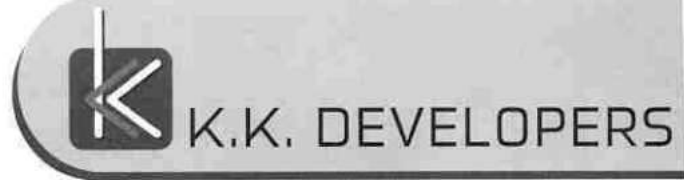


7491



Date: 08/04/2017.

To,  
**Mr. Adesh Maruti Kadam**  
D-2/1, G.T.P.S. Colony,  
Bokadvira, Uran  
Raigad - 400 702.  
Mob No. 7506736675

**Sub: - DEMAND For Balance Payment Of Your Flat No. 705.**

Dear, **Mr. Adesh Maruti Kadam**

This is our **DEMAND** for your payment is overdue. The **All Construction Work** has been completed of our building named **K.K. MORESHWAR**, Plot No. - 97, Sec. - 21, Ulwe. According to our agreed payment schedule, the total due from you is **100%** of the total flat value.

Agreement Value	PAYABLE 100% AMT.	RECEIVED AMOUNT	BAL. AMOUNT.
21,04,400/-	21,04,400/-	20,20,224/-	84,176/-

Final payment up to 22<sup>nd</sup> April 2017 to avail the possession on 1<sup>st</sup> August 2017, if you are unable to pay balance amount till the due date after that we charge 24% interest on payment Work Completion Certificate & OC Copy is enclosed herewith for your knowledge. All Chques should be issued if favor : **K.K. DEVELOPERS. BANK A/C- 1) HDFC BANK LTD - 08307630000462, CBD BELAPUR BRANCH. IFSC : HDFC0000830**

We hope that the payment would received by us before the due date.

Thanking you,

Yours Faithfully,  
For, **K.K. Developers**

*Rplhonor*  
Authorize signatory

NEFT for Rs. 80,436/- done on 01/11/17

Please approve disbursement of Rs. 80,436/-

(Rupees                     )  
B.C.FVG                      *please pay to the builder as per demand received.*

*by 01/11/17*  
Disbursement officer

Approved Rs. 80,436/- Office : #1107, 'B' Wing, Mahavir Icon, Plot No. 89/90, Sector - 15, CBD Belapur, Navi Mumbai - 400614.

Manager (Maintenance) *[Signature]* Tel. : 022 - 27575505/06/07 | Email : kk.developersk@gmail.com

*Adesh*



**DESTINATION**  
ARCHITECTURE INTERIOR DESIGNS

Date:21/06/2016

**VIRTUAL COMPLETION CERTIFICATE**

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE BUILDING ON **PLOT NO-97, SECTOR-21, NODE: ULWE, NAVI MUMBAI.** HAS BEEN SUPERVISED BY US AND HAS BEEN VIRTUALLY COMPLETED ACCORDING TO THE PERMISSION GRANTED VIDES COMMENCEMENT CERTIFICATE NO. **CIDCO/BP-10976/ATPO(NM&K)2012/936 DATE- 12/10/2012** & PLANS APPROVED. I HEREBY DECLARE THAT THE STRUCTURAL WORK OF THE AFORESAID PROPOSAL HAS BEEN EXECUTED IN ACCORDANCE WITH THE STRUCTURAL DESIGN, DRAWINGS, AND DETAILS PREPARED BY QUALIFIED STRUCTURAL ENGINEER UNDER HIS SUPERVISION TO ENSURE DUE AND PROPER SAFETY & STABILITY OF THE WORK. NO PROVISIONS OF DEVELOPMENT CONTROL REGULATION AND THE CONDITIONS PRESCRIBED IN THE COMMENCEMENT CERTIFICATE HAVE BEEN TRANSGRESSED. THE DEVELOPMENT SO CARRIED OUT IS FIT FOR WHICH IT HAS BEEN CARRIED OUT.

SIGNATURE OF THE ARCHITECT:

NAME OF THE LICENSED ARCHITECT: **DHARMESH V. BHALANI**

REGISTRATION NO: **CA / 2007 / 41110**

SHOP NO. 12 & 14, THE GREAT EASTERN SUMMIT  
"B" WING PLOT NO - 66, SECTOR - 15, C.B.D. BELAPUR,  
NAVI MUMBAI 400614, TELE FAX : 022-4016328,  
E-MAIL : Destination.Ind1@gmail.com



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

CIDCO Bhavan, C.B.D. Belapur  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166.

