेच्या अधिन राहून दर बदलणेचे अटीवर)

अ.क्र.	तपशिल	रक्कम रु.
1	भाडेपट्ट्याची एकूण भरावयाची रक्कम प्रति चौ.मि.ला रु. 24.5 सरांसरी या दराने	19600.00
2	करारनाम्यासाठी दस्तऐवज शुल्क	500.00
3	वार्षिक भाडेपट्ट्याच्या रक्कम प्रति वर्षास रु. 1/- या दराने	60.00
4	जलरत्रोत विकास शुल्क प्रति चौ.मि. रु. 25/- या दराने	20000.00
5	इतर	0
एकूण रक्कम रुपये :		40160.00

वरील रक्कम आपण 'सिडको लिमिटेड' यांच्या नावे काढलेल्या बँक डिमांड ड्राफ्टद्वारे सिडकोच्या भूमी विभागाकडे (साडेबारा टक्के योजना) संपर्क करून 60 दिवसांत दि. \_\_\_\_\_ पर्यंत भरणे करावी. त्यानंतर आपणांस विलंब आकार लावण्यात येईल व या अवधित उपरोक्त भूखंडावर आपण अथवा आपल्या व्यतिरिक्त इतर कोणीही त्याचा गैरवापर करणार नाही जसे की, अनधिकृत बांधकाम इत्यादी याची पूर्ण जबाबदारी आपल्या स्वतःवर राहिल याची कृपया नोंद घ्यावी.

*[Signature]*  
Chief Land & Survey Officer  
CIDCO Ltd., CIDCO Bhavan,  
CBD-Belapur, Navi Mumbai-400614.

*[Signature]*  
Addl. Chief Land & Survey Officer (Dronagiri)  
CIDCO Ltd., CIDCO Bhavan,  
CBD-Belapur, Navi Mumbai - 400 614

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pl. accept D.D.

*[Signature]*



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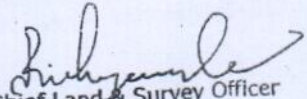
Sector No. 16

Plot No. 53

Area 799.57 Sq.M.

उपरोक्त भूखंड आपणास करारनाम्यामधील इतर अटी व शर्तीसह खालील अटी व शर्तीवर देण्यात येत आहे.

