

529/14770
Thursday, September 05, 2024
10:45 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 16072 दिनांक: 05/09/2024

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: पवल5-14770-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किशन प्रेमनारायण त्रिपाठी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:04 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2196182.4/-

मोबदला रु.4350000/-

भरलेले मुद्रांक शुल्क : रु. 261000/-

Manda
Joint Sub Registrar Panvel 5
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924051501392 दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007718640202425P दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

Rw60

पक्षकाराची स्वाक्षरी
Shishu
मुळदस्तावेज परत मिळाला.
Manda
सह दुय्यम निबंधक, पनवेल ५, (वर्ग-२)

9/5/2024



05/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 14770/2024

नोंदणी :

Regn:63m

गावाचे नाव : आकुर्ली

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 4350000 |
| (3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2196182.4 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: पनवेल इतर वर्णन ; इतर माहिती: विभाग क्र-16/4, दर-51800/-प्रती चौ.मी., सदनिका नं.402, चौथा मजला, जे - विंग, बालाजी सिम्फनी, सर्व्हे नं. 45/4, 45/8, 45/9, 45/11, 45/18, 173/0, शिलोत्तर रायचूर, आकुर्ली, ता पनवेल जि रायगड . क्षेत्रफळ - 362 चौ.फुट. कारपेट एरिया (34 चौ . मी) (Survey Number : 45/4 AND OTHERS ;) |
| (5) क्षेत्रफळ | 1) 362 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मनिष टेकवाणी वय:-43; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: बी - ६०१, पंचरत्न सी . एच . एस . लि ., ओल्ड नगर , दास रोड , अंधेरी ईस्ट , मुंबई , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AGFPT6937L |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-किशन प्रेमनारायण त्रिपाठी वय:-55; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका नं . १९, तुलसी धारा रत्नदीप सी . एच . एस . लि ., प्लॉट नं . डी - 38 , सेक्टर 06, नवीन पनवेल , ता पनवेल जि रायगड, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-AFYPT9100P 2): नाव:-निखिल कृष्णाचंद्र त्रिपाठी वय:-27; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका नं . १९, तुलसी धारा रत्नदीप सी . एच . एस . लि ., प्लॉट नं . डी - 38 , सेक्टर 06, नवीन पनवेल , ता पनवेल जि रायगड, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-BBEPT2243J |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 05/09/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 05/09/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 14770/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 261000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Mumbai
दुय्यम निबंधक वर्य-२,

(पनवेल-५)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20240905579

05 September 2024, 10:34:08 AM

पवल 5

| | |
|-------------------|---|
| मूल्यांकनाचे वर्ष | 2024 |
| जिल्हा | रायगड |
| मूल्य विभाग | तालुका : पनवेल |
| उप मूल्य विभाग | 16/4-रहिवास व इतर तत्सम वापरातील विकसनक्षम जमिनी |
| क्षेत्राचे नांव | A Class Palika सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#45 |

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

| | | | | | |
|-----------|---------------|----------|--------|----------|----------------|
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 1250 | 54400 | 64400 | 70700 | 64400 | चौ. मीटर |

बांधीव क्षेत्राची माहिती

| | | | | | |
|----------------------------|-----------------|----------------|------------------|------------------|------------|
| बांधकाम क्षेत्र(Built Up)- | 40.371 चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2 वर्षे | बांधकामाचा दर- | Rs.25289/- |
| उद्ववाहन सुविधा - | आहे | मजला - | 1st To 4th Floor | | |

Sale Type - Resale

First Sale Date - 24/11/2014

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.54400/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((54400-1250) * (100 / 100)) + 1250)
 = Rs.54400/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 54400 * 40.371

= Rs.2196182.4/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन 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 बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 2196182.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.2196182/-
 = ₹ एकवीस लाख शहाण्णव हजार एक शें ब्याऐंशी /-

पवल - ५

१४७७०० २०२४

२/३५

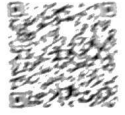
Home

Print





CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------------------|--------------------|---------|--|-----------------------------------|---------------------|---------|-----|
| GRN | MH007718640202425P | BARCODE | | Date | 03/09/2024-11:54:01 | Form ID | 757 |
| Department | | | | Inspector General Of Registration | | | |
| Type of Payment | | | | Stamp Duty Registration Fee | | | |
| Office Name | | | | PNL2_PANVEL 2 JOINT SUB REGISTRAR | | | |
| Location | | | | RAIGAD | | | |
| Year | | | | 2024-2025 One Time | | | |
| Account Head Details | | | | Amount In Rs. | | | |
| 0030046401 Stamp Duty | | | | 261000.00 | | | |
| 0030063301 Registration Fee | | | | 300000.00 | | | |
| Total | | | | 2,91,000.00 | | | |
| Payment Details | | | | STATE BANK OF INDIA | | | |
| Cheque/DD Details | | | | FOR USE IN RECEIPT | | | |
| Cheque/DD No. | | | | Bank CIN | | | |
| Name of Bank | | | | Bank Date | | | |
| Name of Branch | | | | Bank-Branch | | | |
| | | | | Scroll No. , Date | | | |

पव ल - ५
१४६६० २०२४
४/३५



Department ID :

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

सदर नोदणी केवल दुर्यम निवधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चक्री न लागू नाही.

Alehra

Signature

Signature



CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------------------|-----------------------------------|-----------------------|--|--|--|-----------------------------|------|
| GRN | MH007718640202425P | BARCODE | | Date | 03/09/2024-11:54:01 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | PAN No.(If Applicable) | BBEPT2243J | | |
| Office Name | PNL2_PANVEL 2 JOINT SUB REGISTRAR | | | Full Name | Nikhil Tripathi | | |
| Location | RAIGAD | | | Flat/Block No. | Flat no. 402, Wing-J, Balaji Symphony | | |
| Year | 2024-2025 One Time | | | Premises/Building | Survey No.45/2,45/4 and other Village Shiloter Raichur. Panvel-Matheran Road | | |
| Account Head Details | Amount In Rs. | | | Road/Street | Panvel | | |
| 0930046401 Stamp Duty | 261000.00 | | | Area/Locality | Panvel | | |
| 0030063301 Registration Fee | 300000.00 | | | Town/City/District | 4 1 0 2 0 6 | | |
| Remarks (If Any) | | | | PAN2=AGFPT6937L~SecondPartyName= पवल - ५ Tekwani-CA=4350000~Marketval=4350000 | | | |
| Total | 2,91,000.00 | | | Amount In Words | Two Lakh Ninety One Thousand Rupees Only | | |
| Payment Details | STATE BANK OF INDIA | | | FOR USE IN RECEIPT | | | |
| Cheque/DD No. | | | | Bank CIN | Ref. No. | 100005020240000034470530529 | |
| Name of Bank | | | | Bank Date | RBI Date | 03/09/2024-11:54 | |
| Name of Branch | | | | Bank-Branch | STATE BANK OF INDIA | | |
| | | | | Scroll No. , Date | Not Verified with Scroll | | |

पवल - ५
११७७० | २०२४
५/३५



Department ID: _____ Mobile No. 9082266717
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ नमूना केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर पत्राचा वाग्न नसावी.

