



15/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19609/2024

नोंदणी :

Regn.63m

गावाचे नाव : नेरुळ

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 18800000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 10849612 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्रमांक 203,2 रा मजला, गंधर्व को ऑप हौसिंग सोसायटी लिमिटेड, प्लॉट नं -38, सेक्टर -40 नेरुळ नवी मुंबई ... क्षेत्र -660 चौरस फूट कार्पेट वाल्कनी व कपबर्ड सहित व 950 चौरस फूट सुपरबिल्टअप((Plot Number : 38 ;)) |
| (5) क्षेत्रफळ | 1) 950 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:- बिंदू राजिवलाल -- वय:-53; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्रमांक 203, २ रा मजला , गंधर्व को ऑप हौसिंग सोसायटी लिमिटेड, प्लॉट नं -38, सेक्टर -40 नेरुळ नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADVPR2520C 2): नाव:- राजिवलाल पंकजाक्षण -- वय:-59; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्रमांक 203, २ रा मजला , गंधर्व को ऑप हौसिंग सोसायटी लिमिटेड, प्लॉट नं -38, सेक्टर -40 नेरुळ नवी मुंबई,, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AJQPP7666J |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- रुशल शाह -- वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्रमांक ८०३, ए विंग , शांती वैभव सोसायटी , प्लॉट नं -१११ ए ,, सेक्टर 42 ए , सीवूड्स नेरुळ नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BNGPS3640L 2): नाव:- पूजा रुशल शाह -- वय:-33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्रमांक ८०३, ए विंग , शांती वैभव सोसायटी , प्लॉट नं -१११ ए ,, सेक्टर 42 ए , सीवूड्स नेरुळ नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-EGYPS5884J |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 15/09/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 15/09/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 19609/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1128000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

(Signature)
15/09/2024

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20240915176

15 September 2024, 10:43:37 AM

| | |
|-------------------|--|
| मूल्यांकनाचे वर्ष | 2024 |
| जिल्हा | ठाणे |
| मूल्य विभाग | तालुका : ठाणे |
| उप मूल्य विभाग | 26/314- नेरुळ नोड सेक्टर नंबर 40 |
| क्षेत्राचे नांव | Navi Mumbai Municipal Corporation सर्व्हे नंबर /न भू क्रमांक |

| | | | | |
|---|---------------|--------|----------|----------------|
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| खुली जमीन | निवासी सदनिका | 136900 | 136900 | चौ मीटर |
| 55200 | 122900 | | | |

| | | | | | | |
|--------------------------|-----------------------------|----------------|----------------|------------------|------------------|------------|
| बांधीव क्षेत्राची माहिती | बांधकाम क्षेत्र (Built Up)- | 88.28 चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | उद्भवान सुविधा - | 1-आर सी सी आहे | मिळकतीचे वय - | 0 TO 2 वर्षे | बांधकामाचा दर- | Rs 26620/- |
| | | | मजला - | 1st To 4th Floor | | |

Sale Type - Resale

First Sale Date - 02/01/2018

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

मजला निहाय घट/वाढ

= 100 / 100 Apply to Rate= Rs.122900/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= (((122900-55200) * (100 / 100)) + 55200)

= Rs.122900/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 122900 * 88.28

= Rs.10849612/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅजिनार्डन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बाल्कनी) - वरील गळीचे मूल्य - बांधकाम वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - एमारती भोवतीच्या खुल्या जागेचे मूल्य - बांधकाम बाल्कनी - स्वयंपूर्ण वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 10849612 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.10849612/-