1. आपणास देऊ करण्यात आलेल्या भूखंडाचे हस्तांतरण करावयाचे झाल्यास सदर हस्तांतरणासाठी सिडकोची याबाबत आवश्यक असणारी सर्व पूर्तता करून पूर्व परवानगी घ्यावी लागेल.
2. भूखंडाचे हे वाटप आपल्या नवी मुंबई क्षेत्रामध्ये संपादीत केलेल्या जमीनीवर कोठेही अनधिकृत बांधकाम नाही असे सुहित धरून करण्यात येत आहे. तथापि, आपण/आपल्या कुटुंबातील सदस्यांनी नवी मुंबई प्रकल्पासाठी संपादीत केलेल्या जमीनीवर बांधकाम केले असल्याचे आढळून आल्यास सदर देयक पत्र रद्द होईल. याची कपया नोंद घ्यावी. आपले नवी मुंबई प्रकल्प क्षेत्रामध्ये नवी मुंबई प्रकल्पासाठी संपादीत केलेल्या जमीनीवर कोठेही अनधिकृत बांधकाम नसल्याबाबतचे प्रतिज्ञापत्र आपणास करारनामा करण्यापूर्वी सिडकोस द्यावे लागेल. त्यानंतरच करारनामा करण्यात येईल.
3. आपणास भूखंडाचे वाटप महाराष्ट्र शासनाच्या नगर विकास विभागाकडील वर नमूद केलेल्या शासन निर्णयातील तरतुदीनुसार करण्यात येणार असून त्याशिवाय दि न्यू बॉम्बे डिसपोजेस-ऑफ लॅन्ड रेग्युलेशन 1975 मधील ज्या तरतुदी दिनांक 06.03.1990 व 28.10.1994 च्या शासन निर्णयामधील तरतुदी विरुद्ध नाही अशा सर्व तरतुदी या भूखंड वाटपास लागू राहतील.
4. आपण अनधिकृत बांधकाम असूनही भूखंडाचे वाटपपत्र/करारनामा करून घेतल्यास आपले भूखंड नंतर बांधकाम केले तरी ते पाडून ताब्यात घेण्यात येतील व त्याचा सर्व खर्च आपणास करावा लागेल. तसेच आपण फौजदारी गुन्ह्यासही पात्र ठराल याची कपया नोंद घ्यावी.
5. भाडेपट्टयाची मुदत : भाडेपट्टयाची मुदत करारनाम्याच्या तारखेपासून 60 वर्षांची राहिल.
6. वार्षिक भाडेपट्टा : वार्षिक भाडेपट्टा प्रती वर्षी प्रती भूखंडास रु. 1/- याप्रमाणे आकारण्यात येईल.
7. भूखंडाचा वापर : सदर भूखंडाचा वापर मुख्यत्वेकरून निवासी कारणासाठी करावयाचा आहे. तथापि, अनुज्ञेय असलेल्या चर्चक्षेत्र 1.5 निर्देशांकाप्रमाणे 15 टक्के चर्चक्षेत्र वाणिज्य कारणासाठी वापरता येईल.
8. सेवा आकार : करारनाम्याच्या तारखेपासून 4 वर्षांनंतर लगेच किंवा नगर नियोजन अधिका-यांकडून 'भोगवटा प्रमाणपत्र' मिळाल्यानंतर, यापैकी जी अगोदरची तारीख असेल त्या तारखेपासून सिडको ठरविलेला दराने सेवा आकार भरावा लागेल.
9. विद्युत पुरवठा : आपण महाराष्ट्र राज्य विद्युत मंडळ यांचेकडे विद्युत पुरवठ्यासाठी अर्ज करून विद्युत पुरवठा घेऊ शकाल.
10. बांधकामाची परवानगी व भोगवटा प्रमाणपत्र : सदरच्या भूखंडामध्ये इमारतीचे बांधकाम करण्यासाठी करारपत्र झाल्यापासून 6 महिन्यांच्या आत नगर नियोजन अधिकारी, सिडको/नवी मुंबई महानगरपालिका यांचेकडे विहित नमुन्यामध्ये सर्व पूर्ततेसह अर्ज सादर करावा लागेल. तसेच नगर नियोजन अधिका-यांची परवानगी मिळवून इमारतीच्या बांधकामास मरारनाम्याच्या तारखेपासून एक वर्षांच्या आत सुरुवात करून ते 4 वर्षांच्या आत पूर्ण करावे लागेल. इमारतीचे बांधकाम पूर्ण झाल्यानंतर सिडकोच्या नगर नियोजन अधिका-यांस/नवी मुंबई महानगरपालिका यांचेकडे आपण कळविणे जरूरीचे आहे व त्यांचेकडून भोगवटा प्रमाणपत्र (अॅक्च्युपन्सी सर्टिफिकेट) प्राप्त करून ते आमच्या विभागास सादर केले पाहिजे. त्यानंतर 60 वर्षांचा भाडेपट्टाचा करारनामा आपणाबरोबर करण्यात येईल.

  
Chief Land & Survey Officer  
CIDCO Ltd., CIDCO Bhavan,  
CBD-Belapur, Navi Mumbai-400614.

Page 5 of 6





**CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)**  
WE MAKE CITIES

Letter of Allotment

Generating Through By Bio-Metric System

Total No. of PAP's 8

Date : 19/04/2018

File No. 263

Node Roadpali

Village Ambethkar

Allotted Node Roadpali

Sector No. 16

Plot No. 53

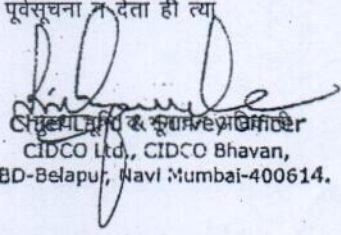
Area 799.57 Sq.M.

11. करारनामा : सिडको बरोबर आपणास वाटपपत्र दिल्यापासून 90 दिवसांच्या आत करारनामा करावा लागेल व सदर करारनाम्यामधील अटी व शर्तीचे काटेकोरपणे पालन करावे लागेल. 90 दिवसांच्या मुदतीत करारनामा न केल्यास ते वाटपपत्र आपोआप रद्द होईल व वाटपपत्र दिलेला भूखंड इतर पात्र भूधारकास वाटप करण्यात येईल. तसेच खर्चात पुढे कोणतीही तक्रार ऐकली जाणार नाही याची कपया नोंद घ्यावी.