Nehra

Anishup

Rishik



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|--|-----------------------------------|---------------|---------------------------|--|---|---------------------|---------|------|
| GRN | MH007718640202425P | BARCODE | | | Date | 03/09/2024-11:54:01 | 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 | PNL2_PANVEL 2 JOINT SUB REGISTRAR | | PAN No.(If Applicable) | BBEPT2243J | | | | |
| Location | RAIGAD | | Full Name | Nikhil Tripathi | | | | |
| Year | 2024-2025 One Time | | Flat/Block No. | Flat no. 402, Wing-J, Balaji Symphony | | | | |
| Account Head Details | | Amount In Rs. | Premises/Building | Survey No.45/2,45/4 and other, Village-Shilote Raichur, Panvel-Matheran Road | | | | |
| 0030046401 | Stamp Duty | 261000.00 | Road/Street | | | | | |
| 0030063301 | Registration Fee | 30000.00 | Area/Locality | Panvel | | | | |
| | | | Town/City/District | | | | | |
| | | | PIN | 4 1 0 2 0 6 | | | | |
| Remarks (If Any) | | | | | | | | |
| PAN2=AGFPT6937L~SecondPartyName=Manish | | | | | | | | |
| Tekwani~CA=4350000~Marketval=4350000 | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Total | | | Amount In | Two Lakh Ninety One Thousand Rupees Only | | | | |
| Total | | 2,91,000.00 | Words | | | | | |
| Payment Details | | | STATE BANK OF INDIA | | | | | |
| Cheque/DD Details | | | FOR USE IN RECEIVING BANK | | | | | |
| | | | Bank CIN | Ref. No. | 100005020240100042 344 6529 | | | |
| Cheque/DD No. | | | Bank Date | RBI Date | 03/09/2024-11:54:01 Not Verified with RBI | | | |
| Name of Bank | | | Bank-Branch | | STATE BANK OF INDIA | | | |
| Name of Branch | | | Scroll No. , Date | | Not Verified with Scroll | | | |

DEFACED
₹ 291000.00
DEFACED



Department ID : 9082266717
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
दुरु चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-529-14770 | 0004327971202425 | 05/09/2024-10:44:55 | IGR548 | 30000.00 |
| 2 | (IS)-529-14770 | 0004327971202425 | 05/09/2024-10:44:55 | IGR548 | 261000.00 |
| Total Defacement Amount | | | | | 2,91,000.00 |

AGREEMENT FOR SALE

THIS AGREEMENT TO SALE is made and entered into at Navi Mumbai on this
- day September 2024

Atahwan
Pray
5/09/2024
Prishant

BETWEEN

1)MR MANISH TEKWANI (PAN AGFPT6937L) Age 43 Years Indian Inhabitants R/o-B-601 Panchratna Chsl Old Nagar Das Road Andheri East Mumbai -400059 hereinafter called as "THE SELLER/S" (which expression unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) of the one part AND

1)MR TRIPATHI PREMNARAYAN KISHAN (PAN AFYPT9100P) Age 55 and 2)MR NIKHIL KRISHNACHANDRA TRIPATHI (PAN BBEPT2243J) age 27 years both Indian Inhabitants R/o -at Flat No -19 in Tulsi Dhara Ratnadeep Chsl Plot No 38 Sec -06 New Panvel -410206 hereinafter referred to as "THE PURCHASER/S" (which expression unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) on the
SECOND part

| |
|------------|
| प व ल - ५ |
| शुद्ध २०२४ |
| ₹ / 34 |

Whereas by virtue of Land Revenue Record, 7/12 Extract, Mr. Vinay Shrivankumar Agrawal Hereinafter referred to as Promoter have an absolute, legal and exclusive ownership of piece and parcel of land adm 36910 Sq. Meters, bearing Survey No. 45. Hissa No. 4, Survey No. 45, Hissa No. 8B, Survey No. 45, Hissa No. 9, Survey No. 45, Hissa No. 11, Survey No. 45, Hissa No. 18 and Survey No. 173.

Where as the Promoter has undertaken the process of development of the said Project and under Renta Housing Scheme of the State of Maharashtra and the amendments/notification issued by the Government of Maharashtra, where vide order passed by the Government dated 02/09/2009, the promoter is entitled to sell 75% (Seventy Five percent) of the constructed area (FSI) over the said Project Land to the prospective buyers and liable to hand over the balance 25%(Twenty Five percent) of the constructed area (FSI) of the said Project Land free of cost to Mumbai Metropolitan Region Development Authority (MMRDA).



Where as Vide letter dated 05/09/2012 issued by District Collector, Raigad, the Promoter was granted with revised NA permission and Commencement Certificate.

Whereas Seller/s herein by virtue registered agreement Bearing Doc. Reg No.PVL-01-5721/2014 Registered dated 24/11/2014 purchased Flat No.-402 4th Floor "J" Wing admeasuring 362 Sq Ft Carpet area i.e 34 sq.mtrs in Balaji Symphony Constructed on Survey no 45/4 ,45/8B,45/9, 45/11 ,45/18,173/0 at Shiilottar Raichur Village -Aakurli New Panvel Tal-Panvel Dist -Raigad-410206 herein after referred as said flat from M/s Balaji Symphony (Builder/Promoter)

Atahwan

Prishant

Pray

Where as on payment of entire Consideration of the said Flat becomes absolute owners/possessors of the above said flat as per Possession Cum Undertaking Letter dated 17/02/2018

Where as Cidco(NAINA) issued Occupancy Certificate dated 23/07/2020

The transferor/s became the registered member and shareholder of the said society registered dated 16/02/2019 -and as a member of the said society is holding -----shares of face value vide share certificate no ----- issued by the said society (hereinafter to as "the said shares) RGD / PWL / HS (T) / (TC) / 4024 / 2018-2019

Whereas /seller/s herein being owner having all legal rights including the Rights to the sale , Disposed and transfer the said flat along with said shares and vendor/s herein is/are desirous of disposing off their rights title and interest in the said flat premises and the purchaser/s hereinabove have agreed to acquire all the rights title and interest of the Vendors in the said flat premises on the following terms and conditions.

NOW THIS AGREEMENT TO SALE AS UNDER:-

The vendors have agreed to transfer all their rights title and interest in the said flat/property described in the Scheduled of the property on the purchaser herein have also agreed to acquire all rights title and interest in said property for a total valuable consideration of Rs.43,50000/- (Rs Forty three lakhs fifty thousand only) in lump sum.