= २ एक करोड आठ लाख एकोणपन्नास हजार सहा शे वारा /-

Home

Print

(Signature)
15/09/2024

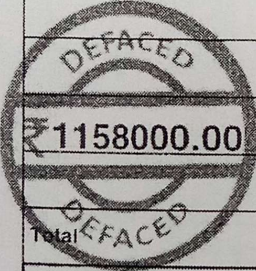


CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH008259052202425E | BARCODE | | Date | 13/09/2024-20:49:37 | 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) | | BNGPS3640L | |
| Office Name | | THN11_THANE NO 11 JOINT SUB REGISTR | | Full Name | | RUSHAL SHAH AND POOJA RUSHAL SHAH | |
| Location | | THANE | | | | | |
| Year | | 2024-2025 One Time | | Flat/Block No. | | FLAT NO. 203 ON 2ND FLOOR, M/S. | |
| Account Head Details | | Amount In Rs. | | Premises/Building | | GANDHARVA CHS. PLOT NO 38, SECTOR-40, | |
| 0030046401 Stamp Duty | | 1128000.00 | | Road/Street | | NERUL, | |
| 0030063301 Registration Fee | | 30000.00 | | Area/Locality | | NAVI MUMBAI | |
| | | | | Town/City/District | | | |
| | | | | PIN | | 4 0 0 7 0 6 | |
| | | | | Remarks (If Any) | | | |
| | | | | PAN2=ADVPR2520C-SecondPartyName=BINDU RAJEEVLAL AND RAJEEVLAL PANKAJAKSHAN- | | | |
| Total | | 11,58,000.00 | | Amount In Words | | Eleven Lakh Fifty Eight Thousand Rupees Only | |



| | | | | | | | |
|-------------------|--|---------------------|----------|---------------------------|-----------------------|--|--|
| Payment Details | | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | Bank CIN | Ref. No. | 00040572024091362564 | IK0CXWLKV8 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 14/09/2024-08:04:18 | Not Verified with RBI | | |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | | | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | | | |

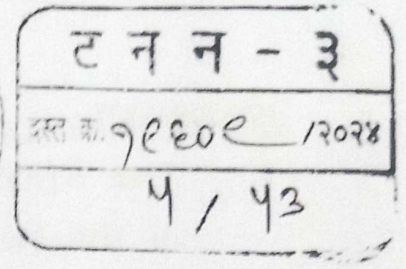
Department ID :
NOTE:- This challan is valid for document to be registered at Sub Registrar office only. Not valid for unregistered document.
राजस्थान कोर्ट के द्वारा निम्नलिखित कार्यों के लिए नोटा के साथ नया दरवाजा के लिए आहे. नोटा का उपयोग केवल दरवाजा के लिए है।



हस्त क्र. 3/143
12028
7738086773

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (iS)-75-19609 | 0004587048202425 | 15/09/2024-10:59:52 | IGR115 | 30000.00 |
| 2 | (iS)-75-19609 | 0004587048202425 | 15/09/2024-10:59:52 | IGR115 | 1128000.00 |
| Total Defacement Amount | | | | | 11,58,000.00 |



AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi Mumbai on this day of 15th September, 2024

BETWEEN

1) **MRS. BINDU RAJEEVLAL (PAN: ADVPR2520C) Aged 53 years**, and 2) **MR. RAJEEVLAL PANKAJAKSHAN (PAN: AJQPP7666J) Aged 59 years**, both having address at Flat no. 203, Gandharva CHS, Plot no. 38, Sector 40, Nerul, Navi Mumbai 400706, hereinafter for brevity's sake called and referred to as **'THE SELLERS/TRANSFERORS'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) the party of the one part:

AND

1) **MR. RUSHAL SHAH (PAN: BNGPS3640L) aged 36 years**, AND 2) **MRS. POOJA RUSHAL SHAH (PAN: EGYPS5884J) aged 33 years**, Indian Inhabitants, Residing at: Flat no. 803, A wing, Shanti Vaibhav Society, Plot no. 11A, Sector 42A, Seawoods, Navi Mumbai 400706, of the Other part: respectively referred to as **'THE PURCHASERS/ TRANSFEREES'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) the party of the other part:

B. Bindu Rajeevlal

Rushal Shah

WHEREAS :