Ref. No.

Date: 31 MAR 2017

CIDCO/BP-10976/TPO(NM)/2017/

2457

Unique Code No	2	0	1	2	0	3	0	2	1	0	2	1	8	8	0	0	1
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To

M/s. K.K. Developers  
Through its partners Mr. K.K. Mhatre & Others Three,  
Office No.709, Vindya Commercial Complex,  
Plot No.01, Sector-11 C.B.D.-Belapur,  
Navi Mumbai

**SUB:-** Occupancy Certificate for Residential Building on Plot No 97, Sector-21, Ulwe (12.5% Scheme),  
Navi Mumbai.

- REF:-**
- 1) Your Architect's application dated 27/10/2016
  - 2) Extension in time limit issued by AEO vide letter No CIDCO/Estate/12.5%/Ulwe/32/2016/13057 dtd. 07/10/2016
  - 3) Maveja NOC issued by AEO vide letter No.CIDCO/Estate/12.5%/Ulwe/32/2016/13057, dtd. 07/10/2016
  - 4) Fire NOC issued by Chief Fire Officer, CIDCO vide letter No.CIDCO/FIRE/HQ/8/17/2016, dtd. 07/02/2017
  - 5) Health NOC issued by EE(Ulwe-I) vide letter No.CIDCO/EE(Ulwe-I)/2017/199, dtd. 02/02/2017
  - 6) DCC NOC issued by EE (Ulwe-I) Vide letter No.CIDCO/EE(Ulwe-I)/2017/227, dtd.10/02/2017
  - 7) No Dues certificate issued by AEO vide letter No.CIDCO/Estate/12.5%/Ulwe/32/2016/13057 dtd 07/10/2016
  - 8) 100% IDC paid of Rs.21,00,000/- vide (i) Receipt No.8859, dtd.30/08/2012, Amount of Rs 10.50,000/-  
(ii) Receipt No.16581, dtd.10/03/2017, Amount of Rs 10.50,000/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with 'As built drawings' duly approved

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premise is to be transferred to the Register society, the above Terms & Conditions shall be incorporated in the Conveyance Deed and the society members shall be made aware of the said Terms & Conditions at the time of execution of Conveyance Deed

As per Fire Prevention & Life Safety Act- 2006 submit bi-annual certificate to Fire Department of CIDCO, upon checking in-built Fire protection system of the project form Licensed Agency

The Developers / Builders shall take a note that, you have submitted 'As built drawings' regarding changes made at site. Hence as per condition mentioned in Commencement Certificate, your Security deposit has been forfeited.

Since, you have paid 100% IDC of Rs 21,00,000/- vide (i) Receipt No.8859 dtd 30/08/2012, Amount of Rs.10.50,000/- (ii) Receipt No 16581 dtd 10/03/2017, Amount of Rs 10.50,000/-, you may approach to the Office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you

Yours faithfully,

(Dr. P.T. Gedam)

Sr. Planner (BP) & TPO(NM)



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

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

**Ref. No.**

CIDCO/BP-10976/TPO(NM)/2017 - 24577

Date: 31 MAR 2017

Unique Code No	2	0	1	2	0	3	0	2	1	0	2	1	8	8	0	0	1
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## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr + 07 Floors), [(Residential BUA = 2737.740 Sq.mtrs, (Comm. BUA = 407.807 Sq.mtr.) (Total BUA = 3145.547 Sq.mtrs), Residential Units = 72 (Seventy Two Nos.), Comm. Units = 11 (Eleven Nos.)] {Free of FSI Fitness Centre BUA= 51.721 sq.mtrs. & Society Office BUA = 14.669 Sq.mtrs.} on Plot No.97, Sector - 21 at Ulwe (12.5% Scheme), Navi Mumbai completed under the supervision of Architect M/s. Destination has been inspected on 06/03/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 12/10/2012 and that the development is fit for the use for which it has been carried out.

( Dr. P.T. Gedam )  
Sr. Planner (BP) & TPO(NM)

KISHOR MHATRE : 9820434116

GAJANAN MHATRE : 9321649394

# SHIVANJALI PROPERTY CONSULTANT

SELLER NAME : MORESHWAR D. PATIL (T.P)

PURCHASER NAME : M/S K.K. DEVELOPERS.