उपरोक्त आपणास वाटप केलेल्या भूखंडावर करारनामा करण्याचे तारखेपर्यंत आपण लक्ष ठेवावे व त्यावर अतिक्रमण होणार नाही याची जबाबदारी घ्यावी. आपणास वाटपपत्र देऊनही त्यावर कोणी अतिक्रमण करत असेल तर ते करू देऊ नये व त्याबाबत आपल्या स्तरावर रितसर कारवाई करावी. वेळ पडल्यास फौजदारी गुन्हाही दाखल करावा.

विहित कालावधीत करारनामा न केल्यास व सदर भूखंडाचे वाटपपत्र देऊनही आपण लक्ष न ठेवल्यास व त्यावर अतिक्रमण झाल्यास त्याबाबतची सर्वस्वी जबाबदारी तुमची राहिल याची कपया नोंद घ्यावी.

12. सदरचा भूखंड आपण आपल्या मालकीच्या जमिनीबाबतचे व इतर दिलेल्या माहितीनुसार व सादर केलेल्या कागदपत्रानुसार भाडेपट्टयाने देण्यात यावयाचे ठरविण्यात आले आहे. आपण दिलेली कोणतीही माहिती खोटी किंवा चुकीची आहे किंवा वस्तुस्थिती व दिलेली माहिती यामध्ये तफावत आहे असे कंदाही आढळून आल्यास आपण 'दि न्यु बॉम्बे डिसपोजल ऑफ लॅन्ड रेग्युलेशन 1975' नुसार कारवाईस पात्र ठरून हे देयकपत्र कोणत्याही प्रकारची पूर्वसूचना न देता ही त्या दिवसापासून रद्द समजले जाईल.

  
CIDCO Ltd., CIDCO Bhavan,  
CBD-Belapur, Navi Mumbai-400614.

प्रत:-

- 1) डेटा सेंटर
- 2) व्यवस्थापक शहरसेवा - 2
- 3) स्थळ प्रत



**SEARCH REPORT**

of

Plot No. 53, Sector No. 16

about 799.57 Sq. Mtrs.

of Roadpali

Tal. Panvel, Dist. Raigad, Navi Mumbai

by

**PRASHANT A. BHUJBAL**  
Advocate

*Prashant*



**Office :-**  
2, Ashadeep Apartment,  
Near Vasudev Balwant Phadke  
Natyagruh, Beside Anil Xerox,  
Panvel, Tel. : 2745 6306.

**PRASHANT ASHOK BHUJBAL**  
**(Advocate)**

**Residence :-**  
"Vithai", Bhujbal Wadi,  
Podi No.2, Sector-15-A,  
New Panvel-410 206,  
Dist. Raigad.

Date: 07/12/2019.

**SEARCH REPORT**  
**NIL ENCUMBRANCE CERTIFICATE**

Sub: Search Report in respect of Title Clearance Certificate in respect of Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai, instructed by M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah.

**TO WHOMSOEVER IT MAY CONCERN**

I have taken search of Property bearing Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai (hereinafter for the sake of brevity referred to as "the said property") for a period of 30 years i.e. 1990 to 2019 via Application No. 1713/2019, dated 04/12/2019.

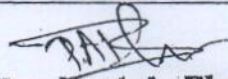
During the course of search of above mentioned property at Sub-Registrar Offices at Panvel, I found following entries of registered documents:

**SUB REGISTRAR OFFICE PANVEL NO. 1**

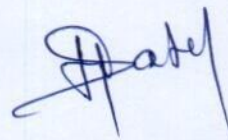
YEAR	FINDINGS
1990 to 2019	No Entry Found

**SUB REGISTRAR OFFICE PANVEL NO. 2**

YEAR	FINDINGS
2002 to 2018	No Entry Found
2019	Development Agreement dated 13/02/2019 between Smt. Laxmibai Atmaram Popeta & others and M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah Registered on 13/02/2019, Vide Document No. 1934/2019.