1. THE STATE GOVERNMENT in pursuant to section 113-A of the Maharashtra Regional Town Planning Act' 1966 acquired the land and vested in City and Industrial Development Corporation of Maharashtra Limited, hereinafter known as 'CIDCO Ltd.' for development and disposal inter alia a piece or parcel of land therein and such lands in the said corporation for development and disposal.
2. AND WHEREAS a society namely **M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD.**, having its **Registration Certificate No. NBOM/CIDCO/HSG(OH)/449/JTR/1996-1997 dt.19.08.1996** has been formed of its members under the Maharashtra Co-operative Societies act, 1960 (hereinafter called "**The Said Society**").
3. WHEREAS the **Vide AGREEMENT TO LEASE DT. 04.01.2002, THE CIDCO Ltd. as a LICENSOR and the M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD as LICENSEE** has assigned a plot of land infavor of LICENSEE having its **PLOT NO. 38, SITUATED AT SECTOR 40, NERUL, NAVI MUMBAI ADMEASURING 1109.675 SQ. MTRS.,** (hereinafter Referred to as **SAID PLOT**) on the terms and conditions and at or for a consideration as contained in the said Agreement to Lease which was registered with the Sub-Registrar of Assurances at Thane-6 vide its **Registration Receipt no.**



242 dated 10.01.2002
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AND WHEREAS, the society has applied to the CIDCO Ltd for additional FSI from 1.00 to 1.5 on the Said Plot which was allowed by the CIDCO Ltd and vide its letter dt. 20.11.2003 having its Ref no. CIDCO/EMS/2003/2949

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and its letter dt. 02.01.2004 having its Ref. no. CIDCO/EMS/2003/2557.

5. AND WHEREAS, the Said Society i.e. **M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD.**, with the intent to develop the Said Plot by constructing building, have submitted the plans for sanction to the Navi Mumbai Municipal Corporation (hereinafter referred as "NMMC") and **Commencement certificate** issued by the said NMMC vide letter No. TPD/BP/Case No. A-1736/1507/2004 Dated: 12/05/2004 and subsequently on completion of construction the NMMC has issued **Occupancy Certificate** having its letter Ref. no. NMMC/TPD/OC/Case No.B-2047/47/2005, Dated: 06/01/2005.

6. AND WHEREAS the Said Society i.e. **M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD.**, by its **Allotment letter** has allotted **FLAT NO. 203, ON 2ND FLOOR, BUILDING KNOWN AS M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED AT PLOT NO. 38, SECTOR-40, NERUL, NAVI MUMBAI-400 706, ADMEASURING APPROX.. 660 SQ.FT. CARPET AREA INCLUDING AREA OF BALCONY CHARGEABLE CUP-BOARD AND FLOWER BED AREA**, the super Built-up area shall be approximately 950 sq.ft. including common area, facilities appurtenant to the premises, passages, walls, staircase, left terrace and recessed space below window sill, along with all fixed furniture's and fixtures (hereinafter referred to as the **SAID FLAT, n 3**) favor of THE SELLERS.

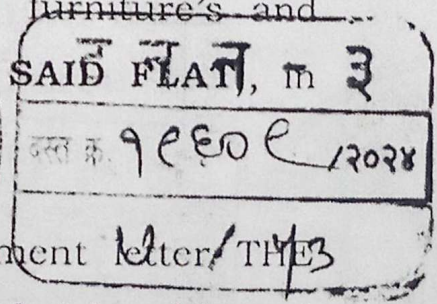
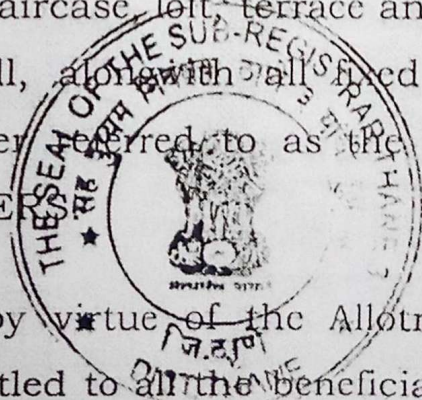
7. AND WHEREAS by virtue of the Allotment letter THE SELLERS, are entitled to all the beneficial right, title and interest in the Said Flat, THE SELLERS became registered members of the said Society and as such THE SELLERS