PLOT NO. 97, SECTOR - 21, ADMEASURING  
AREA 2099.20 SQ. MTRS., NODE (ILWE),  
FILE NO. 32.

ALL TYPES OF WORK, STAMP DUTY, REGISTRATION,  
CIDCO, TRANSFER, SOCIETY REGISTRATION,  
ADJUDICATION, ETC.,

Office at : Shop No. 4, Plot No. 68A, Sector - 50, Nerul,  
Navi Mumbai - 400706.



Tuesday, September 21, 2010  
6:48:06 PM

पावती

Original  
नोंदणी 39 म,  
Regn. 39 M

पावती क्र. : 9816  
दिनांक 21/09/2010  
गायथे नाव उलथा  
दस्ताऐवजाचा अनुक्रमांक पवल3 - 09346 - 2010  
दस्ता ऐवजाचा प्रकार करारनामा किंवा रजाचे अमिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव: मे / के के डेव्हलपर्स तर्फे भागीदार किशोर काशिनाथ म्हात्रे

नोंदणी फी	30000.00
नथकल (अ. 11(1)), घुड्याकनाची नथकल (अ. 11(2)), रुजघात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)	220.00
एकूण रु.	30220.00

आपणास हा दस्त अंदाजे 7:00PM ह्या वेळेस मिळेल

दुय्यम निवधक  
सह दु.नि.पनवेल 3

बाजार मुल्य: 8020000 रु. मोबदला: 189000 रु.  
भरलेले मुद्रांक शुल्क: 301000 रु.  
देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: ओरीयन्टल बँक ऑफ कॉमर्स;  
डीडी/घनाकर्ष क्रमांक: 017870; रक्कम: 31000 रु.; दिनांक: 21/09/2010



दस्तावेज क्रमांक व वर्ष: 9346/2010

Tuesday, September 21, 2010  
6:48:42 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवा

दुय्यम निबंधक: सह दु.नि.पनवेल 3

नोंदणी 63 न.

Regn. 63 m.e.

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 189,000.00 वा.भा. रु. 8,020,000.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णना: प्लॉट नं 97, सेक्टर 21, उलवा ता पनवेल जि रायगड \*\* 2099.20 चौ मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मोरेश्वर ख्दरकामाश पाटील - -; घर/प्लॉट नं: पनवेल ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; (2) सिडको - -; घर/प्लॉट नं: सि बी डी ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) में / के के डेव्हलपर्स तर्फे भागीदार किशोर काशिनाथ म्हात्रे - -; घर/प्लॉट नं: से 11, सि बी डी ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADAPC 2867C . (2) में / के के डेव्हलपर्स तर्फे भागीदार शालिग्राम रामकृष्ण चौधरी - -; घर/प्लॉट नं: -/-; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; (3) में / के के डेव्हलपर्स तर्फे भागीदार सतेंद्र कृष्ण सिंह - -; घर/प्लॉट नं: -/-; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; (4) में / के के डेव्हलपर्स तर्फे भागीदार ज्ञाना भिमराज गोसायी - -; घर/प्लॉट नं: -/-; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 21/09/2010.
- (8) नोंदणीचा 21/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9346 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 301000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष

दुय्यम निबंधक, पनवेल-  
(वर्ग-२)



पुस्तानाच आदेशी PAY ORDER

JOINT SUB REGISTRAR PANVEL.

दिनांक/DATE: 1-09-2010

रुपये RUPEES Thirty One Thousand only

या उक्ते आदेशी PAY ORDER

₹.RS. \*\*\*\*\*31,000.00

अदा करे

INR. 31,000.00

के निमित्त ON ACCOUNT OF K. K. DEVELOPERS

SSP/MPO/E 017870

के अंतर्गत बैंक ऑफ़ कॉमर्स  
For ORIENTAL BANK OF COMMERCE

\*\*\*\*\* Not Over

के अंतर्गत बैंक ऑफ़ कॉमर्स  
ORIENTAL BANK OF COMMERCE

SSP E Shop No-51, Prabhkar Centre, Premises Coop Society. (CBS BRANCH)  
MPO Pbi No-07, Sector 1A, C.B.D. Belapur, NAVI/MUMBAI  
ORBC 0101364