The purchaser has out of above sale consideration already paid in advance towards part sale consideration amount Rs.-3,50,000/- (Rupees -Three Lakhs Fifty thousand only) as follows in respect of the said flat and shares by

1. -Rs 25,000/- (Rs Twenty Five Thousand paid vide UPI Dated 02/08/2024

2. Rs 3,25,000/- (Rs Three Lakhs Twenty five thousand)Paid vide Demand Draft drawn on HDFC Bank New Panvel in favour of Mr Manish Tekwani (Seller) Dated 02/08/2024

Balance Amount of Rs-40,00,000/- (Rs Fourty Lakhs) Will be paid by availing Loan from Bank / Financial Institutions within ---45--- Days of this Agreement

In Case the Deal is Cancelled by Seller for any reason then he has to Refund the Entire Advance Money Paid by Purchasers with in 07 Working Days

And if the Deal is Cancelled by Purchasers for any reason then the Seller Will Recover Rs 10,000/- as Damages from the advance paid by Purchasers and the remaining money will be refunded to the purchasers with in 07 Working Days

Vendor/s herein also acknowledge the same and in addition to above vendors herein also confirms and declared by signing this agreement that they have received part payment amount of sale consideration as agreed against property described in the schedule of the agreement.

The Vendor/s also agreed to sign and execute all such transfer from application affidavit indemnity bond, and documents as may be necessary to transfer said Flat In favour of the purchasers or their nominee/s

Manish

Manish

Manish

The Vendor/s has given inspection of the copies of agreement to sale bearing Doc Reg No. PVL-01-5721/2014 Registered dated 24/11/2014 in respect of the said premises to the purchaser and the purchaser is satisfied as to the title of the said premises being clear, marketable moreover vendors herein also confirms that they have made the payment of the charges payable to the said builders, developer/society, and Municipal taxes, electricity and other dues/outgoings relating to the said premises up to the date

The Vendor/s hereby declares and confirms that the said premises absolutely belong to them and they has not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on the said flat premises and its free from any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances or attachment of any statutory authorities or otherwise and there is no litigation stay or any legal proceedings with regard to the said flat premises and the said Shares in any Court of law, Taxing authority or which municipality or Society Authorities. The Vendor/s further undertakes to Indemnify the purchaser affiants any such claim and by anyone at a later date whatsoever.

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The Vendor/s will releases, relinquishes, gives up surrenders all his rights, title and interest in said flat and membership of the said proposed society if any and the said shares and the said premises in favour of the purchasers forever after receiving full and final sale consideration



The Vendor/s hereby confirm that they shall hand over the copies of all original Agreement/s and other documents in respect of the said premises to the purchasers for their records after receiving full and final sale consideration

The Vendor/s hereby confirms that they shall arrange and obtain the NOC required if any from builders/developers/promoters/Society etc for transfer of said premises and in favour of the purchasers mentioned herein and further confirms that they shall get the said flat and the said shares if any transferred in the record of the said in the names of the purchasers.

The Vendor/s hereby confirms and declared that if in further there will be any claim in respect of the said premises from any person or persons ore any authority pertaining to any period prior to the transfer if the said premises in the names of the purchaser the vendors hereby agree to indemnify the purchaser against any such claims by settling such claims from their own funds only and taking all legal responsibilities upon them self.

The vendor/s hereby undertakes and declared that in case any nomination assignment, lien or charges in respect of the said premises and have been made and/or created by the Vendors and/or any one claiming through them prior to this day in favour of any person or persons other than the said Purchaser the same shall after the EXECUTION of THESE PRESENTS be deemed to be null void inoperative and cancelled and deemed to be withdrawn and not binding upon the said Society and/or the purchasers.

It is specifically decided between the parties that Stamp Duty and registration Charges shall be bear by purchaser only.

Alkhan
[Signature]
[Signature]

This Agreement to sale has been made and executed at Panvel, Navi Mumbai, the property is situated at Panvel Dist-Raigad Navi Mumbai and hence it is subject to the Jurisdiction of Panvel and district court of Raigad at Alibaug courts of law.

SCHEDULE OF LAND/PLOT

All that piece and parcel of land known as Survey No. 45. Hissa No. 4, Survey No. 45, Hissa No. 8B, Survey No. 45, Hissa No. 9, Survey No. 45, Hissa No. 11, Survey No. 45, Hissa No. 18 and Survey No. 173 Hissa No. 0

THE SCHEDULE OF THE FLAT ABOVE REFERRED TO:-

Flat No.-402 4th Floor "J" Wing admeasuring 362 Sq Ft Carpet area i.e 34 sq.mtrs in Balaji Symphony Constructed on Survey no 45/4, 45/8B, 45/9, 45/11, 45/18, 173/0 at Shilottar Raichur Village -Aakurli New Panvel Tal-Panvel Dist - Raigad-410206

IN WITNESS WHERE OF THE PARTIES HERE TO HAVE SET THEIR RESPECTIVE HANDS ON THE DATE YEAR FIRST ABOVE MENTIONED.

SIGNED AND DELIVERED BY THE Within named "THE VENDOR/S

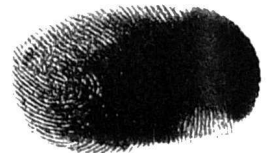
1) MR MANISH TEKWANI



Manish

| | |
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| प व ल - ५ | |
| १२/०६/२०२४ | |
| ९/३५ | |

SIGNED, SEALED AND DELIVERED BY THE Within named "THE PURCHASER/S



Viplove



MR. NIKHIL KRISHNACHANDRA TRIPATHI

MR. NIKHIL KRISHNACHANDRA TRIPATHI

In the presence of



Viplove

1) VIPLOVE KUMAR PANKAJ JHA Viplove

2) HARSH TRIPATHI Harsh

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RECEIVED WITH THANKS SUM OF RS. -3,50,000/- (Rs -Three Lakhs Fifty Thousand Only) from the within named Purchasers 1)MR TRIPATHI PREMNARAYAN

KISHAN and 2)MR NIKHIL KRISHNACHANDRA TRIPATHI as a part payment

the said flat paid Vide

1. -Rs 25,000/- (Rs Twenty Five Thousand paid vide UPI Dated 02/08/2024)

2. Rs 3,25,000/- (Rs Three Lakhs Twenty five thousand)Paid vide Demand Draft

No -045128 Drawn on HDFC Bank New Panvel in favour of Mr Manish Terwan
(Seller) Dated 31/08/2024

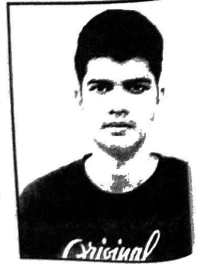


Manish
I/We SAY RECEIVED
Rs. 3,50,000/-

In the presence of

1) VIPOUEKUMAR PANKAJ JHA *Viplove*

2) HARSH TRIPATHI *Harsh*





CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Akurli/BP-00092/OC/Full/2020/0042

Dated: 23 Jul 2020

OCCUPANCY CERTIFICATE

To,
SHRI. VINAY S. AGRAWAL
MAHARASHTRA NAVIMUMBAI

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| १३/३५ | |

Sub: Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. : 45/2,173/0 of Village : Akurli , Taluka : Panvel , Dist. : Raigad.