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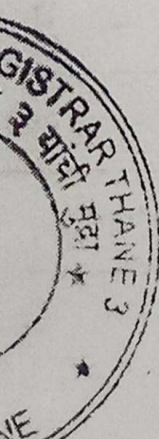


were the registered members and holders of 5 (five) fully paid up shares of Rs. 50/- each bearing **Distinctive Nos. 96 to 100** (both inclusive) in the said Society issued under **Share Certificate No. 20** having members registration no. 203/20 hold in respect to **SAID FLAT**.

8. AND WHEREAS, upon the Occupancy Certificate from Navi Mumbai Municipal Corporation the **LEASE DEED** dated **20.03.2006** is executed between the **CIDCO Ltd** as **LESSOR** and the **M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD.**, as **LESSEE** in respect to Said Plot i.e. **PLOT NO. 38, SITUATED AT SECTOR 40, NERUL, NAVI MUMBAI** ADMEASURING **1109.675 SQ. MTRS.**, which was registered with the Sub-Registrar of Assurances at Thane-11 registered vide its **Registered Document no. TNN11-02074-2006** having its **Receipt no. 2128** dated **17.04.2006**.

9. AND WHEREAS, upon Completion of construction and on obtaining Occupancy Certificate the society has handed over the possession and occupation of the Said Flat to THE SELLERS and since then the SELLERS are absolutely seized and possessed of or otherwise well and sufficiently entitled to THE SAID i.e. **FLAT NO. 203, ON 2ND FLOOR, BUILDING KNOWN AS M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED AT PLOT NO. 38, SECTOR-40, NERUL, NAVI MUMBAI-400 706, ADMEASURING APPROX. 660 SQ.FT. CARPET AREA INCLUDING AREA OF BALCONY CHARGEABLE CUP-BOARD AND FLOWER BED AREA**, the super Built-

up area shall be approximately 950 sq.ft. including common area facilities appurtenant to the premises, passages, walls, staircase, loft, terrace and recessed space below window sill, alongwith all fixed furniture's and fixtures, to which the PURCHASERS were approached the



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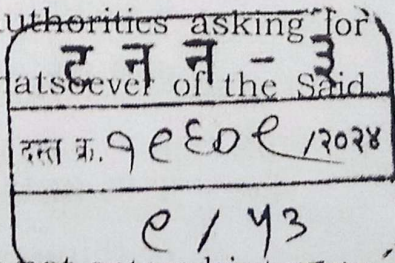
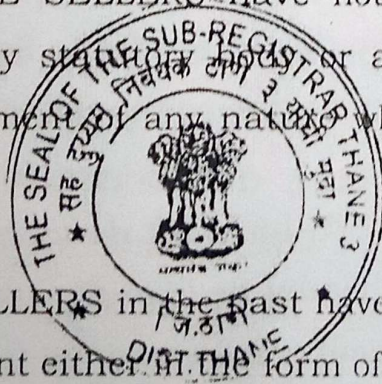
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SELLERS for purchase of SAID FLAT and the SELLERS agreed to sale the above SAID FLAT together with the certain share in common undivided interest appurtenant to THE SAID FLAT alongwith its rights, title and interest to THE PURCHASERS for the Valuable **full and final consideration of RS.1,88,00,000/- (RUPEES ONE CRORE EIGHTY EIGHT LAKHS ONLY)** which THE PURCHASERS agreed and accepted.