अ.अ.नं. P.A. No. 31.09.10  
अ.अ.नं. P.A. No. 31.09.10

प्रमाणित प्रस्तावकर्ता AUTHORISED SIGNATORIES

17

17



प व ल - ३  
२३४६ २०१०  
१ / १९



CUSTOMER COPY  
 DEPARTMENT OF POST, INDIA.  
 (MAHARASHTRA CIRCLE)

NAME OF POST OFFICE, WASHI HEAD POST OFFICE, DATE 21/9/10  
 NAME OF DOCUMENT Tripartite Agreement  
 FRANKING VALUE Rs. 1,000/-  
 THE OFFICE OF STAMP DUTY PAYING PARTY, Mr. K.K.  
 Kulkarni, Washi, Maharashtra  
 PAN NO. XXXXPM059L  
 (NAME & ADDRESS OF THE PAYING PARTY)  
 SIGNATURE [Signature]  
 PAY ORDER NO. IF ANY  
 DRAWN ON BANK  
 DD/DEBIT/ CASH ALICHT R. 301000/-  
 Rs. (IN WORDS) Three lakhs and  
 no paise only  
 FOR POST OFFICE USE ONLY  
 TRANSACTION ID 4564-12895-4590  
 FRANKING NO.  
 POST OFFICE STAMP IMPRESSION  
 Assn. Sub Post Master  
 Washi Saving Bank  
 Washi MDG-400703  
 AUTHORIZED SIGNATORY P/1/2/SPM  
 CLERK [Signature]



**TRIPARTITE AGREEMENT**

THIS AGREEMENT is made and entered at C.B.D. Belapur, Navi Mumbai, on 21st this Day of Sept - 2010, between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956 and having Registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, (hereinafter referred to as the "CORPORATION" which expression shall, unless it be repugnant to the context or meaning thereof, include its, Successor or successor and assignees) of the First Part

पवल - 3  
 2080  
 2/99

K. K. DEVELOPERS  
 [Signature]  
 @hoshay

[Signature]  
 Asst. Estate Officer  
 CIDCO Ltd., CIDCO Bhavan,  
 Navi Mumbai - 400 614.

[Signature]  
 Asst.

PARTNER

Assn. Sub Post Master  
 Washi Saving Bank  
 Washi MDG-400703

SUB POST MASTER  
 WASHI PO  
 WASHI KUMBAI - 400703

भारत 04590 SPECIAL  
 178095 ADDRESS SEPT 21 2010  
 200 THE ZERO ONE ZERO ZERO ZERO 14:56  
 R.0301000/- P.86771  
 INDIA STAMP DUTY MAHARASHTRA

SHRI. MORESHWAR DWARKANATH PATIL, all adult, Indian Inhabitant, residing at At. & Post. Ulwe, Tal. Panvel, Dist. Raigad, (hereinafter referred to as "THE ORIGINAL LICENSEE" Which expression shall unless it be repugnant to the context or meaning thereof include her successor or successors and or assignees) of the Second Part.

AND



M/s. K. K. Developers Through its Partners (1) SHRI. KISHOR KASHINATH MHATRE, (2) SHRI. SHALIGRAM RAMKRISHNA CHOUDHARY, (3) SHRI. SATENDRA KRISHNA SINGH, (4) MRS. CHHAYA BHIMRAJ GOSAVI, adult, Indian Inhabitant, Office at 709, Vindya Comercial Complex, Plot No. 01, Sector - 11, C. B. D. Belapur, Navi Mumbai - 400614, Tal. & Dist. Thane, (hereinafter referred to as "The New Licensees" which expression shall where the context so admits be deemed to include their successors or successors and assign or assignees) of the Third Part.

WHEREAS by agreement to lease made at C.B.D. Belapur, on 20<sup>th</sup> September 2010, by the Corporation (hereinafter referred to as "The Said Agreement") the Corporation agreed to grant a lease and the Original Licensee agreed to accept the lease of Plot No. 97, area 2099.20 sq.mtrs. situated at Sector - 21, in Ulwe, Node allotted under 12.5% Scheme on terms and conditions specified therein.

AND WHEREAS the Original Licensee paid to the Corporation premium of Rs. 1,89,000/- (Rupees One Lakh Eighty Nine Thousand Only) and the Corporation delivered the possession of the said plot to the Original Licensee in pursuance of the "SAID AGREEMENT."

K. K. DEVELOPERS

*[Signature]*

*[Signature]*

*[Signature]*

Gosavi

PARTNER

*[Signature]*

*[Signature]*

Asst. Estate Officer  
CIDCO Ltd., CIDCO Bhavan,  
Navi Mumbai - 400 614.