- Ref:**
1. Your application No CIDCO/NAINA/PANVEL/Shilloter+Aakurli/BP-92/CC/2016/2541 dated 14/05/2020
 2. File No CIDCO/NAINA/PANVEL/Shilloter+Aakurli/BP-92/CC/2016/2541
 3. Joint Site Inspection dated 07 May 2020
 4. Please note Reference 3 is fetched by system setting hence, not to be considered.



Sir/ Madam,

The Full development work / erection re-erection / or alteration in of building/ part Building No. / Name : BLDG NO.1, WING A, BLDG NO.1, WING B, BLDG NO.1, WING C, BLDG NO.1,WING D, BLDG NO.1,WING E, BLDG NO.1,WING F, BLDG NO.1,WING G, BLDG NO.1, WING H, BLDG NO.2, WING I, BLDG NO.2,WING J, BLDG NO.2,WING K Plot. No / Survey No / Assessment No. 45/2,173/0 , situated at mauje Akurli, Taluka Panvel , Dist- Raigad has been completed under the supervision of Devyani Shrikant Khadilkar License No. CA/90/13184.

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

1.This certificate of occupancy is issued only in respect of following building (details given below) for Full occupancy :

Part OC is issued for sale building no. 1 (wing- A, F, G & H) and Rental Building no. 1, 2 & 4(Pt.). This shall be read with OC letter and drawing issued by this office vide no. CIDCO/NAINA/Panvel/ShillotarRaichur+Aakurli/BP-92/Part OC/2020/176/SAP-1970, dated 24/07/2020.

2.This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3.This Occupancy Certificate is to be read along with the accompanying drawings bearing

Document certified by SHUBHANGI PRASHANT
KALE <spkale02@gmail.com>

Name : SHUBHANGI PRASHANT
KALE

Designation : Associate Planner
Organization : CIDCO LTD

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Akurli/BP-00092/OC/Full/2020/0042

Dated: 23 Jul 2020

No.CIDCO/NAINA/Panvel/Akurli/BP-00092/OC/Full/2020/0042 dated 23 Jul 2020

- 4.You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.
- 5.You shall maintain the planted trees & developed RG as demarcated in the drawings.
- 6.You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the building.
- 7.The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only
- 8.Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.
- 9.Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
- 10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
- 11.If the said premise is to be transferred to the registered 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.
- 12.In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.
- 13.All the conditions mentioned in Commencement Certificate referred above, shall be binding on you.

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| १४/३५ | |



Document certified by SHUBHANGI PRASHANT
KALE <spkale02@gmail.com>

Name : SHUBHANGI PRASHANT
KALE
Designation : Associate Planner
Organization : CIDCO LTD



CITY & INDUSTRIAL DEVELOPEMENT
CORPORATION OF MAHARASHTRA LIMITED

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Akurli/BP-00092/OC/Full/2020/0042

Dated : 23 Jul 2020

Additional Conditions :

14. This Part OC is issued for Proposed Rental Housing Scheme on land bearing S.no. 45/2 (Old S.no. 45/4, 45/8B, 45/9, 45/11(pt.) & 45/18(pt.) at village Shilloter Raichur & S.no. 173/0 at village Akurli, Taluka Panvel, District Raigad

15. Proposal is submitted for grant of Part Occupancy Certificate for sale building no.1 (Wing A, F, G & H) & Rental building no. 1, 2 & 4(Pt.). However in the system generated Occupancy certificate "Full OC" is mentioned hence, this Occupancy Certificate and drawings shall be read with OC issued by this office vide letter no. CIDCO/NAINA/Panvel/Shillotar Raichur+Aakurli/BP-92/PartOC/2020/176/SAP-1970. dated 24/07/2020. And all the conditions mentioned therein are binding on you.

16. Part OC has been issued, by this office considering the clarification for water supply, given by the 'Group Grampanchayat Palidevad' through letter dated 15/03/2018 & 01/07/2020. If the said document/information is not true the part OC will stand cancelled.

17. An undertaking dated 29/06/2020 has been submitted by you to this office. All points mentioned in this undertaking are binding on the Owner.

18. Decision of CIDCO in the matter of ESS or utilization of amenity space for ESS shall be binding on the applicant.

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| १५/७/२० | |



Thanking you.

Yours Faithfully

CC To. Devyani Shrikant Khadilkar

1. Ar. Devyani S. Khadilkar. M/s Spaceage Consultants, Shop no-15, B-106, Natraj Building, Shiv Sristi Complex, Mulund Goregaon link road,

Document certified by SHUBHANGI PRASHANT KALE <spkale02@gmail.com>

Name : SHUBHANGI PRASHANT KALE

Designation : Associate Planner

Organization : CIDCO LTD

NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai

400614, Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

Page No. 3



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
CIN-U99999 MH 1970 SGC-014574

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

Ref. No.

CIDCO NAINA PANVEL Shillotar Raichur & Akurli/BP-92/Part OC 2018/2022

Date :

21/08/2018

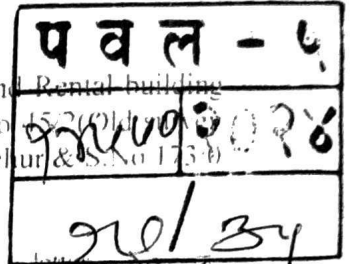
To,
Shri. Vinay S. Agrawal,
25, Om Surya Plot No. 3B,
Sector-15, Nerul,
Navi Mumbai -400706

Sub: - Part Occupancy Certificate for Sale building No.2 (wing I, J, K) and Rental building No.3 & 4 of proposed Rental Housing Scheme on land bearing S.No. 45/4, 45/8B, 45/9, 45/11(pt) & 45/18(pt) at village Shillotar Raichur & S.No. 17/30 at Village Akurli, Taluka-Panvel, Dist.-Raigad

Ref:-1 CC granted by District Collector Office, Raigad vide letter

No.क्र.मशा./एल.एन.ए.1(ब) प्र.क्र.165/2011, दि.05/09/2012

2. NA Measurement Plan issued Dy SLR, Panvel, vide no.302 dtd.07/06/2012
3. Amended Commencement Certificate for rental scheme issued by letter no. CIDCO NAINA/Panvel/ Shillotar Raichur & Akurli / 2541, dated 08/01/2016
4. Final Fire NOC from Chief Fire officer, CIDCO for sale building vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/203/2018 दि. 18/06/2018 and for rental building vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/46/2018 दि.13/04/2018
5. Environment Clearance accorded by GoM vide letter dtd. 04/05/2018
6. MMRDA NOC for OC vide Letter No. MMRDA/RHD/RHS-57(II)/64/2018 dated 17/05/2018
7. Maharashtra Pollution Control Board (MPCB) consent to operate the proposed use on the subject land vide Order No.Format1.0/BO/CAC-CellUAN No.0000037212/CO (Part-II) CAC-1807000091 dtd. 04/07/2018
8. Applicant's letter dated 08/05/2018 & 02/08/2018



Sir,

Please find enclosed herewith necessary Part Occupancy Certificate along with as-built drawings for sale building No.2 (Wing I, J & K) and Rental building No.3 & No.4(pt) on the subject land. (Details mentioned therein with conditions).

