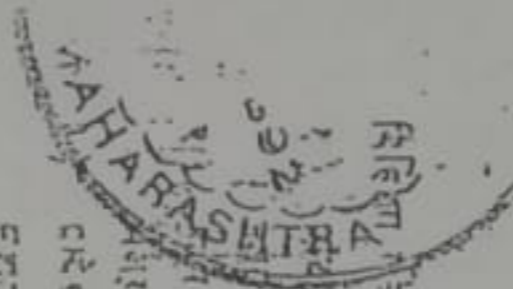


डॉ. विद्याधी नगरपालिका परिषद

नगरपालिका कार्यालय,
संरचनाय डिजाय धर्म, धीविमर्मा,
मि. २०७५-१०-१५

| |
|-----------------------|
| क्र. ३ |
| दस्ता क्र. १०६०८/२०७५ |
| १०/१० |

विशेष आदेश व अगद
 दिनांक २०७५/१०/१५
 सायबकामास मंजुरी



- आदेशाचा वेळीस प्रसारित करण्यात येईल असे सूचित केले आहे.
- सायबकामास मंजुरी
- १) सायबकामास मंजुरी देण्यात येईल.
 - २) सायबकामास मंजुरी देण्यात येईल.
 - ३) सायबकामास मंजुरी देण्यात येईल.
 - ४) सायबकामास मंजुरी देण्यात येईल.
 - ५) सायबकामास मंजुरी देण्यात येईल.



ATLANTICAR
 Notary & Notary
 First Floor,
 Sabha Hall,
 Dist. Thane.

| |
|---------------------|
| क्र. १५ |
| दस्ता क्र. १०६०९/१५ |
| १५/१५ |

31/01/2020



सूची क्र.2

दुय्यम निबंधक : महं. दु. नि. कल्याण 4
दस्ता क्रमांक : 1680/2020
नोंदणी :

Regn:63m

गावाचे नाव : आजदे गोलवली

(1) विलेखाचा प्रकार इन्सफर डीड
1300000
(2) मोबदला 1325000

(3) बाजारभावा (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी हेतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिरसा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीचे आजदे गोकवली एम आय डी सी डोंबिवली पूर्व येथील पी ए पी प्लॉट नं आरपी-121 औद्योगिक विभाग, क्षेत्र 100 चौ मी (Plot Number : PAP Plot no. RP-121 :)

1) 100 चौ. मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:- शारदा आबासाहेब फाळके यांचे कु मु धारक म्हणून सत्यनारायण गंगाराम गौड वय:-39; पत्ता:- प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: समर्थ कृपा को ऑप हीसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: जी. आर. पाटील शाळेजवळ, सोनारपाडा, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AAZPF5321N

(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- सत्यनारायण गंगाराम गौड वय:-39; पत्ता:- प्लॉट नं: बी/201, आर एक्स-6, माळा नं: -, इमारतीचे नाव: सूर्यमिलन को ऑप हीसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सुदर्शन नगर, मॉडेल कॉलेज रोड, एम. आय. डी. सी, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421203 पॅन नं:-AHZPG9530B

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

2): नाव:- ए. - वेंकटरमणा वय:-47; पत्ता:- प्लॉट नं: एक एल-504, बी एल के-6, माळा नं: -, इमारतीचे नाव: शीन टेरेसेस अपार्टमेंट्स, ब्लॉक नं: -, रोड नं: आनंद नगर, बंदलगुडा नांगोळे, हैद्राबाद, तेलंगणा, आंध्र प्रदेश, K.V.RANGAREDDY. पिन कोड:-500068 पॅन नं:-AIDPPA2218B

(9) दस्तऐवज करून दिल्याचा दिनांक 31/01/2020
(10) दस्त नोंदणी केल्याचा दिनांक 31/01/2020
(11) अनुक्रमांक, खंड व पृष्ठ 1680/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 27000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100
(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



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

महं. दुय्यम निबंधक कल्याण ४



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Office :- EE, Dombivli Office of the office of SPA.

e-mail : eedombivli@midcindia.org

Phone No. 251-2471316

No/EE/SPA/DMB/RP-121/B-95678/2019.

Office of the Executive Engineer,

MIDC, Division Dombivli.

