

529/12710
Saturday, August 03, 2024
11:50 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13828 दिनांक: 03/08/2024

गावाचे नाव: खारघर
दस्तऐवजाचा अनुक्रमांक: पवल5-12710-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: भुरे सिंह सोलंकी -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 960.00
पृष्ठांची संख्या: 48	
एकूण:	रु. 30960.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:10 PM ह्या वेळेस मिळेल.

Onkar
Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.9370764.12 /-
मोबदला रु.9500000/-
भरलेले मुद्रांक शुल्क : रु. 665000/-

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

- देयकाचा प्रकार: DHC रक्कम: रु.960/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824036400128 दिनांक: 03/08/2024
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005236707202425E दिनांक: 03/08/2024
बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी
Ballarbi
पक्षकाराचे ज पत्र मिळाला.

Ab
सह दुय्यम निबंधक, पनवेल ५, (वर्ग-२)



04/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 12710/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9370764.12
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-19/7,दर-126800/-प्रती चौ.मी, सदनिका क्र. 901,बी विंग,नववा मजला,प्राईड सी एच एस लि प्लॉट नं 01,सेक्टर 07 खारघर,ता. पनवेल,जि. रायगड क्षेत्र 57.43 चौ.मी.कारपेट,टॅरेस 9.76 चौ.मी. आणि एक कार पार्किंग नं-53,पहीला मजला,((Plot Number : 01 ; SECTOR NUMBER : 07 ;))
(5) क्षेत्रफळ	1) 57.43 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एकता कामधेनु बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार भरतकुमार रामभाई पेथानी - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं 3 प्राईड को ऑप हो सोसा लि प्लॉट नं 1 सेक्टर 7 खारघर ता पनवेल जि रायगड, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-AABFE8412F
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भुरे सिंह सोलंकी - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-1002 हिरानंदानी कॉम्प्लेक्स सेक्टर 7 खारघर ता. पनवेल, जि. रायगड, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-AWSPS7127G 2): नाव:-दिपमाला सोलंकी - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-1002 हिरानंदानी कॉम्प्लेक्स सेक्टर 7 खारघर ता. पनवेल, जि. रायगड, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-GNEPS9716Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	03/08/2024
(11) अनुक्रमांक,खंड व पृष्ठ	12710/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	665000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

Munada
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2024080389	03 August 2024,10:32:45 AM			
पवल5					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	19/7-खारघर सिडको से.क्र.7				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
48600	126800	145900	158500	145900	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	68.916चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	11 वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.133140/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((133140-48600) * (89 / 100)) + 48600) = Rs.123841/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 123841 * 68.916 = Rs.8534626.356/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (112852 * 25/100) = Rs.352662.5/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	9.76चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 9.76 * (123841 * 40/100) = Rs.483475.264/-				
Applicable Rules	= 3, 9, 18, 19 ,14 ,15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनीचे मूल्य + बांधकामाचा दर = A + B + C + D + E + F + G + H + I + J = 8534626.356 + 0 + 0 + 0 + 352662.5 + 483475.264 + 0 + 0 + 0 + 0 =Rs.9370764/-				
= ₹ त्र्याण्व लाख सत्तर हजार सात शे चौसठ्ठ /-					





CHALLAN
MTR Form Number-6



GRN	MH005236707202425E	BARCODE	[Barcode]		Date	15/07/2024-15.59:34	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AWSPS7127G			
Location	RAIGAD			Full Name	BHURE SINGH SOLANKI AND OTHER			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO B 901 PRIDE CHS LTD PLOT NO 1			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		665000.00		Road/Street	SECTOR NO 7 KHARGHAR			
0030063301 Registration Fee		30000.00		Area/Locality	PANVEL RAIGAD			
				Town/City/District				
				PIN	4 1 0 2 1 0			
				Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p align="center">पवल - ५</p> <p align="center">72690 2028</p> <p align="center">५ / १०८</p> </div>			
				PAN2=AABFE8412F--SecondParty Name=MS ENTA KAMDHENU BUILDERS AND DEVELOPERS-CA=9500000				
				Amount In	Six Lakh Ninety Five Thousand			
Total	6,95,000.00		Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103330209751697220901703				
Cheque/DD No.		Bank Date	RBI Date	15/07/2024 16:01:08 Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9321092081

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Handwritten Signature]

[Handwritten Signature: B. Solanki]

[Handwritten Signature: Deepmala]



CHALLAN
MTR Form Number-6



GRN	MH005236707202425E	BARCODE	Date		15/07/2024-15:59:34	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR			
Location				RAIGAD			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				665000.00			
0030063301 Registration Fee				30000.00			
Total				6,95,000.00			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE, IN RECEIVING BANK			
Cheque/DD No.				Bank CIN Ref. No. 69103332024/2516872 2879017084			
Name of Bank				Bank Date RBI Date 15/07/2024-16:01:08 16/07/2024			
Name of Branch				Bank-Branch IDBI BANK			
				Scroll No. , Date 100 , 16/07/2024			



पवल - ५
१२७७० २०२४
५/०८



Department ID : Mobile No. : 9321092081
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 दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.08.09 11:51:05 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-529-12710	0003407286202425	03/08/2024-11:50:19	IGR548	30000.00
2	(IS)-529-12710	0003407286202425	03/08/2024-11:50:19	IGR548	665000.00
Total Defacement Amount					6,95,000.00

AGREEMENT FOR SALE

Blu
THIS AGREEMENT is made at Navi Mumbai on this 3rd day of AUG Two Thousand and Twenty Four

BETWEEN

Deepmala *Blanki*
M/s. EKTA KAMDHENU BUILDERS AND DEVELOPERS, a Partnership Firm, (Pan Card No. AABFE8412F), having its office at: 20, 2nd Floor, Shanti Center, Sector-17, Vashi, Navi Mumbai- 400705, hereinafter referred to as the "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART



AND

MR. BHURE SINGH SOLANKI having PAN No. (AWSPS7427G) age 45 Years AND **MRS. DEEPMALA SOLANKI** having PAN No. (GNEPS9716Q) age Years 45 both adult Indian Inhabitants residing at B-1002, Hiranandani Complex, Sector-7, Kharghar, Navi Mumbai- 410210, hereinafter referred to as the "PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his/ her/ their heirs, executors, administrators, and permitted assigns) of the OTHER PART;



FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

Blu
PARTNER

Blanki
Deepmala

WHEREAS:

- a) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "CIDCO Ltd.") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

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

c) By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

By an Agreement to Lease dated 16.12.1996, executed between CIDCO Ltd. and M/s. Jai Corp Limited, a Private Company, duly registered under the Companies Act, 1956, having its office at: A3, MIDC, Nanded, Maharashtra, where CIDCO Ltd. had consented to grant lease in favour of M/s. Jai Corp Limited in respect of Plot No. 1, Sector - 7, Kharghar Node, admeasuring 5000.38 Sq. Meters or thereabouts with permissible FSI 1.0 (hereinafter referred to "**Project Plot**" for the sake of brevity) for the purpose of constructing a building or buildings for residential users having FSI of 1.00 and had permitted M/s. Jai Corp Limited to occupy the "Project plot" from the date thereof on the terms and conditions