10. THE SELLERS do hereby covenant as follows:

- a. There are no suits, litigation's Civil or any other proceedings pending as against THE SELLERS personally affecting the Said Flat.
- b. There are no attachments or prohibitory orders as against or affecting the Said Flat and the Said Flat is free from all encumbrances or charges and/ or is not the subject matter to any lis-pendence or easements or attachments either before or after judgment. THE SELLERS have not received any Notice neither from the Government, Semi Government nor Municipal Corporation regarding any of the proceedings in respect of the Said Flat. The Said Flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.
- c. THE SELLERS have paid all the necessary charges of any nature whatsoever in respect of the Said Flat and THE SELLERS have not received any notice from any state authority or authorities asking for the payment of any nature whatsoever of the Said Flat.
- d. THE SELLERS in the past have not entered into any agreement either in the form of sale, lease exchange,



B. S. D. S.

Rushal Shekhar S.

as stated herein in favour of the PURCHASERS and THE SELLERS have all the right, title and interest to enter into this Agreement with the PURCHASERS on the various terms and conditions as stated herein.

j. Relying upon the aforesaid representations and declarations made by THE SELLERS herein, the PURCHASERS have agreed to purchase the Said Flat.

k. THE SELLERS were agreed to transfer the shares held by THE SELLERS and their interest in the Said Flat to the PURCHASERS, which the PURCHASERS have agreed to acquire from THE SELLERS, after taking inspection of the various documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing. The parties herein are desirous of recording the terms and conditions in writing as stated hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. THE SELLERS shall sell to the PURCHASERS and the PURCHASERS shall purchase, acquire from the SELLERS the residential **FLAT NO. 203, ON 2ND FLOOR, BUILDING KNOWN AS M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED AT PLOT NO. 38, SECTOR-40, NERUL, NAVI MUMBAI-400 706, ADMEASURING APPROX. 660 SQ.FT. CARPET AREA INCLUDING AREA OF BALCONY CHARGEABLE CUPBOARD AND FLOWER BED AREA,** the super Built-up area shall be approximately 950 sq.ft. including common area, facilities appurtenant to the premises, passages, walls, staircase, loft, terrace and recessed space below

B. S. Chav

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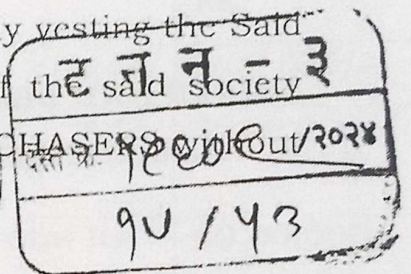
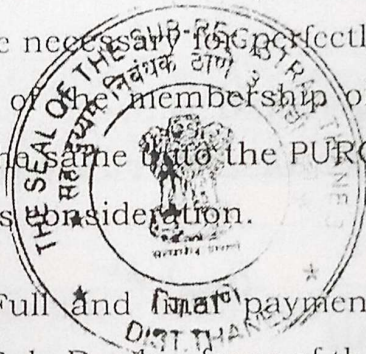
Shah Rajiv

undertake to remove all such objections or demands, if any: at their own cost.

18. Subject to the provisions and terms and conditions of this Agreement, THE SELLERS hereby agree to transfer their shares, mentioned hereinabove and the interest in the Said Flat to the PURCHASERS and the PURCHASERS are entitled to hold, possess, occupy and enjoy the Said Flat without any interruptions from THE SELLERS, after full and final payment. THE SELLERS further declare that they have full rights and absolute authority to enter into this Agreement subject to section 29 of the Maharashtra Cooperative Societies Act, 1960 as the PURCHASERS are with full knowledge and after scrutinizing documents entered into the present agreement.

19. THE SELLERS hereinafter at the request and cost of the PURCHASERS, shall execute any document, paper and writings as may be necessary for perfectly vesting the Said Flat and benefits of the membership of the said society and transferring the same to the PURCHASERS without any extra or excess consideration.