AND WHEREAS the Original Licensee requested to the Corporation to grant them the permission to sale and transfer and assign his/their/rights, interest in or benefits in respect of Plot No. 97, situated at Ulwe, Sector - 21, admeasuring 2099.20 sq.mtrs., and also to grant a lease to the New Licensee in accordance with the terms and conditions of the said agreement and the Corporation having granted the permission, the Original Licensee agreed to do so on the terms and conditions appearing hereinafter.



NOW THIS PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS

1. The Corporation shall, in pursuance of the "said agreement" and in consideration of the permission contained therein, grant lease of Plot No. 97, admeasuring area 2099.20 sq.mtrs. Situated at Sector - 21, Ulwe, to the New Licensees.
2. The New Licensee shall be substituted for the Original Licensee in the said agreed and shall have all the rights, obligation liabilities, benefits and equities accordingly thereunder.
3. The Original Licensee relinquish and release all his right, titles, benefits, interest, claims or demands whatsoever in the said agreement and discharges the Corporation from all obligations or liabilities required to be performed to him by the Corporation under the 'Said Agreement.'
4. The Original Licensee indemnifies and saves harmless the Corporation against by loss or damage that may be cause to the Corporation in consequences of this agreement or the permission granted to it as aforesaid.
5. The Stamp Duty payable under this Tripartite Agreement shall be borne and paid by the New Licensee wholly and exclusively.

Stamp: 987-3, Corporation, 8/19/20

K. K. DEVELOPERS

*[Signature]*

Asst. Estate Officer  
CIDCO Ltd., CIDCO Bhavan,  
Navi Mumbai - 400 614.

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*  
PARTNER

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands in this day of the year first hereinabove written.



**SIGNED AND DELIVERED**  
For and on behalf of the CORPORATION.  
BY SHRI. M. N. BHOIR  
Asst. Estate Officer  
In the Presence of .....

*MN*  
Asst. Estate Officer  
CIDCO Ltd., CIDCO Bhavan,  
Navi Mumbai - 400 614.

1) SHRI. M. D. BAGUL

2) SHRI. D. G. BHOPI

*MN*  
*MD*  
*DB*  
**SIGNED AND DELIVERED BY WITHIN**  
**NAMED THE ORIGINAL LICNESEE**

SHRI. MORESHWAR DWARKANATH PATIL

In the Presence of .....

1) SHRI. M. D. BAGUL

2) SHRI. D. G. BHOPI

**SIGNED AND DELIVERED BY**

M/s. K. K. Developers Through its Partners **K. K. DEVELOPERS**

(1) SHRI. KISHOR KASHINATH MHATRE

(2) SHRI. SHALIGRAM RAMKRISHNA CHOUDHARY

(3) SHRI. SATENDRA KRISHNA SINGH

(4) MRS. CHHAYA BHIMRAJ GOSAVI  
In the Presence of .....

1) SHRI. M. D. BAGUL

2) SHRI. D. G. BHOPI

*KK*  
खवल - 3  
20/08/2020  
199

*CSAVI*  
PARTNER

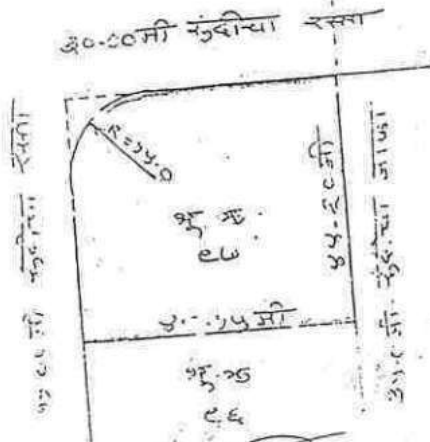




शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मया

सिडको भवन, ७ दा मजला,

मुंबई १२.५% योजना अंतर्गत नॉन-उत्प्रेक्षित ता. पत्रव्यवस्था क्र. २७  
भाग क्र. २७ भूखंड क्र. २७ चा सिमांकन नकाशा.  
सहा.भूमि व भूमापन अधिकारी (१) (२) (३) क्र. सिडको/भूमि/उत्प्रेक्षित/१२.५%/योजना/३२  
दिनांक: २०/०७/२०१०



भूखंडाची हद  
भूखंड क्र. २७ क्षेत्र चौ.मी. २०००.२० चौ.मी.  
प व ल - ३  
२३४६ २०१०  
९५ / १७

प व ल - ३  
२३४६ २०१०  
९५ / १७

समत सिमांकन नकाशा  
मा. वरिष्ठ नियोजनकार (वि. आ)  
पत्र क्र. सिडको/नियोजन (१२.५% यो. १०/८५३  
१५/०७/२०१०  
क्षेत्राधिकारी (भूमापन)  
सिडको मया

R-K DEVELOPERS  
PARTNER

ASST. REGISTRAR  
CIDCO Ltd., CIDCO Bhavan,  
Navi Mumbai - 400 614.