Date: - 13/06/2019

OCCUPANCY CERTIFICATE

To,

Smt. Sharda Abasaheb Phalke

Plot No. PAP-RP-121, Phase- I,

Dombivli Industrial Area

MIDC, Dombivli.

Sub - Issue of Occupancy certificate to Commercial Building for Hotel & Lodging boarding on Plot No. RP-121; Dombivli Industrial Area.

Ref:- 1. On Line application vide SWC/3/19/20190604/632767, Dt.04/06/2019.

2. Building Completion Certificate By Architect / Licence Engineer Dt 31/05/2019.

3. Plans approval vide letter No.EE/SPA/DOM/D-08645; Dt. 12/09/2018.

4. Final Fire N.O.C. issued by Hon. Dy. C.F.O., Mumbai vide letter No. MIDC/Fire/B-61896. Dt:- 14/05/2019.

5. Site Inspection Report submitted by Owner/Architect :-Dt.13/06/2019.

Dear Sir,

This is to certify that, the development work of **Commercial Building** having total built up area – **97.31 Sq.M.** on Plot No. **RP-121, Phase- I** situated at **MIDC, Dombivli Industrial Area, Dombivli (E)**, is completed as per details mentioned in Annexure A under the supervision of Architect Shri. G.N.Gandhe (License No. CA/77/04234).

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5, you are permitted to occupy this building having total built up area – **97.31 Sq.M. (FSI-0.97)**

Thanking you,

Yours faithfully,

Sanjay S

Nanaware

Executive Engineer & SPA,
M.I.D.C. Division;
Dombivli.

Digitally signed by Sanjay S Nanaware
DN: c=IN, o=Government Of Maharashtra,
ou=Maharashtra Industrial Development
Corporation, postalCode=400093,
st=Maharashtra,
2.5.4.20=3d7d7f260274246079896cc5885
07370af4e5c0d28cbdfecf0bac8961ed11
serialNumber=c263d792977a780bfcc2
81b23a625824cc56179b147a399f21d5
2759a2, cn=Sanjay S Nanaware
DN: 2019.06.13.00.14.55.00307

Encl : Annexure A

338/1680

Friday, January 31, 2020

1:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1857

दिनांक: 31/01/2020

गावाचे नाव: आजदे गोलवली
दस्तऐवजाचा अनुक्रमांक: कलन4-1680-2020

दस्तऐवजाचा प्रकार: ट्रान्सफर डीड

सादर करणाऱ्याचे नाव: सत्यनारायण गंगाराम गौड

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 69

रु. 100.00

रु. 1380.00

एकूण:

रु. 1480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:19 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1325000/-

मोबदला रु. 1300000/-

भरलेले मुद्रांक शुल्क : रु. 27000/-

Joint Sub Registrar Kalyan 4

सह-दुय्यम निबंधक कल्याण ४

1) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011479210201920E दिनांक: 31/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1380/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No 4662-2017 Amt. 13300

DEED OF TRANSFER

This agreement is made and executed at Dombivli, Taluka Kalyan, District Thane on 31st day of January, 2020.