20. Upon receipt of Full and final payment, THE SELLERS shall execute the Sale Deed in favor of the PURCHASERS.



SCHEDULE OF PROPERTY

FLAT NO. 203, ON 2ND FLOOR, BUILDING KNOWN AS M/S. GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED AT PLOT NO. 38, SECTOR-40, NERUL, NAVI MUMBAI-400 706, ADMEASURING APPROX. 660 SQ.FT. CARPET AREA INCLUDING AREA OF BALCONY CHARGEABLE CUP-BOARD AND FLOWER BED AREA, the super Built-up area shall be approximately 950 sq.ft. including common area, facilities appurtenant to the premises, passages, walls, staircase, loft, terrace and recessed space below window still, alongwith all fixed furniture's and fixtures.

B-2

DAV

Rusthal

Shah Logis.

Share Certificate No. 20 Member's Regn. No. 203/20 No. of Shares 05

Share Certificate

GANDHARVA CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO.38, SECTOR - 40, NERUL, NAVI MUMBAI

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000/- Shares of Rs. 50/- each

Registration No. NBOM/CIDCO/HSG(OH)/449/JTR/1996-1997 Date 19/08/1996

This is to certify that Shri/ Smt. /M/s. **BINDU RAJEEVLAL &**

MR. RAJEEVLAL PANKAJAKSHAN is the Registered Holder of Five fully paid up shares

of Rs. FIFTY each numbered from 96 to 100 both inclusive, in

GANDHARVA CO-OPERATIVE HSG. SOCIETY LTD., NERUL

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at NERUL, NAVI MUMBAI

this 12th day of November 20 06

Authorised

M.C. Member

[Signature]

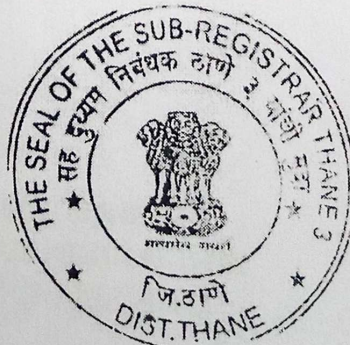
Secretary

[Signature]

Chairman

[Signature]

P.T.O.



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दस्त क. १९६०२ / २०२४
२० / १३



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./ नरवि/भो.प्र./ प्र.क्र.बी- २०४७/४७/२००५
दिनांक :- ०६/०७/२००५

भोगवटा प्रमाणपत्र

- धाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र, क्र./न.र.वि./बां.प./ प्र.क्र. - ए १७३६
१५०७/२००४ दि. १२/०५/२००४,
२) नवी मुंबई महानगरपालिकेचे दि. २९/११/२००२ रोजीचे धोरणात्मक परिपत्रक.
३) वास्तुविशारद, डायमॅन्स, यांनी दि. १६/०९/२००४ रोजी सादर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथील भूखंड क्र. ३८, सेक्टर ४०, नेरुळ, या जागेचे मालक

मेसर्स रोडवेल को. ऑप. ही. सोसायटी लि. यांनी जागेवरील बांधकाम दिनांक १०/०९/२००४ रोजी पुर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद, डायमॅन्स यांनी सादर केलेला आहे. महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र दि. - ०६/०७/२००५ मध्ये नमूद केलेल्या अटी व शर्ती वरिसेच महानगरपालिकेचे दि. २९/११/२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्कांची भर घेतली आहे. त्यामुळे सादर जागेत

- १) रहिवासाखालील बांधकाम क्षेत्र :- १४८९.९५ चौ.मी.
- २) वाणिज्यखालील बांधकाम क्षेत्र :- १५८.०४ चौ.मी.
- ३) बालकनीखालील बांधकाम क्षेत्र :- ३२२.५७ चौ.मी.

घानुसार वापर करणेस परवानगी देण्यात येत आहे.