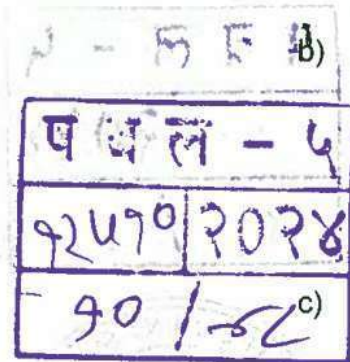
FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

PARTNER

2

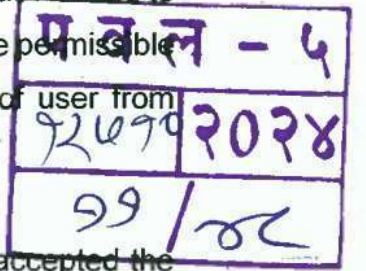
B. S. Lakshmi

Deepmala



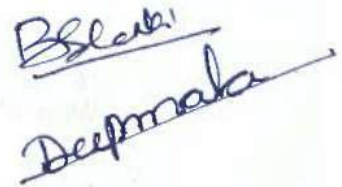
contained therein; the said Project Plot is more particularly described in the FIRST SCHEDULE.

- e) The Agreement to Lease dated 16.12.1996 was duly registered with the Office of Sub Registrar of Assurance Uran at Document No. 7821/2004 dated 02. 11.2004 On the date of execution of Agreement to Lease dated 16.12.1996, M/s. Jai Corp Limited, was put in physical possession of the "project plot";
- f) M/s. Jai Corp Limited, by its Letter dated 17.10.2003 addressed to CIDCO Ltd., had requested CIDCO Ltd to enhance the permissible FSI of 1.0 to 1.5 on "project plot" and for change of user from Residential to Residential + Commercial user.
- g) CIDCO Ltd by its letter dated 03.01.2005, *inter alia* accepted the request of M/s. Jai Corp Limited and permitted them to construct additional 0.5 FSI admeasuring 2500.19 Sq. Meters on "Project Plot", whereat CIDCO Ltd. also permitted the user of said Plot for Residential + Commercial user.
- h) M/s. Jai Corp Limited, had requested CIDCO Ltd. to grant permission to transfer and assign their rights, title and interest in or benefits under the said Agreement to Lease in respect of "Project Plot" in favour of BUILDERS herein. Accordingly, CIDCO Ltd. has granted permission to M/s. Jai Corp Limited, to transfer the "Project Plot" in favour of the BUILDERS herein.
- i) Consequently, M/s. Jai Corp Limited and CIDCO Ltd. had executed a Tripartite Agreement dated 29.03.2005, in favour of the BUILDERS herein, whereby BUILDERS herein were substituted for M/s. Jai Corp Limited, along with all right, obligations, liabilities, benefits and equities under the Agreement to Lease dated 16.12.1996.



FOR EKTA KAMDHENU BUILDERS & DEVELOPERS


PARTNER



- j) The Tripartite Agreement dated 29.03.2005 was duly registered with the Office of Sub Registrar of Assurance Panvel- 3 at Document No. 6651 /2006 dated 18.09.2006 On execution of the Tripartite Agreement dated 28.03.2005 the BUILDERS herein were put in physical possession of the "Project Plot";
- k) CIDCO Ltd. had also executed Modified Agreement dated 29.03.2005 in favour BUILDERS, in view of enhancement for permissible FSI to 1.5 and Change of User to Residential + Commercial, the Agreement dated 16.12.1996 was modified to the extent as mentioned herein above in the said Modified Agreement dated 29.03.2005.

l) That, CIDCO Ltd. by its letter-bearing no. CIDCO/B.P./ATPO/491 dated 23.09.2005 has granted commencement certificate and development permission under the provisions of Section 45 of Maharashtra Regional Town Planning Act, 1966 to BUILDERS for constructing residential cum commercial buildings consisting of two (2) wings namely "A" comprising of Gr + podium + 19 upper floors and "B" comprising of Gr + podium + 17 upper floors, consisting of 122 (one hundred and twenty two) residential units and 21 (twenty one) commercial unit (the "**said Project**") on "project land" as per the plans and specifications as approved by CIDCO Ltd. vide Commencement Certificate dated 23.09.2005

The BUILDERS have entered into a standard Agreement with M/s. Hiten Sethi and Associates, Architect registered with the Council of Architects and such Agreement is as per the Agreement as prescribed by the Council of Architects.

- n) The authenticated copies of the Certificate of Title issued by **M/s. JS LEGAL Shri. Jeetendra Sachhdev** Advocates of the BUILDERS, dated 09.06.2020 showing the nature of the title of the BUILDERS to "project land" on which the building "PRIDE" are constructed are attached hereto annexed and marked as Annexure "B".

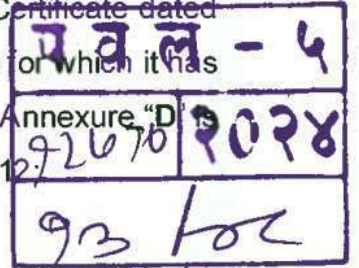
FOR EKTA KAMDHENU BUILDERS & DEVELOPERS


PARTNER⁴






o) The BUILDERS have completed construction of buildings on the "project land" as per the approved plans and specification. Consequently, CIDCO Ltd. by Letter bearing no. CIDCO/ BP-3046/ ATPO (NM and K)/ 2012/ 1101, dated 02.11.2012 has granted Occupancy Certificate, certifying that the development has been carried out in accordance with the DC Regulations and the conditions stipulated in the Commencement Certificate dated 23.09.2005 and that the development is fit for use for which it has been carried out. Hereto annexed and marked as Annexure "D" is the copy of Occupancy Certificate dated 02.11.2012



p) That, Co-operative Housing Society of the unit's purchasers in the project "PRIDE" CO-OP.HSG.SOC.LTD., i.e. the BUILDERS already formed and accordingly, the Joint Registrar of Societies, CIDCO Ltd. has granted Certificate of formation of Co-operative Society bearing no. NBOM/CIDCO/HSG(TC) 6493/ETR/2016 dated 29.04.2016



q) On demand from the PURCHASER/s, the BUILDERS have given inspection to PURCHASER/s of all the documents of title relating to "Project Land" and the plans, designs and specifications prepared by the BUILDERS's Architects and such other documents as are specified under the MOFA and the Rules and Regulations made thereunder. The PURCHASER/s have satisfied himself/ themselves about the title of the BUILDERS to "Project Land".

r) The PURCHASER/s has / have agreed to purchase the said Flat bearing no. 901 , B-Wing, 9th Floor in addition without any further monetary consideration Purchaser is entitled to certain limited common areas (being ancillary area) including flower bed, enclosed balcony, cupboard and terrace totally admeasuring about 57.43 Sq mtrs, and Terrace Area 9.76 Sq. Mtrs .The total of carpet area and additional area is Gross Usable Area admeasuring 67.19 sq. mtrs along with 01 (One) stilt car parking

FOR EKTA KAMDHENU BUILDERS & DEVELOPERS⁵

PARTNER

no. 53 on first Floor building known as PRIDE CO-OPERATIVE HSG.SOC. LTD being constructed on the "project land" for total consideration said Project against the monetary consideration of **Rs 95,00,000/- (Rupees Ninety Five Lakh Only)** . Received sum of **Rs. 44,05,000/- (Rupees Forty Four Lakh Five Thousand Only)** by cheque being the part payment from the Purchasers. Adjustable out of the total consideration amount **Rs. 50,00,000/- (Rupees Fifty Lakh Only)**.