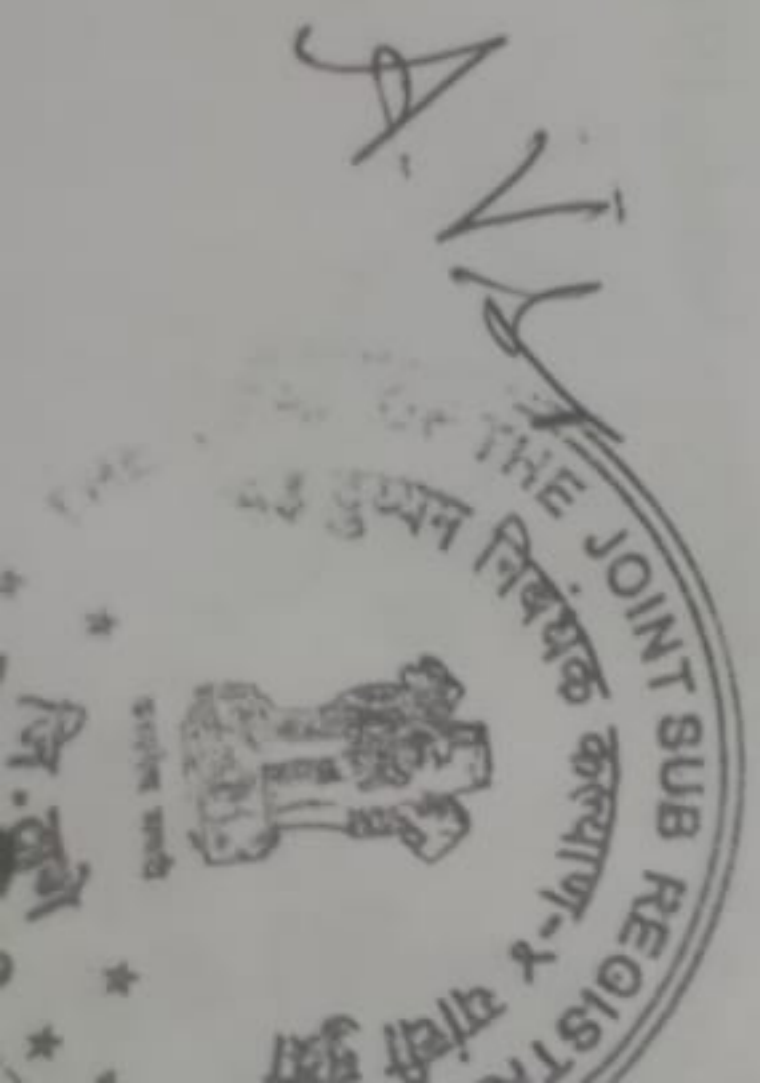
BETWEEN

SMT. SHARADA ABASAHEB PHALKE, Age 42 years, Occupation Housewife/Service, residing at 2/4, Samarth Krupa Co-op. Housing Society Ltd, Near G. R. Patil School, Sonarpada, Dombivli (East), Taluka Kalyan, District Thane, through her Constituted Attorney/Power of Attorney Holders **1) MR. SATYANARAYAN GANGARAM GOUD**, Age 39 years, Occupation Business & residing at B/201, Rx-6, Suryamilan Co-Op. Housing Society Ltd, Sudarshan Nagar, Model College Road, M. I. D. C., Dombivli (East), Taluka-Kalyan, District-Thane, **2) MR. A. VENKATARAMANA**, Age 47 years, Occupation Business, residing at FL-504, BLK-6, Green Terraces Apartments, Anand Nagar, Bandlaguda Nagole, Hyderabad, Telangana-500068, hereinafter called as the "TRANSFEROR/SELLER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, administrators, executors and assigns) **the Party of the First Part.**

AND

1) MR. SATYANARAYAN GANGARAM GOUD, Age 39 years, Occupation Business & residing at B/201, Rx-6, Suryamilan Co-Op. Housing Society Ltd, Sudarshan Nagar, Model College Road, M. I. D. C, Dombivli (East), Taluka-Kalyan, District-Thane, **2) MR. A. VENKATARAMANA**, Age 47 years, Occupation Business, residing at FL-504, BLK-6, Green Terraces Apartments, Anand Nagar, Bandlaguda Nagole, Hyderabad, Telangana-500068, hereinafter called as the "TRANSFREES/PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, administrators, executors and assigns) **the Party of the Second Part.**

| |
|------------|
| २५/११/२०२० |
| १९ |



the Transferees/Purchasers as per details mentioned in receipt hereinafter appearing and the Transferor/Seller do hereby admit and acknowledge the receipt thereof.

2. The Transferees/Purchasers shall be exclusive owner of right, title, interest, benefits etc., which the Transferor/Seller has in the Said PAP Plot AND SHALL keep, hold and possess the same and enjoy and appropriate its profits, benefits, income and emoluments without any hindrances, denial and interruption of the Transferor/Seller and the Transferor/Seller shall have no rights, title or interest of any kind whatsoever in or to the Said PAP Plot or any part thereof.
3. The Transferees/Purchasers shall be the exclusive owners of right, title, interest, benefits etc., which the Transferor/Seller has in the Said PAP Plot.
4. AND SHALL keep, hold and possess the same and enjoy and appropriate its profits, benefits, income and emoluments without any hindrances, denial and interruption of the Transferor/Seller and the Transferor/Seller shall have no rights, title or interest of any kind whatsoever in or to the Said PAP Plot or any part thereof.