"जन्म असो वा"



सहायक सहायक नगरपालिका
नवी मुंबई महानगरपालिका

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पत्र क्र. १२६०२/२००२
३४/५३

NAVI MUMBAI MUNICIPAL CORPORATION COMMENCEMENT CERTIFICATE

NO: NMMC/TPO/BPI ३४६

DATE:- १५/०२/२००२

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Gandharva Co-op Hsg. Soc. Ltd., Plot No. 38, Sector-40, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = R-988.143 m² + C-110.372 = 1098.515 M² F.S.I. = 1.00 (Residential-Commercial)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICANT SHALL :
 - a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title therefrom.



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- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.19650/- S.D. Rs.22300/- for Mosquito Prevention, S.D. Rs.22300/- for debris & S.D. Rs.6000/- for Tree Planation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet risers shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.



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| ३६/५३ |

NO: NMMC/TPO/BP/ 385e

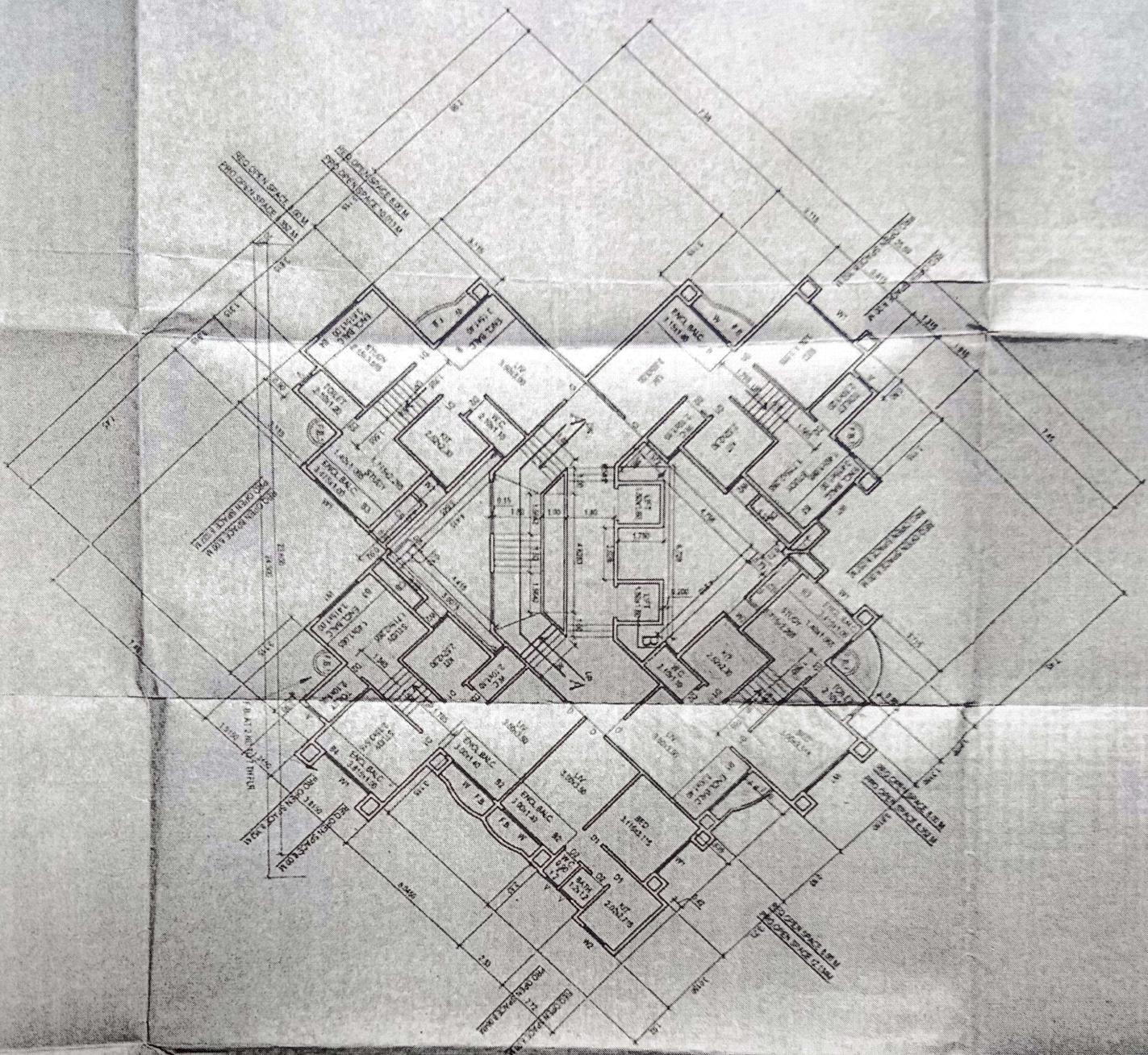
DATE: 9/2/2002.