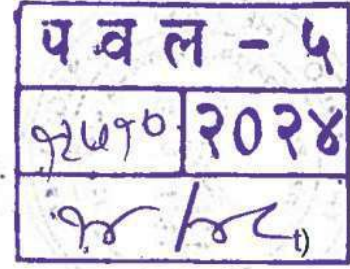
The payment of the remaining amount/installment to be done within 45 days of the execution date of this Agreement for Sale or to be paid along with interest as per the Bank's prevailing Rate of Interest after the said period.

- s) The authenticated copies of plans and specification of the Unit agreed to be purchased by the PURCHASER/s, as sanctioned and approved by CIDCO Ltd have been annexed and marked as Annexure "G".

The parties hereto are relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- u) The Purchasers hereby acquire Residential / Commercial **Fiat No. 901 B -Wing, 9th Floor** admeasuring **57.43 Sq. mtrs.** And Terrace **9.76 Sq. Mtr** carpet area along with 01 stilt car parking no. 53 on First Floor in building known as PRIDE CO-OPERATIVE SOC. LTD., at Plot No. 1, Sector -7, Kharghar, Navi Mumbai – 410 210 being constructed on the "project land" for total consideration of **Rs 95,00,000/- (Rupees Ninety Five Lakhs Only)** . Received sum of **Rs. 44,05,000/- (Rupees Forty Four Lakhs Five**



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FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

PARTNER

B. Sanki
Deepmala

Thousand Only) by cheque being the part payment from the Purchasers. Adjustable out of the total consideration amount **Rs 50,00,000/- (Rupees Fifty Lakhs Only)** in the following manner:-

Date	Ch.No.	Bank Name	Amount
01.06.24	425312	State Bank of India	Rs.5,00,000=00
29.06.24	425313 (RTGS)	State Bank of India	Rs,39,05,000=00
		TOTAL	Rs.44,05,000=00

1. In addition, without any further monetary consideration Purchaser is entitled to certain limited common areas (being ancillary area) including flower bed, enclosed balcony, cupboard and terrace totally admeasuring about 9.76 Sq Mtrs. The total of carpet area and additional area is Gross Usable Area admeasuring 67.19 Sq Mtrs.

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2. The BUILDER has provided the amenities in the said Unit as per the List of Amenities attached hereto and marked as Annexure "H". The Purchasers have taken inspection of the title documents and upon being satisfied with the construction quality, title of BUILDERS have agreed to purchase the Unit. The PURCHASERS have inspected the Unit, which presently is uninhabitable and in a raw condition. The BUILDERS agree, confirm and undertake to hand over the Unit along with the Amenities more particularly set out in Annexure "H" herein.



3. The PURCHASERS shall pay and bear all the following Charges, Deposits and Expenses to the BUILDERS as and when demanded:

- Rs. 10,000/- as legal and document charges at the time of execution of this Agreement;
- CIDCO Transfer Charges,
- Property Tax from the date of Agreement to Lease with CIDCO.
- Stamp duty and registration charges on Unit and Stamp duty and registration charges for Lease Deed. (If any).

FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

[Signature]

PARTNER

[Signature]
Beemala

- e) Cess or any other taxes or charges levied by the state or Government authorities.
- f) Any other taxes and expenses levied by the Government authorities.
4. The Purchaser/s shall be liable to bear and pay all taxes and other charges payable in respect of the said Unit and common expenses of their building proportionally from the date from which CIDCO Ltd has granted the Commencement Certificate to the BUILDERS and shall be liable to pay service charges and outgoings from the date the BUILDERS has obtained Occupancy Certificate from the CIDCO Ltd.
5. In addition to the agreed consideration, and other charges mentioned hereinabove any other or additional taxes, charges, levies as and when levied on the sale of Unit shall be borne and paid by the Purchasers alone.

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6. Upon the possession of the said Unit being delivered to the Purchaser, the Purchasers shall be entitled to the use and occupation of the said Unit and thereafter the Purchaser shall have no claim against the BUILDERS as to any defect in any item or work of construction of the said Unit or on any ground whatsoever.



- The Purchasers from the date of receipt of possession of the said Unit, shall be liable to pay maintenance to Society as per the quarterly maintenance bill raised by the Society.

- The Purchaser shall from the date of possession maintain the said Unit, at their own costs in a good and tenantable repair and condition shall not do or suffer to be done anything in or to the said building or the said Unit, staircases and common passages which is or may be contrary to or against the rules or bye-laws of the CIDCO Ltd. or any other authority.

9. The Purchaser for themselves do hereby covenant with the BUILDERS as follows:

FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

[Signature]

PARTNER

8

[Signature]

[Signature]

(a) To maintain the said Unit at their own costs, charges and expenses in good tenable repair and conditions from the date of their taking the possession of the said Unit and shall not do or suffer to be done anything in or to Complex/ building in which the said Unit is situated, against the rules, regulations and bye-laws of concerned local authorities or Co-op. Society.

(b) Not to store in the said Unit any good/ articles which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction/ structural stability of building in which the said Unit are situate or storing of which is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy package on the upper floor which may damage or likely to damage the common passage, staircase or any other structures of building including entrance of the building in which the said Unit is situate and in case any damage is caused to the building or to the said Unit on account of negligence or default of the Unit Purchaser in this behalf, he shall be alone liable for the consequences of such breach of default.

(c) To carry out at their own cost, charges and expenses, all internal repairs to the said Unit and maintain the said Unit in the same condition, set and order in which it was delivered by the BUILDERS to the Purchaser/s and shall not do or suffered to be done anything in/ to the building the said Unit which may contravene the rules, regulations and bye-laws of the concerned local authority or the said Society and shall also keep the sewers, drains, pipes of the said Unit or appurtenances thereto in good and tenable conditions so as to support or protect the other parts of the building in which the said Unit is situated and shall not chisel or in any manner damager the columns, beams, walls slabs, RCC, Pardis , or other structural changes in the said nit without prior the written, permission of the BUILDERS or Society

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FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

PARTNER

B. S. Clerk:
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(d) Not to do or permit to be done any act, deed or thing which may render void or voidable any insurance of the said Plot or building in which the said Unit are situated or any part thereof or whereby any increase in premium shall become payable in respect thereof.

(e) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in compound or any part of the said Plot and building in which the Unit is situated.

(f) To bear and pay any increases in local tax, water charges, insurance and such other levies, if any, which may be imposed by the concerned local authority or Government or other public authority on account of the change of user of the said Unit by the Purchaser.