5. **THE TRANSFEROR/SELLER assures, declares THAT;**

- a. There is no suit, litigation, civil, criminal or other proceeding pending against them personally affecting the Said PAP Plot.
- b. There is no attachment or prohibitory order against the Said PAP Plot. Thus the Said PAP Plot is free from encumbrances or charges and is not subject to any matter to any segment or attachment either or before judgment AND THAT there is not received any notice either from Govt. or Semi-Govt. or Municipal Corporation regarding acquisition, requisition or attachment in respect of the Said PAP Plot.



[Handwritten signature]

[Handwritten signature]

| |
|-------------------|
| कलन - ४ |
| दिनांक १६/१०/२०२० |
| १९ / ६९ |

- c. She has not entered into any agreement except this either in form of sale, mortgage, lease, exchange, assignment or in any other way whatsoever and have not created any tenancy, licence or any other rights of the like nature in the Said PAP Plot and has not dealt with or disposed off the Said PAP Plot in any manner whatsoever AND THAT there is no outstanding loan from any financial institution or from any other body against the Said PAP Plot or any part thereof.
- d. She is in exclusive use, occupation and possession of the Said PAP Plot and every part thereof and except them no other person is in use, occupation and possession and enjoyment of the same.
- e. She has not done any act, deed, matter or thing whereby she is prevented from entering into this agreement on various terms and conditions stated herein.
11. The Transferee/Purchasers hereby agree & confirm that all the terms & conditions mentioned in the Agreement to Lease dated 11.09.2017 between the MIDC & the Transferor/Seller herein shall always be binding upon the Transferee/Purchasers.
12. The Transferee/Purchasers hereby agrees and undertakes to bear and pay the stamp duty, legal fees, registration charges and other necessary and incidental costs, charges and expenses regarding registration of this agreement.
13. As on today the total Stamp Duty payable for this Deed of Transfer is **Rs. 92,750/- (Rupees Ninety Two Thousand Seven Hundred Fifty Only) (Inclusive of 1% additional Stamp Duty for Metro Project).** However, The Transferor/Seller has agreed to transfer the Said PAP Plot in favour of the Transferor/Sellers herein vide Power of Attorney

[Handwritten Signature]

[Handwritten Signature]



| | | |
|----|----|----|
| १५ | १५ | १५ |
| १५ | १५ | १५ |
| १५ | १५ | १५ |

registered at the Office of the Sub-Registrar of Assurances, Kalyan-3 at Serial No. 4662/2017 on 19.09.2017 in respect of the Said PAP Plot & the Transferor/Seller herein has also executed a Will dated 19.09.2017 in the name of Transferor/Sellers in respect of the Said PAP Plot, registered at the Office of the Sub-Registrar of Assurances, vide Serial No. 4663/2017 on 19.09.2017 & the said Power of Attorney dated 19.09.2017 is still valid & subsisting.