FORM 6

(See Rule 16(1))

Driving Licence

MH/06/ 11203

Driving Licence No.

Date of issue 10/10/2000

Name of the Licence Holder

Mr. Deepak Patil

Son / wife / daughter of

Moseshwari



जायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAU PARSHURAM BHAGAT

PARSHURAM BAJAHAM BHAGAT

01/06/1978

Permanent Account Number

ANWPB2602C

Signature



प व ल - ३  
२३४६ २०१०  
५ / १९

09/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पयलउ

दस्त क्र 9346/2010

2199

48:29 pm

सह दु.नि.पनवेल 3

दस्त क्रमांक : 9346/2010

दस्तावा प्रकार : करारनामा किया त्याचे अभिलेख किंवा करार संक्षेपलेख

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नावा मे / के के डेव्हलपर्स तर्फे भागीदार किशोर काशिनाथ म्हाणे पत्ता: घर/प्लॉट नं: से 11, सि बी डी मल्ली/रस्ता: - इंगारतीचे नावा: - इंगारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन	लिहून घेणार वय 32 सही		
2	नावा मे / के के डेव्हलपर्स तर्फे भागीदार शालिग्राम रामकृष्ण चौधरी पत्ता: घर/प्लॉट नं: -/- मल्ली/रस्ता: - इंगारतीचे नावा: - इंगारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -	लिहून घेणार वय 44 सही		
3	नावा मे / के के डेव्हलपर्स तर्फे भागीदार सतेंद्र कृष्ण सिंह पत्ता: घर/प्लॉट नं: -/- मल्ली/रस्ता: - इंगारतीचे नावा: - इंगारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -	लिहून घेणार वय 44 सही		
4	नावा मे / के के डेव्हलपर्स तर्फे भागीदार छाया निमराज गोसावी पत्ता: घर/प्लॉट नं: -/- मल्ली/रस्ता: - इंगारतीचे नावा: - इंगारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -	लिहून घेणार वय 41 सही		
5	नावा मोरेश्वर धारकाभाय घाटील पत्ता: घर/प्लॉट नं: पनवेल मल्ली/रस्ता: - इंगारतीचे नावा: - इंगारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -	लिहून घेणार वय 70 सही		

कुळमुखवारपत्रे, व्यक्ती इत्यादी बनावट आत्रबून आल्यास याची संपूर्ण जबाबदारी दस्त निष्पाटकाली

दुय्यम निबंधक, पनवेल- (वर्ग-२)





दस्तावेजांक व वर्ष: 9276/2010

Monday, September 20, 2010  
6:51:35 PM

दुय्यम निबंधक: सह दु.नि.पनवेल 3

नॉदणी 53 म

Regn 53 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवा

- (1) विलेखाचा प्रकार, मोबदलाचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 189,000.00 वा.वा. रु. 0.00
- (2) भू-भाषण, पोटनिरता व घरक्रमांक (असल्यास) (1) बर्णन: प्लॉट नं 97, सेक्टर 21, उलवा ता पनवेल जि रायगड \*\* 2099.20 चौ मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुटी देण्यात असलेले चेहा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सिडको ---; घर/प्लॉट नं ---; पेट/वसाहत ---; शहर/गाव ---; ईमारत नं ---; पेट/वसाहत ---; शहर/गाव ---; पिन नम्बर ---
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मोरेस्थर व्दारकानाथ गाटील ---; घर/प्लॉट नं. उलवा ---; प्लॉट/रस्ता ---; ईमारतीचे नाव ---; ईमारत नं ---; पेट/वसाहत ---; शहर/गाव ---; पिन नम्बर ---
- (7) दिनांक करून दिल्याचा 20/09/2010
- (8) नोंदणीचा 20/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9276 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 3450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 1890.00
- (12) शेर