(g) That Purchasers shall observe and perform all rules and regulations of Society which may be made therein from the time to time for the protection and maintenance of the said building or the said Unit therein that may be made from time to time for observance and performance of building rules, regulations and bye-laws for the time being in force, of the concerned local body/ authority or Government. The Purchasers shall also observe/ perform all stipulations/ conditions laid down by the said Society regarding the use/ occupation of the said Unit in the building and shall contribute punctually towards taxes and other dues/ outgoings in accordance with the terms of this Agreement.

(h) In the event of the PURCHASERS committing any breach or act in contravention of the above provision, the PURCHASERS shall be liable or responsible for the consequence in respect thereof to the BUILDERS or to the concerned local authority or other public authority in that behalf.

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FOR EKTA KAMDHENU BUILDERS & DEVELOPERS



PARTNER

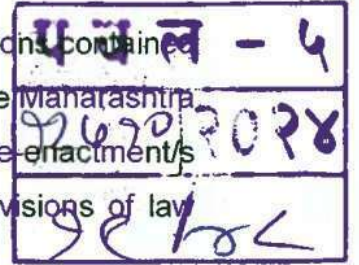


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10. The Purchasers agrees and undertakes that from the aforesaid possession they shall regularly pay such amounts as is determined by the BUILDERS every month in advance on account of the CIDCO Ltd taxes, water charges, insurance, maintenance, expenses etc. as aforesaid to the BUILDERS and the Purchaser shall indemnify and keep indemnified the BUILDERS against the said and charges in respect of the said Unit.

11. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment/s or re-enactment/s thereof for the time being in force or any other provisions of law applicable thereto.



12. All notices to be served on the PURCHASERS as contemplated by this Agreement shall be deemed to have been duly served on the PURCHASERS by prepaid post under Certificate of Posting at his/ her/ their address specified below: -



MR. BHURE SINGH SOLANKI

&

MRS. DEEPMALA SOLANKI

Residing at B-1002, Hiranandani Complex,
Sector-7, Kharghar, Navi Mumbai- 410210,

This Agreement does not result in demise in law of any right, title or interest in the said flat in favour of the PURCHASER. The PURCHASER will be entitled to the possession of the said flat only after all the amounts payable under this Agreement stand paid to the BUILDERS.

13. The PURCHASERS shall immediately after the execution of this Sale Deed lodge the same for Registration with the Sub-Registrar of Assurances and shall within two days after lodging the same intimate the BUILDERS of having done so with the date and serial

FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

PARTNER

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number which the same has been so lodged for Registration of the Agreement.

14. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the PURCHASERS.

THE SCHEDULE ABOVE REFERRED TO

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

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED BUILDERS
M/s. EKTA KAMDHENU BUILDERS and DEVELOPERS

A partnership firm, through its Partners
FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

MR. BHARATKUMAR RAMBHAJI PETHANI

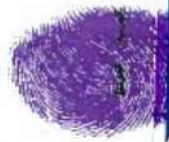


In presence of -

1.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASERS

1) MR. BHURE SINGH SOLANKI



2) MRS. DEEPMALA SOLANKI



In presence of -

1.

2.

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RECEIPT

RECEIVED of and from the within named Purchasers **MR. BHURE SINGH SOLANKI and MRS.DEEPMA LA SOLANKI** Part payment of the sum of Rs.44,05,000/- (Rupees Forty Four Lakh Five Thousand Only) against Flat No. B-901, 9th Floor and admeasuring Area **57.43** Sq.Mtrs Carpet and Terrace Area **9.76** Sq.Mtrs Total useable area **67.19** Sq.Mtrs with 01 No Stilt Car Parking No.53 on First Floor situated at Pride Co-Op.Hsg.Soc.Ltd., Plot No.1, Sector-7,Kharghar, Navi Mumbai – 410210 following mode:

Date	Ch.No.	Bank Name	Amount
01.06.24	425312	State Bank of India	Rs. 5,00,000=00
29.06.24	425313 (RTGS)	State Bank of India	Rs. 39,05,000=00
		TOTAL	Rs.44,05,000=00

WE SAY RECEIVED

Rs.44,05,000=00

(Rupees Forty Four Lakhs Five Thousand Only)

FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

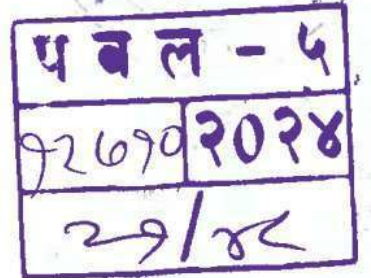


PARTNER

For EKTA KAMDHENU BUILDERS and DEVELOPERS

In presence of –

1. 
2. 



ANNEXURE H

AMENITIES

“AS IT IS WHERE IT IS, WHATEVER THERE IT IS”

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Ekta Kamdhenu

Builders & Developers

PRID CHS Shop No. 3 Plot No.1 Sector - 7, Kharghar
Navi Mumbai Pin 410210 Tel : 02227892790/02235954988

: TO WHOM SO EVER IT MAY CONCERN:

This is to Certify that we Mr. Arvind R.Pethani , Mrs. Bhanumati Arvind Pethani Mr. Bharatkumar Rambhai Pethani, Mrs. Rasik Rambhai Pethani , Mr. Kiran Bharat Pethani , Mrs. Daya Rasik Pethani & Mr. Satish A Sabhlok, Mr. Surinder A Sabhlok & Mrs. Renu Surinder A Sabhlok are Partners of Ekta Kamdhenu Builders & Developers our firm has agreed Flat No.B-901, 9th Floor, in Pride CHS, Plot No.1, Sector-7, Kharghar, Navi Mumbai from the owners.

That agreement for sale/Sale Deed is to be executed and registered before the sub-Registrar Panvel. We authorized **Mr. Bharatkumar Rambhai Pethani** to sign this Agreement of the said Flat in favour of our firm and do the needful; hence this letter of Authority

Place:


Date:

1. Mr. Arvind R Pethani
2. Mrs. Bhanumati A Pethani
3. Mr. Rasik R Pethani
4. Mrs. Dayaben R Pethani
5. Mrs. Kiran B Pethani
6. Mr. Satish A Sabhlok
7. Mr. Surinder A Sabhlok
8. Mrs. Renu Surinder Sabhlok