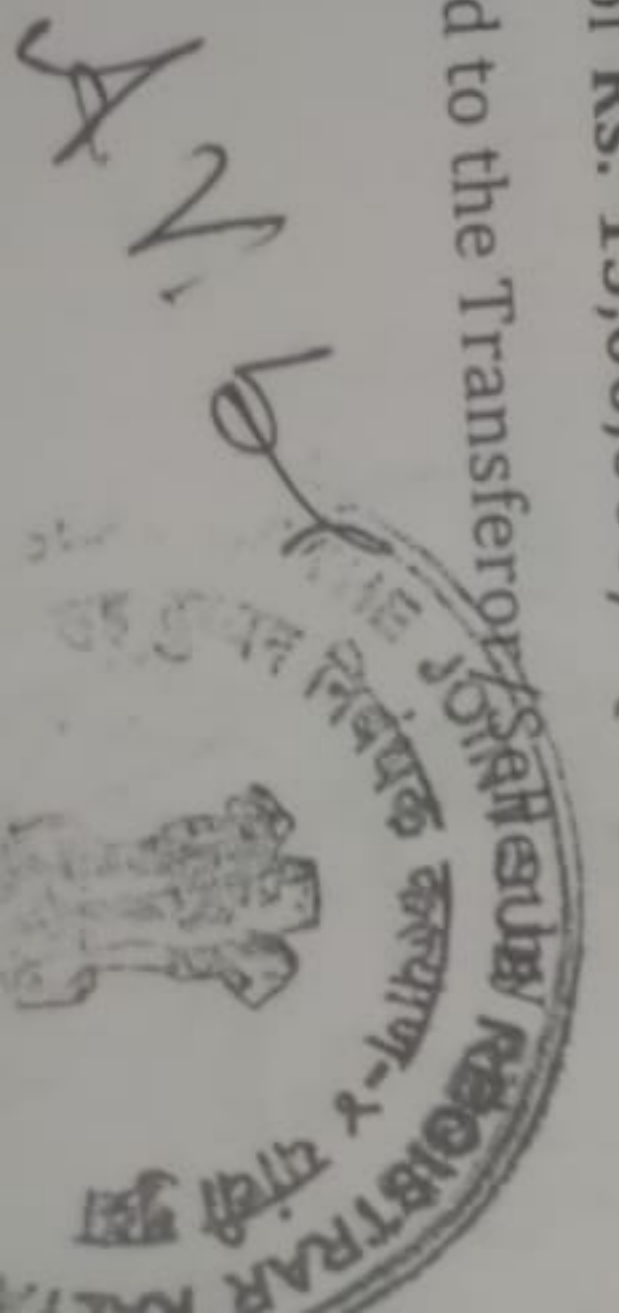
AND WHEREAS, the Transferees/Purchasers have already paid the consideration of **Rs. 13,00,000/- (Rupees Thirteen Lakhs Only)** to the Transferor/Seller being the entire amount of consideration of the Said PAP Plot and the Transferors/Seller has already received & accepted the said amount of consideration from the Transferees/Purchasers.

AND WHEREAS, the Transferor/Seller has agreed to sell and transfer and the Transferees/Purchasers have agreed to purchase and acquire the Said PAP Plot together with electric Meter provided therein with all rights, title, interest, benefits in the Said Property on the following terms and conditions and replying upon the following representations made by the Transferor/Seller.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO THAT:

1. The Transferor/Seller has agreed to transfer and the Transferee / Purchasers have agreed to purchase and acquire the Said PAP Plot i. e. plot of land bearing PAP Plot No. RP-121, Industrial Area, MIDC, Revenue Village Asde Golavali, Dombivli (East), admeasuring 100 Sq. Meters, within/outside the Kalyan Dombivli Municipal Corporation, Taluka Kalyan, District Thane, Sub Registration District Kalyan, Registration District Thane together with all rights, title, interest, benefits for the lumpsum consideration of **Rs. 13,00,000/- (Rupees Thirteen Lakh only)** which is already paid to the Transferor/Seller.

[Handwritten signature]



338/1680

Friday, January 31, 2020

1:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1857

दिनांक: 31/01/2020

गावाचे नाव: आजदे गोलवली
दस्तऐवजाचा अनुक्रमांक: कलन4-1680-2020

दस्तऐवजाचा प्रकार: ट्रान्सफर डीड

सादर करणाऱ्याचे नाव: सत्यनारायण गंगाराम गौड

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1380.00

पृष्ठांची संख्या: 69

रु. 1480.00

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:19 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1325000/-

मोबदला रु. 1300000/-

भरलेले मुद्रांक शुल्क : रु. 27000/-

Joint Sub Registrar Kalyan 4

सह-दुय्यम निबंधक कल्याण ४

1) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011479210201920E दिनांक: 31/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1380/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No 4662-2017 Amt. 13300



31/01/2020

सूची क्र.2

दुय्यम निवडणक : महं. दु. नि. कल्याण 4
दस्ता क्रमांक : 1680/2020
नोंदणी :

Regn:63m

गावाचे नाव : आजदे गोलवली

| क्रमांक | विवरण | क्षेत्रफळ | नोंदणी क्र. |
|---------|---|-----------------|--|
| (1) | विलेखाचा प्रकार | दस्तापर डीड | |
| (2) | मोबदला | 1300000 | |
| (3) | बाजारभावा (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी हेतो की पट्टेदार ते नमुद करावे) | 1325000 | |
| (4) | सू-मापन, पोटहिरसा व धरक्रमांक (असल्यास) | | 1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीचे आजदे गोलवली एम आय डी सी डोंबिवली पूर्व येथील पी ए पी प्लॉट नं आरपी-121 औद्योगिक विभाग, क्षेत्र 100 चौ मी (Plot Number : PAP Plot no. RP-121 ;) |
| (5) | क्षेत्रफळ | 1) 100 चौ. मीटर | |