Thanking you,

Yours faithfully,

(Bhushan R. Chaudhari)
Associate Planner (NAINA)

Encl: As above

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
CIN-U99999 MH 1970 SGC-014574

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

Ref. No.

CIDCO NAINA/PANVEL/Shillotar/Raichur&Akurli/BP-92/PartOC 2018/2022

Date :

21/08/2018

To,
Shri. Vinay S. Agrawal,
25, Om Surya Plot No. 3B,
Sector-15, Nerul,
Navi Mumbai -400706

Sub: - Part Occupancy Certificate for Sale building No.2 (wing I, J, K) and Rental building No.3&4 of proposed Rental Housing Scheme on land bearing S.No. 45/2(9)14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100 at village Shillotar Raichur & S.No 1734 at Village Akurli, Taluka-Panvel, Dist.-Raigad

Ref:-1 CC granted by District Collector Office, Raigad vide letter No. क्र.मशा./एल.एन.ए.1(ब) प्र.क्र.165/2011, दि.05/09/2012

2. NA Measurement Plan issued Dy SLR, Panvel, vide no.302 dtd.07/06/2012
3. Amended Commencement Certificate for rental scheme issued by CIDCO NAINA/Panvel/ Shillotar Raichur & Akurli vide letter no. 2541, dated 08/01/2016
4. Final Fire NOC from Chief Fire officer, CIDCO for sale building vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/203/2018 दि. 18/06/2018 and for rental building vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/46/2018 दि.13/04/2018
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7. Maharashtra Pollution Control Board (MPCB) consent to operate the proposed use on the subject land vide Order No.Format1.0/BO/CAC-Cell/UAN No.0000037212/CO (Part-II)CAC-1807000091 dtd. 04/07/2018
8. Applicant's letter dated 08/05/2018 & 02/08/2018

Sir,

Please find enclosed herewith necessary Part Occupancy Certificate along with as-built drawings for sale building No.2 (Wing I, J & K) and Rental building No.3 & No.4(pt) on the subject land. (Details mentioned therein with conditions).

Thanking you,

Yours faithfully,

(Bhushan R. Chaudhari)
Associate Planner (NAINA)

Encl: As above

PART OCCUPANCY CERTIFICATE;

I hereby certify after site inspection on 22/06/2018 and 28/06/2018 that, the construction of free sale building No.2 (Wing L, J & K) and Rental Buildings No. 3 & No. 4 (pt) of Rental Housing Scheme on land bearing S. No. S. No 45/2 (Old survey No. 45/4, 45/8B, 45/9, 45/11(pt) & 45/18(pt) at village Shillotar Raichur & S.No 173/0 at Village Akurli, Taluka-Panvel, Dist-Raigad has been completed under the supervision of M/s. Devyani.S.Khadilkar (License/ Registration No.CA/90/13184) and I declare that the development of rental buildings has been carried out in accordance with Commencement Certificate granted by District Collector Raigad vide No. क्र.मशा.एल.एस.ए.1(ब).प्र.क्र.165/2012 dated 05/09/2012 and development of free sale buildings has been carried out in accordance with the amended Commencement Certificate No. 100/2016, dated 08/01/2016. CIDCO/NAINA/Panvel/ Shillotar Raichur & Akurli /BP-92/ CC/2016/254 and permitted to be occupied subject to the following conditions :-

1. This certificate of occupancy is issued only in respect of following buildings:

| | Bldg. No and Height | Predominant Use | Permissible BUA | Built up area (Sq.M.)- for Part C | FSI consumed |
|------------------------------------|---|---|-----------------|-----------------------------------|--|
| Sale Building | Building No.2 (Wing L, J & K) Gr. (Stilt parking) + 2 Podium + Upper 30 resi. floors. (100 M) | Residential Units- 690 No with 230 units in each wing (L, J & K) Free of FSI- One Security Cabin between Bldg No. 1 & 2 - 52.40 Sq.M, One Fire Pump Room = 104.48 Sq.M. for Bldg No. 2 | 105193.47 | 275 | |
| | Total | Residential Units- No. 690 | | | |
| Rental Building | Building No. 3 Stilt pt. and shops+ resi units at Gr. + 14 upper resi. floor. (42.09 M) | Residential Units- 528 Nos. Shops- 4 Nos Free of FSI: Balwadi- 3 Nos. Meter room - 01 No. Letter Box room - 01 No. Welfare Centre - 03 Nos. Manager Room - 01 No. | 35064.49 | 9088.56 | 0.45 out of 0.46 FSI released by MMRDA |
| | Building No. 4 (pt) Stilt (pt) - 12 upper resi. floor. (36.57 M) | Residential Units - 388 Nos. Free of FSI: Balwadi - 02 Nos Meter room - 02 No. Letter Box room - 01 No. Welfare Centre - 02 Nos. Manager Room- 02 Nos. | | 6651.95 | |
| Total Built up area (Sq.M.) | | | | 43289.39 | |

* 13 & 14th floor in rental building No.4 is not considered for Occupancy at this instance

पंचवले

ऑम युवा सोसायटी, प्लॉट नं. ३४, संचर-१५,

पंचवले, तालुका, पनवेल, जिल्हा, महाराष्ट्र, दिनांक १५/०९/२०१२.

पंचवले, तालुका, पनवेल, जिल्हा, महाराष्ट्र, दिनांक १५/०९/२०१२.

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पंचवले, तालुका, पनवेल, जिल्हा, महाराष्ट्र, दिनांक १५/०९/२०१२.

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२२/३५



क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.१६५/२०११
निर्वाहकारी रायगड यांचे कार्यालय
अलिबाग, दिनांक :- ०५/०९/२०१२.

आदेश

आश्विनय श्रवणकुमार अग्रवाल योगी ९, रा.नेरुळ, नवी मुंबई यांनी मांजे शिलोनर
गवचर, तालुका, पनवेल येथील प्लॉट नं. ४५/८, ४५/८ब, ४५/९, ४५/११, ४५/१८ व मांजे आकुर्ली, वा.
पनवेल येथील प्लॉट नं. ४५/१० एकूण क्षेत्र ३-६९-१ हे.आर या जागेत रेंटल हाऊसिंगच्या सुधारित
वापकासाठी वापर करिता दिनांक २३/०९/२०११ रोजी अर्ज दाखल झालेला आहे.