Accepted

Mr. Bharatkumar Rambhai Pethani

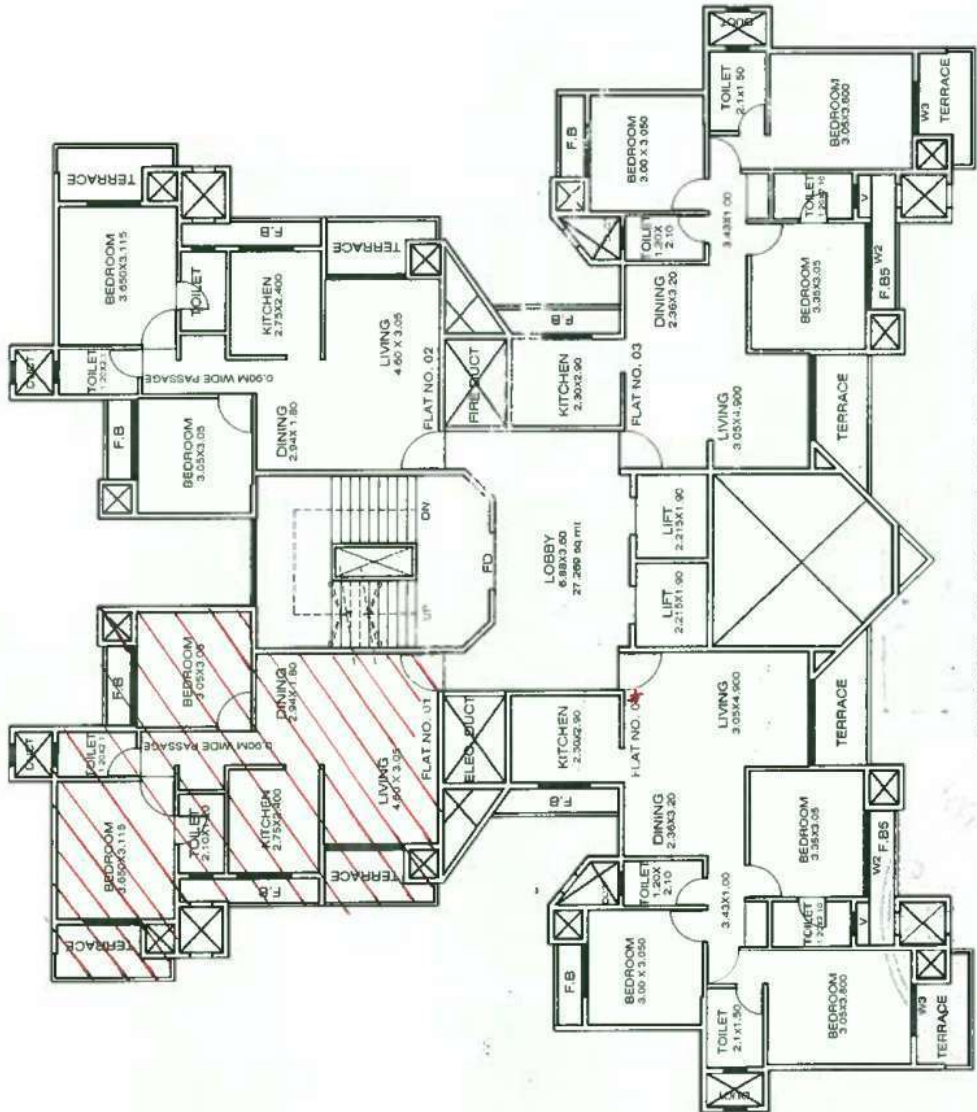
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25/02/2028
B.A. Pethani; 23/02
R.R. Pethani
D.R. Pethani
K.B. Pethani
Satish A Sabhlok
Renu Surinder Sabhlok
Bharatkumar Rambhai Pethani



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२५/१८



Devlark
Devlark



TYPICAL FLOOR PLAN (B-WING)

3rd, 5th, 7th, 9th, 11th & 13th, FLOOR

FLOOR LAYOUT	PROJECT NAME:- PRIDE . PLOT 1, SECTOR 7, KHARGHAR NAVI MUMBAI	SIGNATURE OF PURCHASER :
	FOR FLAT NO : ALLOTTED PARKING NUMBER :	SIGNATURE OF DEVELOPER :

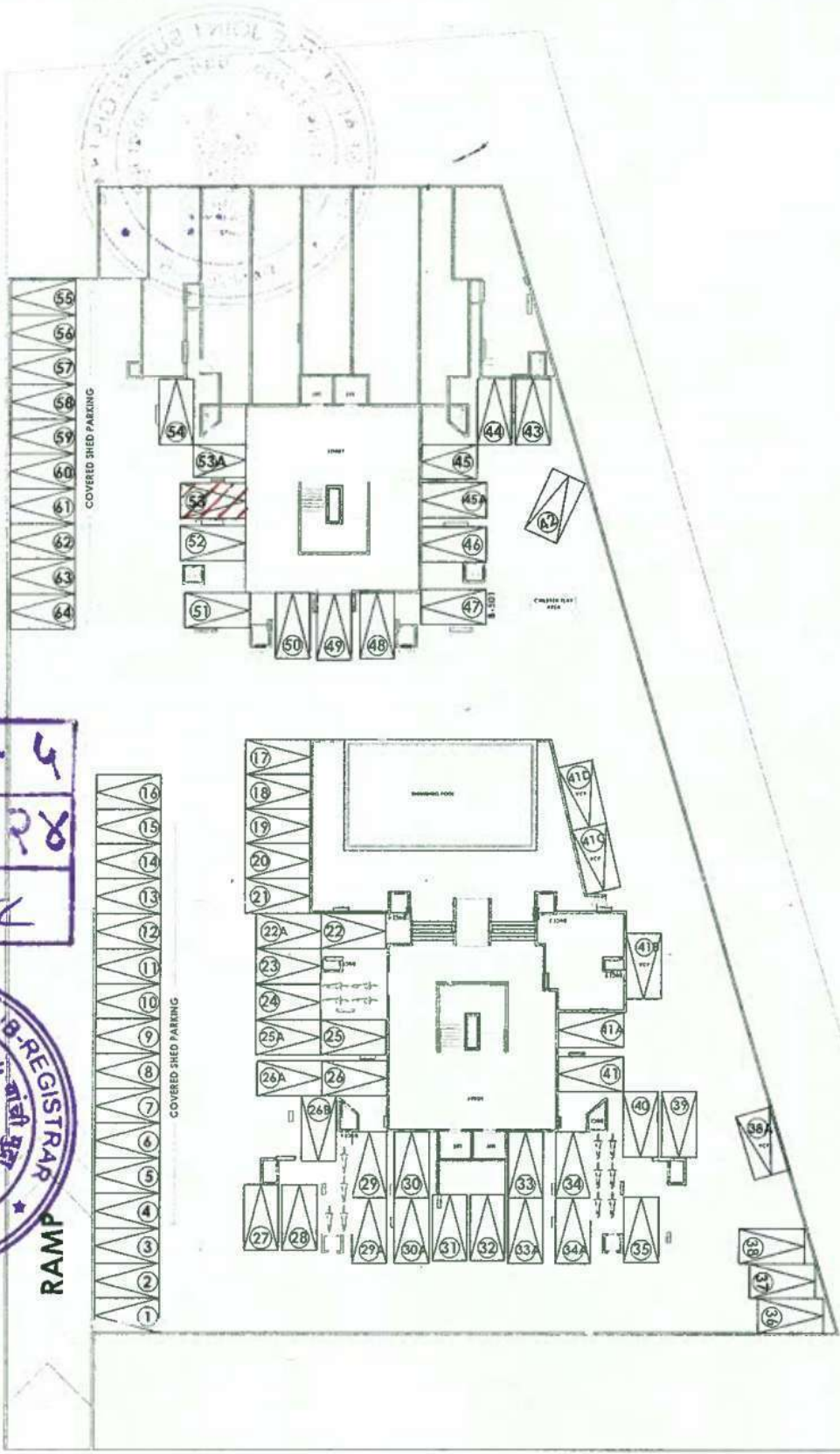
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Forekta