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- शारदा आबासाहेब फाळके यांचे कु मु धारक म्हणून सत्यनारायण गंगाराम गौड वय:-39; पत्ता:- प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: समर्थ कृपा को ऑप हीसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: जी. आर. पाटील शाळेजवळ, सोनारपाडा, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AAZPF5321N

2): नाव:- शारदा आबासाहेब फाळके यांचे कु मु धारक म्हणून ए. वेंकटरमणा वय:-47; पत्ता:- प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: समर्थ कृपा को ऑप हीसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: जी. आर. पाटील शाळेजवळ, सोनारपाडा, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AAZPF5321N

1): नाव:- सत्यनारायण गंगाराम गौड वय:-39; पत्ता:- प्लॉट नं: बी/201, आर एक्स-6, माळा नं: -, इमारतीचे नाव: सूर्यमिलन को ऑप हीसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सुदर्शन नगर, मॉडेल कॉलेज रोड, एम. आय. डी. सी, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421203 पॅन नं:-AHZPG9530B

2): नाव:- ए. वेंकटरमणा वय:-47; पत्ता:- प्लॉट नं: एक एल-504, बी एल के-6, माळा नं: -, इमारतीचे नाव: शीन टेरेसेस अपार्टमेंट्स, ब्लॉक नं: -, रोड नं: आनंद नगर, बंदलगुडा नांगोळे, हैद्राबाद, तेलंगणा, आंध्र प्रदेश, K.V.RANGAREDDY. पिन कोड:-500068 पॅन नं:-AIDPPA2218B

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| (9) | दस्तऐवज करून दिल्याचा दिनांक | 31/01/2020 |
| (10) | दस्त नोंदणी केल्याचा दिनांक | 31/01/2020 |
| (11) | अनुक्रमांक, खंड व पृष्ठ | 1680/2020 |
| (12) | बाजारभावाप्रमाणे मुद्रांक शुल्क | 27000 |
| (13) | बाजारभावाप्रमाणे नोंदणी शुल्क | 100 |
| (14) | शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



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

सह-दुय्यम निवडणी कल्याण ४

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| कलन - ४ |
| दस्तावेज १६८० / २०२० |
| २० / ६९ |

dated 19.09.2017, registered at the Office of the Sub-Registrar of Assurances, Kalyan- 3 at Serial No. 4662/2017 dated 19.09.2017. The Transferee/Purchasers have already paid the Stamp Duty of Rs. 66,300/- (Rupees Sixty Six Thousand Three Hundred Only) as per Article 25 (b) of the Bombay Stamp Act, 1958 and the remaining amount of Stamp Duty is paid for this indenture of is Rs. 26,500/- (Rupees Twenty Six Thousand Five Hundred Only) & the Registration Fee of Rs. 13,300/- (Rupees Thirteen Thousand Three Hundred Only) is already paid vide Receipt No. 6340 dated 19.09.2017 at the Office of the Sub-Registrar of Assurances, Kalyan- 3.

14. This Deed of Transfer of Said PAP Plot is executed and under provisions of the Transfer of Property Act.

SCHEDULE OF THE PROPERTY

The Piece and parcel of Plot of Land bearing PAP Plot No. RP-121, Industrial Area, MIDC, Revenue Village Asde Golavali, Dombivli (East), admeasuring 100 Sq. Meters, within/outside the Kalyan Dombivli Municipal Corporation, Taluka Kalyan, District Thane, Sub Registration District Kalyan, Registration District Thane and bounded as under:

- On or towards East : Plot No. RP-122
- On or towards West : Plot No. RP-120
- On or towards South : Road R/W 18.5 Meters
- On or towards North : Plot No. Am-8

[Handwritten Signature]

A.V. B.



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| क्र. सं. - ४ |
| दिनांक १६/१०/२०२० |
| १६/१६ |

WHEREAS, the Transferor/Seller herein was a Project Affected Person (hereinafter referred to as 'the PAP') of MIDC Dombivli, being eligible for the sanction of reserved plots anywhere within the MIDC, Dombivli for PAP's as per the new policy of the MIDC of sanctioning of one single PAP plot.