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मांजे शिलोनर गवचर व आकुर्ली, तालुका, पनवेल येथील प्लॉट नं. ४५/१० व मांजे आकुर्ली, वा.
पनवेल येथील प्लॉट नं. ४५/१० एकूण क्षेत्र ३-६९-१ हे.आर या जागेत रेंटल हाऊसिंगच्या सुधारित
वापकासाठी वापर करिता दिनांक २३/०९/२०११ रोजी अर्ज दाखल झालेला आहे.

| प्लॉटचे नाव | ग.नं. | हि.नं. | क्षेत्र-हे.आर. | आकार-रू.पैसे |
|---------------|-------|--------|--------------------|--------------|
| मांजे शिलोनर | ४५ | ४ | ०-४४-० | |
| मांजे आकुर्ली | ४५ | ८ब | ०-२४-३ | |
| मांजे आकुर्ली | ४५ | ९ | ०-२५-३ | |
| मांजे आकुर्ली | ४५ | ११ | ०-६४-४ पैकी ०-४४-४ | |
| मांजे आकुर्ली | ४५ | १८ | ४-११-० पैकी ०-९३-० | |
| मांजे आकुर्ली | ४५ | १० | १-३८-१ | |
| एकूण क्षेत्र | | | ३-६९-१ | |



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कलेवा आठ्रे, थावाचत प्राधिकरणाकडून माहिती प्राप्त झाल्यानंतर व ५०.० मी.च्या घरील बांधकामा बाबत अर्जदार यांना सक्षम अधिकारी यांची मंजूरी घेता येईल.

सोयी सुविधा:-

ब) मंडळ महानगर प्रदेश विकास प्राधिकरणाने दिनांक २५/०३/२०१० चे पत्राने विद्युत् प्रवाह व पाणी पुरवठा बाबत कळविले आहे की, पाणीपुरवठा, सांडपाणी निर्मुलन व्यवस्था व पर्यावरण वारं होणारा परिसर या बाबी प्रकल्पास पर्यावरणाची मंजूरी देताना State Level Expert Appraisal Committee समोर विचारात घेतल्या जाणार आहेत. तसेच Off Site Infrastructure ची जबाबदारी प्राधिकरणाने प्राप्त फंडानुरूप घेतलेली आहे व अशा सुविधा त्यांनी बऱ्याच प्रकल्पात दिलेल्या आहेत. नवम प्राधिकरणाने दि.१९/१०/२०११ चे पत्र क्र.५७/११/८१८ अन्वये कळविले आहे की, प्रकल्पास लागू होणाऱ्या बाहेरील सोयी सुविधा (ऑफ साईट इन्फ्रास्ट्रक्चर) उपलब्ध निधीनुसार करण्यात येणार आहे. शासनाचे दि.०८/०९/२०१० चे अधिसूचनेमध्ये सिव्हील एन्जिनिअरिंग अथॉरिटी ने दिलेल्या प्रशासकीय नगर इमारतीची उंची अन्वये आहे. त्यांनी शासनाला विनंती केली आहे की, फायर अलार्मच्या विकास व वस्तुकीर्तनाच्या विचार जाया व त्यासाठी प्राधिकरण रेंटल हॉमिंग इन्फ्रा-स्ट्रक्चर फंड मध्ये निधी देऊन,



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क) कामाच्या प्रशासनानुसार सभाध्यक्ष लोकसभेच्या सुमारे २००३० एवढी असून त्यासाठी पाणी पुरवठा प्रतिदिन १८०५ घन मिटर प्रती दिनी आवश्यक आहे. महाराष्ट्र औद्योगिक विकास मंत्रालयाने अर्जदारास त्यांचे दि.२९/०९/२०१० चे पत्र क्र.डिई रानसई/५०८/२०१० अन्वये कळविले आहे की, पुरवठा पाच वर्षांसाठी प्रकल्पाकरिता आवश्यक असणाऱ्या पाण्याची क्षमता दर्शविल्या जावी, याबाबत अर्जदाराने रु.१००/- च्या स्टॅम्पपरवर अॅडव्होकेट सादर केले आहे की, ते MJP, ग्रामपंचायत किंवा इतर शासकीय संस्थेकडून पाण्याची सुविधा प्राप्त करून घेतील तरी स्थानात प्रत्येक घन बांधकाम प्रारंभ प्रमाणपत्र देऊन त्यापुढे बांधकामापूर्वी अर्जदाराने संबंधित प्राधिकरणासमवेत आचार्य केलेल्या कारनाम्याचे प्रत सादर करण्याबाबत अर्जदार यांना अट घालणे योग्य वाटते, तरी याबाबत योग्य निर्णय व्हावा.



क) कामाचे सादर केलेल्या अहवालानुसार एकूण २४८५ घन मीटर सांडपाणी प्रती दिनी सांडपाणी तयार होणार असून सांडपाणी निर्मुलन करणेबाबत, प्रकरणात बेसनेटमध्ये ९ दिवसांचे सीटिंग घेऊन केले आहेत व त्याची क्षमता २४८५ घन मीटर आहे.

ख) कामाच्या विस्तृत तावण्याची आवश्यक तरतूद करण्यात येईल असे कंपनीने दि.०२/१०/२०११ च्या पत्रांमधून रिपोर्ट (डिझाईन वेगिंग रिपोर्ट) सादर केला असून त्यामध्ये नमूद केले आहे की, अंतर्गत व इन्फ्रॉर्मॅटिव्ह कचरा विभक्त करून ऑरगेनिक कचऱ्याचे खतात रुपांतर करायसाठी ऑरगेनिक वेग्ट कन्झर्व्हेर मॅशिन बसविण्यात येणार आहे. या निर्माण होणाऱ्या सांडपाणी वारं यात येणार आहे व शिल्पक खत वाजुच्या परिसरात विकले जाणार आहे. इन्फ्रॉर्मॅटिव्ह घन कचऱ्याचे विभाजन करून ते लागतच्या घनकचरा डंपमध्ये पाठविले जाणार आहे.

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घ) प्रादेशिक योजनांच्या विकास नियंत्रण नियमावलीतील टेबल क्र.१५.६ अन्वये विविध बांधकामाबाबत आवश्यक अर्जांची स्पेश प्रस्तावित केली आहे.