  
**Prashant A. Bhujbal**  
Advocate

...2/-





2019	Tripartite Agreement dated 13/02/2019 between CIDCO and Smt. Laxmibai Atmaram Popeta & others and M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah Registered on 13/02/2019, Vide Document No. 1935/2019.
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## SUB REGISTRAR OFFICE PANVEL NO. 3

YEAR	FINDINGS
2005 to 2019	No Entry Found

## SUB REGISTRAR OFFICE PANVEL NO. 4

YEAR	FINDINGS
2012 to 2017	No Entry found
2018	Agreement to Lease dated 12/09/2018 between CIDCO and Smt. Laxmibai Atmaram Popeta & others Registered on 18/09/2018 Vide Document No. 11141/2018.
2019	No Entry found

## SUB REGISTRAR OFFICE PANVEL NO. 5

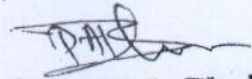
YEAR	FINDINGS
2013 to 2019	No Entry found

Except above entries no any other entry of sale instances in respect of concern property is found till 04/12/2019 as per books available at Sub Registrar Offices, Panvel. It should be noted that some books were torn, mutilated & some books were not available for inspection as they were send for binding.

Hence issued this Search Report.

Dated: 07/12/ 2019.  
Place : Panvel.

Advocate

  
**Prashant A. Bhujbal**  
Advocate

*State*



528/0

इतर पावती

Original/Duplicate

Wednesday, 04 December 2019 2:17 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13302 दिनांक: 04/12/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पव4-0-2019

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड प्रशांत आशोक भुजबळ

वर्णन अर्ज क्र 1713/19, सुखंड क्र 53, सेक्टर क्र 16, मौजे रोडपाली ता पनवेल, सन 1990 ते 2019, वरचे 30

SEARCHFEE

₹. 750.00

एकूण:

₹/750.00

Joint Sub Registrar Panel 4

1); देयकाचा प्रकार: eChallan रकम: ₹. 750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009073321201920E दिनांक: 04/12/2019

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक वर्ग-२

फक्त-४.

12/4/2019

Hatey

Hatey



TITLE CLEARANCE CERTIFICATE

of

Plot No. 53, Sector No. 16

about 799.57 Sq. Mtrs.

of Roadpali

Tal. Panvel, Dist. Raigad, Navi Mumbai

by

PRASHANT A. BHUJBAL

Advocate

*Praty*



**Office :-**  
2, Ashadeep Apartment,  
Near Vasudev Balwant Phadke  
Natyagruh, Beside Anil Xerox,  
Panvel, Tel. : 2745 6306.

**PRASHANT ASHOK BHUJBAL**  
**(Advocate)**

**Residence :-**  
"Vithai", Bhujbal Wadi.  
Podi No.2, Sector-15-A,  
New Panvel-410 206.  
Dist. Raigad.

Date: 07/12/2019.

**TITLE CLEARANCE CERTIFICATE**

Sub:- Title Clearance Certificate in respect of Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai, instructed by M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah.

**TO WHOMSOEVER IT MAY CONCERN**

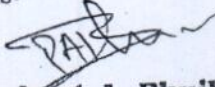
1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land known Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai, 12.5% Scheme and bounded that is to say:

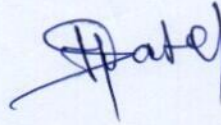
On or towards the North by : Prop. 9.00 Mtrs Wide Road.  
On or towards the South by : Plot No. 33 & 34.  
On or towards the East by : Plot No. 52.  
On or towards the West by : Prop. 11.00 Mtrs Wide Road.

2) **DOCUMENTS :**

For the purpose of investigation of title of the said Plot, I have taken search at Sub Registrar Office, Panvel No. 1, 2, 3, 4 & 5 by depositing Rs. 750/- at Sub Registrar Office, Panvel No. 4 by Application No. 1713/2019, dated : 04/12/2019 for 30 years i.e. 1990 to 2019 in respect of above mentioned property & I also perused the following documents:


  
**Prashant A. Bhujbal**  
Advocate

...2/-





- 1) Allotment letter dated 19/04/2018 issued by CIDCO in favour of Smt. Laxmibai Atmaram Popeta, Shri. Mohan Atmaram Popeta, Shri. Machindra Atamaram Popeta, Smt. Janabai Ramdas Mhatre, Smt. Sulbha @ Manisha Tanaji Mhaskar, Smt. Jayashree Parshuram @ Prashant Gaikar, Smt. Draupadi Baliram Popeta, Shri. Yashwant Baliram Popeta, regarding Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai.
- 2) Agreement to Lease dated 12/09/2018 between CIDCO and Smt. Laxmibai Atmaram Popeta & others Registered on 18/09/2018 Vide Document No. 11141/2018, at Sub-Registrar Panvel Office No. 4.
- 3) Development Agreement dated 13/02/2019 between Smt. Laxmibai Atmaram Popeta & others and M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah, Registered on 13/02/2019, Vide Document No. 1934/2019 at Sub-Registrar Panvel Office No. 2.
- 4) Tripartite Agreement dated 13/02/2019 between CIDCO and Smt. Laxmibai Atmaram Popeta & others and M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah, Registered on 13/02/2019, Vide Document No. 1935/2019 at Sub-Registrar Panvel Office No. 2.
- 5) Development Permission along with Commencement Certificate dated 28/11/2019, issued by Panvel Municipal Corporation in favour of M/s. Bhiki Developers and Builders through its proprietor Mr. Hareshkumar Rasiklal Shah of Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai, Vide its Letter No. 2019/PMC/TP/BP/3601/2019, dtd 28/11/2019.