AND WHEREAS, by and under i) the Offer Letter bearing No. ROT-1/ DOM/Plot/offer/1574 dated 01.06.2017, ii) Order bearing No. ROT-1/ DOM/PAP/RP-121/2131 dated 13.07.2017 issued by the Maharashtra Industrial Development Corporation in my favour & iii) the Agreement to Lease dated 11.09.2017, executed by the Maharashtra Industrial Development Corporation in favour of the Transferor/Seller herein, registered at the Office of the Sub-Registrar of Assurances, Kalyan-3 at Serial No. 4660/2017 & 4661/2017 (original & in duplicate respectively, (hereinafter referred to as "MIDC") have made an allotment in favour & in the name of Transferor/Seller herein a plot of land bearing PAP Plot No. RP-121, Industrial Area, MIDC, Revenue Village Asde Golavali, Dombivli (East), admeasuring 100 Sq. Meters, within/outside the Kalyan Dombivli Municipal Corporation, Taluka Kalyan, District Thane, Sub Registration District Kalyan, Registration District Thane and more particularly described in the **FIRST SCHEDULE OF THE PROPERTY**, hereinafter referred to as the "**SAID PAP PLOT**".

AND WHEREAS, being the Project Affected Person, the MIDC have allotted the Said PAP Plot in favour & in the name of Transferor/Seller herein as per the terms and conditions set out by the MIDC, Accordingly, the Transferor/Seller herein is having all the rights, title and interest in the Said PAP Plot.

AND WHEREAS, the Transferor/Seller has already agreed to sell & transfer the Said PAP Plot to the Transferee/Purchasers & accordingly, the Transferor/Seller herein has executed the Irrevocable Power of Attorney dated 19.09.2017 in favour of the Transferee/Purchasers,

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Office :- EE, Dombivli Office of the office of SPA.

e-mail : eedombivli@midcindia.org

Phone No. 251-2471316

No/EE/SPA/DMB/RP-121/B-95678/2019.

Office of the Executive Engineer,
MIDC, Division Dombivli.

Date: - 13/06/2019

OCCUPANCY CERTIFICATE

To,

Smt. Sharda Abasaheb Phalke
Plot No. PAP-RP-121, Phase- I,
Dombivli Industrial Area
MIDC, Dombivli.

Sub - Issue of Occupancy certificate to Commercial Building for Hotel & Lodging boarding on Plot No. RP-121; Dombivli Industrial Area.

- Ref:-** 1. On Line application vide SWC/3/19/20190604/632767, Dt.04/06/2019.
2. Building Completion Certificate By Architect / Licence Engineer Dt 31/05/2019.
3. Plans approval vide letter No.EE/SPA/DOM/D-08645; Dt. 12/09/2018.
4. Final Fire N.O.C. issued by Hon. Dy. C.F.O., Mumbai vide letter No. MIDC/Fire/B-61896. Dt:- 14/05/2019.
5. Site Inspection Report submitted by Owner/Architect :-Dt.13/06/2019.

Dear Sir,

This is to certify that, the development work of **Commercial Building** having total built up area – **97.31 Sq.M.** on Plot No. **RP-121, Phase- I** situated at **MIDC, Dombivli Industrial Area, Dombivli (E)**, is completed as per details mentioned in Annexure A under the supervision of Architect Shri. G.N.Gandhe (License No. CA/77/04234).

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5, you are permitted to occupy this building having total built up area – **97.31 Sq.M. (FSI-0.97)**

Thanking you,

Yours faithfully,

**Sanjay S
Nanaware**

Executive Engineer & SPA,
M.I.D.C. Division;
Dombivli.

Digitally signed by Sanjay S Nanaware
DN: cn=Sanjay S Nanaware, o=Government Of Maharashtra, ou=Maharashtra Industrial Development Corporation, postalCode=400093, st=Maharashtra, 2.5.4.20=3d7d7f260274246579896cc588507370af4e5c0d28c6dfe0fdbac8961ed11e1b23a625824cc56179b147a399f21d5d759a2, email=Sanjay S Nanaware
Date: 2019.06.13 09:15:55 +0530'

Encl : Annexure A