PARTNER

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FRIST FLOOR PARKING LAYOUT



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RAMP FOR STILL FLOOR PARKING 15 M WIDE ROAD

DEVELOPER: M/S EKTA KAMDHENU BUILDERS & DEVELOPERS	FLAT NO :	PURCHASER :	PRIDE C.H.S PLOT NO. 1, SECTOR- 7, KHARGHAR, NAVI MUMBAI - 410210	PARKING LAYOUT	PODIUM LEVEL
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FOR EKTA KAMDHENU BUILDERS & DEVELOPERS

[Signature]
 PARTNER

[Signature]
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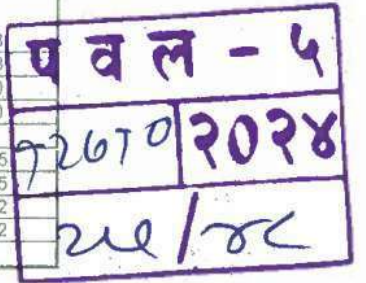
HITEN SETHI & ASSOCIATES

Architects - Engineers - Interior Designers - Project Managers

'PRIDE', PROPOSED RESIDENTIAL BUILDING
ON PLOT NO.-1, SECTOR-7, KHARGHAR, NAVI MUMBAI

WING A

FLOOR	FLAT	TYPE	CARPET AREA SQ.FT.	TERRACE AREA SQ.FT.	BUILT UP AREA SQ.FT.
TYPICAL FLOOR 2ND,4TH,6TH,8TH,10TH 12TH,14TH,16TH	201	2BHK	592	105	668
	202	2BHK	592	105	668
	203	3BHK	800	130	900
	204	3BHK	800	130	900
TYPICAL FLOOR 3RD,5TH,7TH,9TH,11TH 13TH,15TH,17TH	301	2BHK	592	105	668
	302	2BHK	592	105	668
	303	3BHK	800	120	900
	304	3BHK	800	120	900
18 TH & 19TH FLOOR (PENT HOUSE)	1801	1BHK	945	330	1155
	1802	1BHK	945	330	1155
	1803	4BHK	1330	375	1572
	1804	4BHK	1330	375	1572



WING B

FLOOR	FLAT	TYPE	CARPET AREA SQ.FT.	TERRACE AREA SQ.FT.	BUILT UP AREA SQ.FT.
TYPICAL FLOOR 2ND,4TH,6TH,8TH, 10TH,12TH.	201	2BHK	618	105	697
	202	2BHK	618	105	697
	203	3BHK	800	130	900
	204	3BHK	800	130	900
TYPICAL FLOOR 3RD,5TH,7TH,9TH, 11TH,13TH	301	2BHK	618	105	697
	302	2BHK	618	105	697
	303	3BHK	800	120	900
	304	3BHK	800	120	900
14 TH & 15 TH FLOOR (DUPLICATE FLAT)	1501	3BHK	1070	335	1287
	1502	3BHK	1070	335	1287
	1503	4BHK	1330	405	1572
	1504	4BHK	1330	405	1572
16 TH & 17 TH FLOOR (PENT HOUSE)	1601	2BHK	845	420	1047
	1602	2BHK	845	420	1047
	1603	3BHK	1150	430	1387
	1604	3BHK	1150	430	1387



NOTE :-

The Carpet Area and Built Up Area mentioned above are including Cup Board Area.

For Hiten Sethi And Associates

At Hiten Sethi

Ground Floor MEHER, Plot No. 260
Sector 28, Vasna, Navi Mumbai - 400703
Tel: +91-22-27872166 Fax: +91-22-27872155
Email: info@hitensethi.com Web: www.hitensethi.com

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

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

HEAD OFFICE:

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

CIDCO/BP-3046/ATPO(NM & K)/2012/1101--
Ref. No.

Date: 2 NOV 2012

Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 0 4 4 7 0 2

To,
M/s. Ekta Kamdhenu Builders & Developers,
Room No.464, Bldg., No.10, GTP Nagar,
Near Hari Mandir, Mumbai 400 037

Sub :- Occupancy Certificate for Residential-Cum-Commercial Building on Plot No.01, Sector 07 at Kharghar, Navi Mumbai.

Ref :- 1) Your architect's letter dated 28/09/2005, 13/07/2007, 22/01/2009 & 19/08/2010
2) Extension in time limit issued by M(TS) vide letter No. CIDCO/EMS/M(TS)/4780 dtd.24/03/2004 & valid upto 30/09/2005 for FSI 1.0
3) RSIDC NOC issued by EE(Elect) vide letter No. CIDCO/AEE(Elect)/071672/1251, dtd.08/06/2007
4) Final fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/FIRE/KLM/2009/954, dtd.31/07/2009, further the same Fire No. revalidated vide letter No. CIDCO/FIRE/KLM/1693/2011, dtd.07/10/2011
5) Final transfer order issued by CIDCO/EMS/EO(III)/2005/119, dtd.29/05/2005
6) DCC NOC issued by EE(KHR-I) vide letter No. CIDCO/EE(KHR-I)/2005/1695, dtd.30/09/2005

Dear Sir,

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

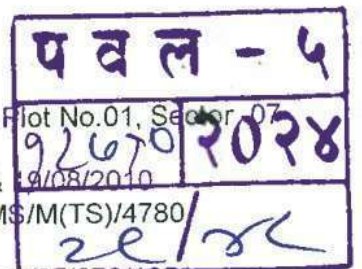
You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society,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

Thanking you,

Yours faithfully,

(R. B. Patil)

Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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

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

Ref. No.

Date : 2 NOV 2012

CIDCO/BP-3046/ATPO(NM & K)/2012/1101 - 3

To,
M/s. Ekta Kamdhenu Builders & Developers,
Room No.464, Bldg., No.10, GTP Nagar,
Near Hari Mandir, Mumbai 400 037

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	4	4	7	0	2
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential-Cum-Commercial Building on Plot No.01, Sector -07 at Kharghar, Navi Mumbai.

Ref :- 1)Your architect's letter dated 28/09/2005, 13/07/2007, 22/01/2009 & 19/08/2010

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

- | | | |
|----|--|---|
| 1. | Name of Assessee | :- M/s. Ekta Kamdhenu Builders & Developers, |
| 2. | Location | :- Plot No.01, Sector -07 at Kharghar, Navi Mumbai. |
| 3. | Land use | :- Residential-Cum-Commercial |
| 4. | Plot area | :- 5000.38 Sq. mtrs |
| 5. | Permissible FSI | :- 1.50 |
| 6. | GROSS BUA FOR ASSESSEMENT | :- 18885.177 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | :- 18885.177 Sq.mtrs. X 10000.00 =Rs.188851770/- |
| B) | AMOUNT OF CESS | :- Rs.188851770/- X 1%= Rs.1888517.70 |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.18,90,000/- vide Receipt No.5550, dtd.28/04/2011 |

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Yours faithfully,

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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

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

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

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

HEAD OFFICE:

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

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Date : 2 NOV 2012

CIDCO/BP-3046/ATPO(NM & K)/2012/1101 --
Ref. No.

Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 0 4 4 7 0 2

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential-Cum-Commercial Building ('A' Wing of Gr.+Podium+19 floors & 'B' Wing of Gr.+Podium+17 floors) [Resi. BUA=6735.781 Sq.mtrs. Commercial BUA=759.212, Total BUA=7494.993 Sq.mtr., (No. of Units Resi-122 Nos.) Comm.-21 Nos.) (Free of FSI-Society Office BUA=23.906 Sq.mtr. & Fitness Centre BUA=133.176 Sq.mtr.)) on Plot No.01, Sector-07 at Kharghar, Navi Mumbai completed under the supervision of M/s. Hiten Sethi & Associates has been inspected on 09/05/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 23/09/2005 and that the development is fit for the use for which it has been carried out.

(Handwritten Signature)

(R. B. Patil)

Addl. Town Planning Officer (B)
(Navi Mumbai & Khopta)

पवल - 4
920702028
39/22



TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title of **M/s. Ekta Kamdhenu Builders and Developers, a partnership firm**, having its registered office at – Room No. 464, Building No. 10, G.T.B Nagar, Near Hari Mandir, Mumbai 400 037, to the following schedule of property viz.,

SCHEDULE OF PROPERTY

Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad along and bounded as follow, that is to say –

On or towards the : 120.0 mtrs.
North by reservation

On or towards the : Open space
South by

On or towards East : 15.0 mtrs. wide
by



Chambers:

1805, Fairmount, Plot Nos.-4 & 6, Sector-17,
Palm Beach Road, Sanpada, Navi Mumbai - 400 705

203, Prabhat Centre Annex, Sector-1A,
CBD Belapur, Navi Mumbai - 400 614

On or towards West : 10.0 mtrs. wide service
by corridor

I have perused copy of the letter of allotment, dated **25th October 1993**, addressed by the City and Industrial Development Corporation of Maharashtra Ltd (thereinafter referred to as "CIDCO Ltd"), to M/s. Jai Corp Limited, a Company incorporated under the provisions of Companies Act, 1956, having its registered office at - Nirmal, 6th floor, Nariman Point, Mumbai 400 021, (hereinafter referred to as *Licensees* for the sake of brevity), whereby CIDCO Ltd has agreed to allot Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad for the purpose of construction of building for residential staff users and has permitted the *Licensees* to occupy on such terms and condition more particularly mentioned therein.



I have perused the copy of **Agreement dated December 1996**, entered and executed between CIDCO Ltd (therein referred to as "Corporation") in favour of M/s. Jai Corp Limited, a Company incorporated under the provisions of Companies Act, 1956, having its registered office at

- Nirmal, 6th floor, Nariman Point, Mumbai 400 021 (herein and therein referred to as "the Licensees"), whereby CIDCO Ltd has consented to grant to Licensees a lease of Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad, for the purpose of construction of building for residential users and has permitted the Licensees to occupy; the said plots of land from the date thereof and on such terms and conditions mentioned therein. The said Agreement dated **16th December 1996** has been duly registered with the Office of Sub Registrar of Assurances Uran at Document No Uran-7821/2004 on **2nd November 2004**

प व ल - ५
१२.५१०/२०२४
३५/४८

I have perused the copy of Letter bearing dated CIDCO/M(TS)/2004/4590, dated **12th March 2004** by CIDCO Ltd addressed to M/s. Jai Corp Ltd a Company incorporated under the provisions of Companies Act, 1956, having its registered office at - Nirmal, 6th floor, Nariman Point, Mumbai 400 021 permitting change of user from only residential to residential cum commercial user and enhancement of FSI from 1.00 to 1.5 in respect of Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad.



I have perused the copy of **Tripartite Agreement dated 29th March 2005**, entered and executed between CIDCO Ltd (therein referred to as "Corporation") and (herein and therein referred to as "Licensees"), M/s. Jai Corp Limited, a Company incorporated under the provisions of Companies Act, 1956, having its registered office at - Nirmal, 807, Embassy Center, Nariman Point, Mumbai 400 021 (therein referred to as "the Licensee"), in favour of M/s. Ekta Kamdhenu Builders and Developers, a partnership firm, having its registered office at - Room No. 464, Building No. 10, G.T.B Nagar, Near Hari Mandir, Mumbai 400 037 (therein referred to as "the New Licensee") whereby the New Licensee is substituted for Licensees in Agreement to Lease dated **16th December 1996** along with all right, obligations, liabilities, benefits and equities accordingly there under. The Tripartite Agreement dated **29th March 2005** is duly registered with the Office of Sub Registrar of Assurances Panvel at document No. Panvel3-6651-2006 on **18th September 2006**.

प व ल - ५
१२७१०/२०२४
३६/२८



I have perused the copy of **Modified Agreement dated 29th March 2005**, entered and executed between CIDCO Ltd (therein referred to as "Corporation") and (herein and therein referred to as "Licensees") in favour of M/s. Ekta Kamdhenu

Builders and Developers, a partnership firm, having its registered office at – Room No. 464, Building No. 10, G.T.B Nagar, Near Hari Mandir, Mumbai 400 037, whereby the “Principal Agreement to Lease” shall be read and constructed as “Corporation” has agreed to lease to the “Licensee”, Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad, for Residential cum Commercial purpose with FSI 1.5. The Modified Agreement dated **29th March 2005** is duly registered with the Office of Sub Registrar of Assurances Panvel at Document No. Panvel3-06651-2006 on **18th September 2006**.

I have perused the copy of letter bearing reference no. CIDCO/BP/ATPO/1266, dated **23rd September 2005**, addressed by CIDCO Ltd whereby CIDCO Ltd has granted permission under the provisions of Section 45 (1) (iii) of the Maharashtra Regional Town Planning Act, 1966 to M/s. Kamdhenu Builders and Developers, a partnership firm, for construction of Residential + Commercial Building on Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad, consisting of – “A” Wing - Stilt + 19 upper floors, “B” Wing – Stilt + 16 upper floor, “C” Wing – Gr floor + 2 floor, “D” Wing

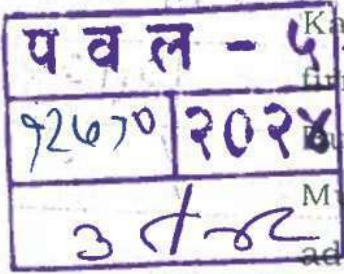
पवल - ५
 23/09/2005
 36/02



- Stilt + 1 floor, comprising of 132 Nos. Residential Units and 44 Nos. Residential Units as per approved plans and subject to the conditions for the development work of the proposed building, more particularly setout therein.