  
**Prashant A. Bhujbal**  
 Advocate

....3/-





- 6) Report of Search carried out at Sub Registrar Office Panvel No. 1, 2, 3, 4 & 5.

And I have to report and certify as under:

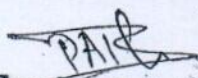
That the City and Industrial Development Corporation of Maharashtra Ltd. is company within the meaning of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2<sup>nd</sup> Floor, Nariman Point, Mumbai 400 021.

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

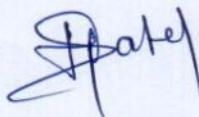
That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

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

That the immovable property consisting of Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai, is allotted by CIDCO Ltd., on lease basis for Sixty (60) years in favour of Smt. Laxmibai Atmaram Popeta & others

  
**Prashant A. Bhujbal**  
 Advocate

...4/-





by Allotment Letter dated 19/04/2018 & Lease Agreement 12/09/2018 Registered on 18/09/2018, Vide Document No. 11141/2018, at Sub-Registrar Panvel Office No. 4.

Later Development Agreement dated 13/02/2019 was executed between Smt. Laxmibai Atmaram Popeta & others and M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah, Registered on 13/02/2019, Vide Document No. 1934/2019, at Sub-Registrar Panvel Office No. 2, Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai.

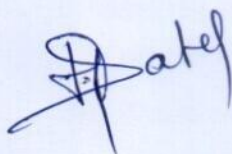
Later Tripartite Agreement dated 13/02/2019 was executed between Smt. Laxmibai Atmaram Popeta & others and M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah, Registered on 13/02/2019, Vide Document No. 1935/2019, at Sub-Registrar Panvel Office No. 2, Plot No. 53, Sector No. 16, Area about 799.57 Sq. Mtrs. lying & being at Roadpali, Tal. Panvel, Dist. Raigad, Navi Mumbai.

By virtue of the said Tripartite Agreement dtd. 13/02/2019 & Development permission along with Commencement Certificate dtd. 28/11/2019, M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah have got every right to develop the said Plot and to construct the building there upon according to the plans sanctioned by Panvel Municipal Corporation. Now the title of M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah is clear & marketable and they can develop the said property.



**Prashant A. Bhujbal**  
Advocate

....5/-



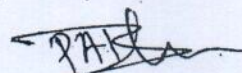


On the basis of the above document placed before me, I hereby certify that M/s. Bhikhi Developers & Builders through its proprietor Mr. Hareshkumar Rasiklal Shah is entitled to develop the said property which is clear, marketable and free from all encumbrances, subject to the conditions incorporated in the Agreement to Lease entered between CIDCO Ltd. & Original Farmer and Tripartite Agreements.

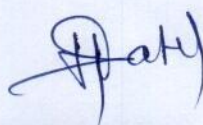
Dated: 07/12/2019.

Place : Panvel.

Advocate



**Prashant A. Bhujbal**  
Advocate





528/0

इतर पावती

Original/Duplicate

Wednesday, 04 December 2019 2:17 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13302 दिनांक: 04/12/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल4-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अंड प्रशांत आशोक भुजबळ

वर्णन अर्ज क्र 1713/19, मुखंड क्र 53, सेक्टर क्र 16, मौजे रोडपाली ता पनवेल, सन 1990 ते 2019, वर्षे 30

SEARCHFEE

रु. 750.00

एकूण:

रु 750.00

Joint Sub Registrar Panvel 4

1): देयकाचा प्रकार: eChallan रकम: रु. 750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009078321201920E दिनांक: 04/12/2019

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक वर्ग-२

पनवेल-४

12/4/2019