५) अग्निशमन प्रविधिकेक व्यवस्था-

महापालिका अग्निशमन सल्लागार, महाराष्ट्र शासन यांनी पत्र क्र.१२९/२०११ दि.०२/०९/२०११ रोजीचे पत्र क्र.एमएफएस/५१/७० ही प्रोव्हिजनरी अग्निशमन प्रविधिकेकडून दिनांक ०२/०९/२०११ रोजीचे पत्र क्र.एमएफएस/५१/७० ही प्रोव्हिजनरी अग्निशमन प्रविधिकेकडून प्राप्त केल्याने प्रकल्प सादर केलेला आहे. त्यामध्ये रेंटल इमारतीची उंची ४६.०९ मी. पेक्षा अधिक असून भूगर्भातील इमारतीची उंची ११.४ (ग्लॅब हाईट) मी. नमूद केली आहे. अग्निशमन विभागाकडील दि.०२/०९/२०११ चे पत्र क्र.८४१ अन्वये विकासकाम, प्रस्तावामध्ये तात्पुरत्या दिलेल्या अग्निशमन



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६) पर्यावरणाचा ना हरकत दाखला-

अ) State Level Expert Appraisal Committee ने त्यांच्या बैठक क्र.२२ व ४० मध्ये सदर प्रस्तावाचा शिफारस केलेली आहे. त्यामध्ये त्यांनी नमुद केले आहे की, सदर प्रकल्पास भाग्यवादी पर्यावरण जसे पाणी पुरवठा, सांडपाणी निर्मूलन व्यवस्था, घनकचरा निर्मूलन व्यवस्था याबाबत पर्यावरणाने भव्यता एन्व्हीअरोबर करारनामा/अधिसूचना काढणे आवश्यक आहे याचे इतरांमध्ये विकास झाल्याशिवाय इमारतीस भोगवटा प्रमाणपत्र देऊ नये.

ब) State Level Environment Impact Assessment Authority ने दि.२९/०६/२०११ मध्ये क्र. SEAC-२०१०/CR५१९/TC-२ अन्वये Environment Impact Assessment Notification २००६ च्या तरतुदी सदर प्रस्तावास काही शर्तीना अधीन राहून मान्यता दिली आहे. पर्यावरण विभागाच्या दि.२९/०६/२०११ चे ना हरकत पत्रातील सर्व शिफारसी/अटी याचा पूर्ण विकासकाने करणे आवश्यक आहे. विकासकाने STP, MSW Disposal Facility, Green Belt यांचा विकास करून त्यास महाराष्ट्र प्रदूषण नियंत्रण गंडळाकडून पुर्तता प्रमाणपत्र घेऊन कंत्रातदारच प्रस्तावामे अॅक्युपन्सी नॉटिफिकेट देण्यात यावे.

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७) Civil Aviation ना हरकत दाखल्याबाबत-

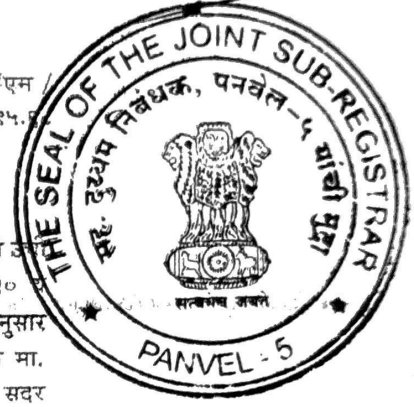
भारतीय विमान पत्तन प्राधिकरण यांचे पत्र क्र.बीटी-१/एलओसीसी/सीएस/एम/१०/एनएम/१२ दि.०५/१०/२०११ नुसार आरएल ३० मीटर व जमिनीपासुनची उंची ९५ मीटर व त्याचे आसपास सन्ड्रसपार्टीपासुनची उंची १०५.६८ मीटर यास मान्यता दिली होती.

८) बांधकाम प्रारंभ प्रमाणपत्र-

मा. जिल्हाधिकारी यांनी प्राधिकरणाला पाठविलेल्या पत्रानुसार सेल इमारतीची उंची १०.०० मी. पर्यंतच मंजूर केली आहे. यापूर्वी या कार्यालयाने दि.०१/०६/२०१० मध्ये प्रस्तावित प्रकृतीत बांधकाम परवानगी प्रकरणी शिफारस करताना प्राधिकरणाचे आदेशानुसार मित्र पर्यंत बांधकाम प्रारंभ प्रमाणपत्र देण्याची शिफारस केली होती व सदर बांधकामास मा. जिल्हाधिकारी यांचेकडील आदेश दि.२८/१२/२०१० अन्वये मंजुरी देण्यात आली आहे. सदर बांधकाम मंजुरी रद्द करून व नव्याने बांधकाम नकाशे प्रस्तावित करून त्यास मंजुरी अपेक्षिलेली आहे. सदर प्रकरणी प्राधिकरणाने अद्यापी कोणत्याही एफएसआय रिलीज केलेले नाही त्यामुळे जोत्या पर्यंत बांधकामास प्रारंभ प्रमाणपत्र देण्यात यावे व त्यानंतर वेळोवेळी प्राधिकरणाकडून पुढील एफएसआय रिलीज केल्यानंतर त्यानुषंगाने अनुज्ञेय होणाऱ्या बांधकामास बांधकाम प्रारंभ प्रमाणपत्र देण्यात यावे. बांधकामास प्रारंभ प्रमाणपत्रास मंजुरी प्राप्त करून घेणे आवश्यक आहे. बांधकाम नियम क्र.१५/२०११ (अ) नुसार सदर केलेले बांधकाम नकाशे सर्वसाधारणपणे साम्य असून आसपास क्षेत्रे दिग्दर्शक मान्य केल्या आहेत. यानुसार वरील बाबी विचारात घेऊन तसेच पत्रातील अटी व शर्तीना अधीन राहून सेल बांधकामास सुधारीत बांधकाम मंजुरीची शिफारस करण्यात येत आहे. आसपास बांधकाम विभागाकडून निदेश क्र.टीपीएम-१८०८/१२/१५ क्र.२२/१०/०८ दि.२३ दि.२०/१२/२०११ अन्वये आवश्यक छाननी शुल्क रु.१,५०,०००/- चलान क्र.२८ दि.२३/१२/२०११ अन्वये मेट्रो व्हॉल ऑफ इंडिया अलिबाग शाखा येथे जमा केले आहेत. असे अधिसूचित केलेले आहेत. मा. अतिरिक्त महानगर आयुक्त, मुंबई महानगर प्रवेश विभाग प्राधिकरण, मुंबई यांनी त्यांचेकडील पत्र दि.२५/०६/२०११ अन्वये चटई क्षेत्र निदेशांकानुसार मंजूर्यात दि.२९/०६/२०११ दिती आहे.

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२८/३५

मा. अतिरिक्त महानगर आयुक्त, मुंबई यांनी त्यांचेकडील पत्र दि.२९/०६/२०११ अन्वये सदर प्रस्तावास मान्यता दिली आहे. मा. महाव्यवस्थापक, भारतीय विमान पत्तन प्राधिकरण, पश्चिमी क्षेत्र, मुंबई यांनी त्यांचेकडील पत्र दि.०८/०९/२०१० अन्वये ना हरकत प्रमाणपत्र दिले आहे. आसपास बांधकाम विभाग, महाराष्ट्र शासन, मुंबई यांनी त्यांचेकडील पत्र दि. ०२/०९/२०११ अन्वये तात्पुरता ना हरकत दाखल दिलेला आहे.