I have perused the plans prepared by **M/s. Hiten Sethi and Associates**, Architect, having office at - Plot No. 9, Gr. Floor, Yayati CHS Ltd., Sector 58 A, Palm Beach Road, Nerul, Navi Mumbai 400706, and which are approved by Associate Planner, CIDCO Ltd.

I have perused the Search Report dated 09.06.2020 issued by **Mr. Vinay Mankame**, Title Investigator showing the nature of the title of M/s. Ekta Kamdhenu Builders and Developers, a partnership firm, having its registered office at - Room No. 464, Building No. 10, G.T.B Nagar, Near Hari Mandir, Mumbai 400 037 to Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad.



I have perused the copy of letter bearing reference no. CIDCO/BP-3046/ATPO(NM & 2012/1101, dated **2nd November 2012**, addressed by CIDCO Ltd whereby CIDCO Ltd has certify that, the development of Residential cum Commercial Buildings ('A' Wing of Gr + Podium + 19

floors and 'B' Wing of Gr + Podium + 17 floors [Resi. BUA = 6735.781 sq. meters., Commercial BUA = 759.212, Total BUA = 7494.993 sq. meters (No. of Unit Residential 122 Nos + Commercial 21 Nos.) (Free of FSI - Society BUA = 23.906 sq. meters and Fitness Center BUA = 133.176 sq. meters) on Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad completed under the supervision of M/s. Hiten Sethi and Associates and declare that the development has been carried out in accordance with GDCR and the conditions stipulated in the amendment Commencement Certificate dated **23rd September 2005** and the development is fit for the use for which it has been carried out.

पंचल - ५	
११५१०	२०२४
३२ / ०८	



I have perused the copy of Certificate of Deed Registration bearing No. NBOM / CIDCO / HSG (TC) 6496 / JTR / 2016 -2017 dated **29th April 2016** issued by the Joint Registrar of Co-operative Societies, registering "Pride Co-Operative Housing Society Limited".

I have perused the copy of Certificate of Deed Conveyance along with order dated 6th February 2020 respectively issued and passed by Competent

Authority under the provisions of MOFA Act, 1963 and the Rules and Regulations made thereunder

I have gone through the above set of papers of title relating to the said plot and certify that the title of M/s. Ekta Kamdhenu Builders and Developers, a partnership firm, having its registered office at - Room No. 464, Building No. 10, G.T.B Nagar, Near Hari Mandir, Mumbai 400 037, in respect of Plot of land bearing no. 1 admeasuring 5000.38 square meters, at Sector 7, Kharghar Node, Taluka Panvel and District Raigad is clear and marketable and without any encumbrances thereupon.

Date: 09.06.20

प व ल - ५	
१२६९६	२०२४
२०/२२	

Jeetendra Chhdev
for JS LEGAL





--:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. वी. ओ. एम/सिडको/एच एस जी (टी. सी.) / ६४९६ /जे टी आर/सन २०१६ -- २०१७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित _____ प्राईड सहकारी

मुखंड क्र. ०१, सेक्टर-०७,

खारघर, नवी मुंबई.

हि संस्था महाराष्ट्र, सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था असे

पु. व. ल. - ५
७०२०२४
२७/०८

कार्यालयीन मोहर



नवी मुंबई



दिनांक: २९ / ०४ / २०१६

529/12710
शनिवार, 03 ऑगस्ट 2024 11:50
म.पू.

दस्त गोषवारा भाग-1

पवल5
दस्त क्रमांक: 12710/2024

दस्त क्रमांक: पवल5 /12710/2024

बाजार मुल्य: रु. 93,70,764/-

मोबदला: रु. 95,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,65,000/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

पावती:13828

पावती दिनांक: 03/08/2024

अ. क्रं. 12710 वर दि.03-08-2024

सादरकरणाराचे नाव: भुरे सिंह सोलंकी -

रोजी 11:49 म.पू. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

960.00

पृष्ठांची संख्या: 48

B. Sankar

दस्त हजर करणाऱ्याची सही:

एकुण: 30960.00

Onwankar

Joint Sub Registrar Panvel 5

Onwankar

Joint Sub Registrar Panvel 5

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 क्रं. 1 03 / 08 / 2024 11 : 49 : 28 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 08 / 2024 11 : 50 : 14 AM ची वेळ: (फी)



दस्त एवजासोबत जोडलेले कागदपत्रे, कुलमुद्रित्यार पद व्यक्ती इत्यादि बनावट आडवून आल्यास याची संपूर्ण जबाबदारी निव्वारकांची राहिल

Blh
लिहून देणार

लिहून घेणार

B. Sankar
Deepankar



03/08/2024 11 53:14 AM

दस्त गोषवारा भाग-2

पवल5

दस्त क्रमांक:12710/2024

दस्त क्रमांक :पवल5/12710/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. एकता कामधेनु बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार भरतकुमार रामभाई पेथानी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं 3 प्राईड को ऑप हौ सोसा लि प्लॉट नं 1 सेक्टर 7 खारघर ता पनवेल जि रायगड, रोड नं: -, महाराष्ट्र, राईगाड्(ः). पॅन नंबर:AABFE8412F	लिहून देणार वय :-52 स्वाक्षरी:- 		
2	नाव:भुरे सिंह सोलंकी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-1002 हिरानंदानी कॉम्प्लेक्स सेक्टर 7 खारघर ता. पनवेल, जि. रायगड, रोड नं: -, महाराष्ट्र, राईगाड्(ः). पॅन नंबर:AWSPS7127G	लिहून घेणार वय :-45 स्वाक्षरी:- 		
3	नाव:दिपमाला सोलंकी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-1002 हिरानंदानी कॉम्प्लेक्स सेक्टर 7 खारघर ता. पनवेल, जि. रायगड, रोड नं: -, महाराष्ट्र, राईगाड्(ः). पॅन नंबर:GNEPS9716Q	लिहून घेणार वय :-45 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:03 / 08 / 2024 11 : 52 : 43 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:राम बेगाजी चव्हाण - वय:42 पत्ता:वाजे ता पनवेल जि रायगड पिन कोड:410206	 स्वाक्षरी 	
2	नाव:मोहम्मद अली आमिन आहेरवाडी - - वय:40 पत्ता:पनवेल ता.पनवेल पिन कोड:410206	 स्वाक्षरी 	

शिवका क्र.4 ची वेळ:03 / 08 / 2024 11 : 53 : 23 AM

Joint Sub Registrar Panvel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHURE SINGH SOLANKI AND OTHER	eChallan	69103332024071516972	MH005236707202425E	665000.00	SD	0003407286202425	03/08/2024
2		DHC		0824036400128	960	RF	0824036400128D	03/08/2024
3	BHURE SINGH SOLANKI AND OTHER	eChallan		MH005236707202425E	30000	RF	0003407286202425	03/08/2024

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



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पाने आहेत, पुस्तक क्र. 2

क्रमांक 12710 वर नोंदला.

सह मुख्य निबंधक वर्ग-२, पनवेल-५,

दिनांक 03 माहे 08 सन 2024

12710 / 2024