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- 13) Recreation ground or amenity open space be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, stability building construction quality which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Antilarval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before 03-01-2007 as per conditions mentioned in agreement dt.04-01-2002 & must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.

(Sudhakar B. Wanganure)
Asst. Director of Town Planning
Navi Mumbai

TYPICAL FLOOR PLAN TO 7th FLOOR



203

CERTIFIED TRUE COPY
 APPROVED BY CHIEF ENGINEER
 VIOL APPROVAL LETTER NO.
 141116/17/18/19/20/21/22
 Date 01/11/2025
DIMENSIONS
 REALTY CONSULTANTS
 CLACKAMAS

5/11/2025 DATE OF APPROVAL OF PLAN

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

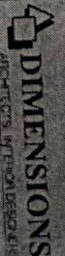
OCCUPANCY PERMITS FOR
 RESIDENTIAL & COMM. BLDG ON
 PLOT NO. 28, SECTION 40
 NEPTU, NAVA MUNICIPAL

ISSUE ADDRESS AND NO. OF THIS COPY

For Submittal to City of Seattle
 11000 1st Ave S
 Seattle, WA 98148

Secretary / Chairman

| | | |
|------------|----------|---------------|
| DATE | SCALE | NO. OF COPIES |
| 01/11/2025 | AS SHOWN | 4 |



DIMENSIONS
 ARCHITECTS, INC.
 1501 1st Avenue South
 Seattle, WA 98148
 Phone: (206) 441-1111
 Fax: (206) 441-1112

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name: POOJA RUSHAL SHAH

Gender: M F T

Date of Birth: 11-12-1990

Name of Spouse: RUSHAL SHAH

Name of Father: SANJAY SHAH

Name of Mother: GOPIBEN SHAH

Category: SC ST OBC General

Religion: HINDU

Photo Identification (ID) Type: AADHAAR CARD

Photo ID Number: 5040 5354 3101

Qualifying Year: 05-06-2012

Present Address: Staying at the present address for the past 6 Years and 4 Months.

Type of Residence: Owned Rented Allotted by employer Other

Address: A-803, Shanti vaibhav CHS,

Plot-11/A, sector 42A

Near DMART, Seawoods(W)

NAVI MUMBAI District THANE Pin Code 400706

Maharashtra Country INDIA

Mobile (Primary) 9106558203

Mobile (Secondary) 7738086773

Email: shh.pooja73@gmail.com

Permanent Address: Is permanent address same as present address? Yes No

Address: RUSHAL EYE HOSPITAL,

DOCTOR CAMPUS, STATION ROAD,

OPP. ZIMKHANA,

KHAMBHAT District ANAND Pin Code 388620

GUJARAT Country INDIA

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address

Mode: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank: Less than 1 year 1-3 years More than 3 years

Referees (Names and addresses of two referees who are not related to you):



Please sign here

File No.

Previous File No.

Address

Year
From
TO

Name of Subject

File No.

Reference No.

| |
|------------------|
| SBI BARC (01268) |
| HOME LOAN |
| RUSHAL SHAH |
| POOJA SHAH |

R/o - 2nd - 17/12/85
Vastu - Vastu

POOJA

Spring File
1585