१२-१०-११



सत्यमेव जयते
महाराष्ट्र शासन

| | |
|-----------|------|
| प व ल - ५ | |
| १४७७० | २०२४ |
| ३२/३५ | |

-: नोंदणीचे प्रमाणपत्र




या प्रमाणपत्राद्वारे प्रमाणित करण्यात आले आहे की, जराना सहकारी गृहनिर्माण संस्था मर्या., बालाजी सिंफनी (वि. विंग) सर्व्हे क्र. ४५/२/१ ते ४५/२/११, शिलोत्तर रायचूर व सर्व्हे क्र. १७३/१/२, आकुर्ली, ता. पनवेल, जि. रायगड हि संस्था नोंदणी क्रमांक आरजीडी/पीडब्ल्युएल/एचएसजी/ (टीसी)/ ४०२५/२०१८-२०१९ सन २०१९ दिनांक १६/०२/२०१९ नुसार महाराष्ट्र सहकारी संस्थेचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण 'गृहनिर्माण संस्था' असून उप-वर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" आहे.

कार्यालयीन मोहर :




(चैतन चौधरी)

सहाय्यक निबंधक
सहकारी संस्था, पनवेल

स्थळ :- पनवेल

दिनांक :- १६/०२/२०१९

भारत सरकार
Government of India

निखिल कृष्णाचंद्र त्रिपाठी
Nikhil Krishnachandra Tripathi
जन्म तारीख/ DOB: 23/11/1997
पुरुष / MALE

9594 8617 1762

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
NIKHIL KRISHNACHANDRA TRIPATHI
KRISHNACHANDRA PREM TRIPATHI

भारत सरकार
GOVT. OF INDIA

23/11/1997
Permanent Account Number
BBEPT2243J

Signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
TRIPATHI KISHAN

भारत सरकार
GOVT. OF INDIA

PREMNARAYAN KAMLAKANT TRIPATHI
01/08/1989
Permanent Account Number
AFYPT9100P

Signature

प व ल - ५
१०७६० २०२४
३३/३५

Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT
MANISH TEKWANI

भारत सरकार
GOVT. OF INDIA

PRAKASH GHANSHYAM TEKWANI
29/08/1981
Permanent Account Number
AGFPT6937L

Signature

भारत सरकार
Government of India

मनिष टेक्वानी
Manish Tekwani
जन्म तारीख / DOB : 29/08/1981
पुरुष / Male

9625 7411 7695

आधार - सामान्य माणसाचा अधिकार

Handwritten signature: Tekwani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BFXP1243K

नाम / Name
VIPLOVEKUMAR PANKAJ JHA

पिता का नाम / Father's Name
PANKAJ BIRENDRA JHA

जन्म की तारीख / Date of Birth
04/09/1987

Handwritten signature: Diplova

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CEVPT3695F

नाम / Name
HARSH DHANANJAY TRIPATHI

पिता का नाम / Father's Name
DHANANJAY TRIPATHI

जन्म की तारीख / Date of Birth
23/11/2003

हस्ताक्षर / Signature

Handwritten signature: Harsh

Ami-2

Please Tick

Saving A/C No : Branch FILE No.:

CIF NO. : Tie up no. (if applicable)

LOS Reference No. : PAL/Take Over/NEW/Resale/Top up

Applicant Name : Nikhil Toipathi

Co-Applicant Name : Kishan Toipathi

Contract (Resi.) : Mobile :

Loan Amount : 40 Lakhs Tenure : 30y

Interest Rate : EMI :

Loan Type : TL(NEW) SBI LIFE :

Hsg. Loan Maxgain

Realty Home Top up

Property Location : Panvel

Property Cost : 45 lakhs

Name of Developer / Vendor :

RBO - ZONE - Branch : (Code No)

Contact Person : Vishant Mobile No.

Name of RACPC Co-ordinator along with Mob No:

| | DATE | | DATE |
|---------------|-----------|------------------------|------|
| SEARCH - 1 | v.legal | RESIDENCE VERIFICATION | |
| SEARCH - 2 | - - | OFFICE VERIFICATION | |
| VALUATION - 1 | Vastukala | SITE INSPECTION | |
| VALUATION - 2 | | | |

HLST / MPST / BM / FS / along with Mob No. :



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

Customer Yes No CIF No/ Account No.



KISHAN PREMNARAYAN TRIPATHI

Mrs Ms Dr Other Gender M F Transgender

Single Married Other Date of Birth 01/08/1969

NEELAM TRIPATHI

Primary Applicant (Applicable for Co-applicant/ Guarantor)

PREMNARAYAN TRIPATHI

470197212715 PAN No. AFYPT9100P

Driving License No.

MGNREGA Job Card No.

Citizenship

Resident NRI / CIO Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahalst Judaist Agnosticist Others

SC ST OBC General

Handwritten signature

Residential Address

Address: Years at current address Months at current address Residence Type Owned Rented Company Let

PLOT NO. D-38 FLAT NO. 19 SECTOR - 06

TULSIDHARA CHS NEAR VASUDEV PHADKE HIGH

SCHOOL

410206 Village City NEW PANVEL

RAIGAD State MAHARASHTRA Country INDIA

8779041884 Email ID RISHANTRIPATHI@gmail.com

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

EX - BRANCH MANAGER SBI P. N. TRIPATHI

HOUSE NO. 187/A NEW COLONEY BILANDPUR,

NEAR VISION DIGITAL LIBRARY, BILANDPUR

273001 Village City GORAKHPUR

GORAKHPUR State UTTAR PRADESH Country INDIA

9499749890 Email ID

/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

(Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband (including step-son) (Dependent) Brother (including step brother) Mother (including step mother) Brother's wife Sister (including step-sister) Son (including step-son) (Independent) Sister's husband Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

AFYPTA

Status Resident NRI / CIO

Hindu Islam Christian Sikh
 SC ST OBC General

Driving License No.

MGNREGA Job Card No.

Citizenship

Jain Buddhist Zoroastrian Bahaiist Judais

Residential Address

Address: Years at current address

Months at current address

PLOT NO.D-38 FLAT NO. 19 SECTOR
TULSI DHARA CHS NEAR VASUDEV
SCHOOL

410206

Village

RAIGAD

State

MAHARASHTRA

8779041884

Email ID

RISHANTRIPATHI

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

EX - BRANCH MANAGER SBI P.N.T
HOUSE NO. 187/A NEW COLONY
NEAR VISION DIGITAL LIBRARY

273001

Village

GORAKHPUR

State

UTTAR PRADESH

Phone No. 9499749890

Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI or

Relationship Chairman Managing Director Other Director

Name of the Chairman/ MD or other director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

- Spouse (Independent)
- Daughter (including step daughter) (Independent)
- Mother (including step mother) (Independent)
- Brother (including step brother) (Independent)
- Son (including step son) (Independent)
- Sister (including step-sister) (Independent)
- Daughter (including step daughter) (Dependent)
- Brother (including step brother) of spouse
- Spouse (Dependent)
- Other
- Son (including step-son) (Dependent)
- Son's wife