प व ल - ३  
२३४६२०१०  
७ १९९

दुय्यम निबंधक, पनवेल-  
(वर्ग-२)





1/09/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पवेल 3

दस्त क्र 9346/2010

90199

18:29 pm

सह दु.नि.पनवेल 3

दस्त क्रमांक : 9346/2010

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: सिडफा

पत्ता: घर/फ्लॅट नं: सि बी डी

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं: --

पेट/पसाहत:

शहर/गाव:

तालुका:

पिन:

मोबा नम्बर:

मान्यता देणार

वय

साही

उपलब्ध नाही

उपलब्ध नाही

कलम 88 खाली कडुलीसाठी सुट

*Macw*  
दुय्यम निबंधक, पनवेल-  
(वर्ग-२)





दस्त गोषवारा भाग - 2

पवेल 3

दस्त क्रमांक (9346/2010)

99199

दस्त क्र. [पवेल 3-9346-2010] चा गोषवारा  
भाजार मुल्य : 6020000 मोबदला 189000 भरलेले मुद्रांक शुल्क : 301000

पावती क्र.: 9616 दिनांक: 21/09/2010  
पावतीचे वर्णन  
नांव: मे / के के डेव्हलपर्स तर्फे भागीदार किश  
काशिनाथ म्हात्रे - -

दस्त हजर केल्याचा दिनांक : 21/09/2010 06:41 PM  
निष्पादनाचा दिनांक : 21/09/2010  
दस्त हजर करणा-याची सही :

*(Signature)*

30000 : नोंदणी फी  
220 : नक्कल (अ. 11(1)), पृष्ठांकनाची न.  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

30220: एकूण

दस्तावा प्रकार : (5) करारनामा किया त्याचे अभिलेख किया करार संक्षेपलेख  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/09/2010 06:41 PM  
शिक्का क्र. 2 ची वेळ : (फी) 21/09/2010 06:46 PM  
शिक्का क्र. 3 ची वेळ : (कमुली) 21/09/2010 06:48 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 21/09/2010 06:48 PM

दस्त नोंद केल्याचा दिनांक : 21/09/2010 06:48 PM

*haw*  
दु. निबंधकाची सही, सह दु.नि.पवेल 3

ओळख :  
खालील इतम असे निवेदीत करतात की, ते दस्तऐवज करार देणा-यांचा व्यक्तिशः ओळखतात,  
य त्यांची ओळख पटवितात.

1) दिपक पाटील - - , घर/फ्लॅट नं: कामोटे

गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं: - -  
पेट/वसाहत : -  
शहर/गाव : -  
तालुका : -  
पिन : -

*(Signature)*

2) भाऊ भगत - - , घर/फ्लॅट नं: -/-

गल्ली/रस्ता : -  
ईमारतीचे नाव : - -  
ईमारत नं: - -  
पेट/वसाहत : -  
शहर/गाव : -  
तालुका : -  
पिन : -

*(Signature)*



*haw*  
दु. निबंधकाची सही  
सह दु.नि.पवेल 3



प्रमाणित करण्यास घेते की सदर दस्तास एकूण 99  
पाने आहेत.

*haw*  
दुय्यम निबंधक पवेल-3 (वर्ग-२)

पुस्तक क्र. १

क्रमांक ९३४६

*haw*  
दुय्यम निबंधक पवेल-3 (वर्ग-२)  
दिनांक 29 षष्ठे 5 सन 2010

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

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

**HEAD OFFICE:**

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

 Ref. No. CIDCO/BP-10976/ATPO(NM & K)/2012/ **935=--**

 Date: **12 OCT 2012**

 To,  
 M/s. K. K. Developers,  
 Partner Mr. K. K. Mhatre & Others Three,  
 Office No.709, Vindya Commercial Complex,  
 Plot No.01, Sector-11, CBD-Belapur, Navi Mumbai.

**ASSESSMENT ORDER NO.333/2012-13 REGISTER NO.01 PAGE NO.333**

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	8	8	0	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

SUB:- Payment of Construction &amp; Other Workers Welfare Cess charges for Residential Building on Plot No.97, Sector-21, Ulwe, (12.5% Scheme) Navi Mumbai.

REF:- 1) Your architect's application dated 12/12/2011, 28/08/2012 &amp; 26/09/2012

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- |    |  |   |
|----|--|---|
| 1. | Name of Assessee                                       | :- M/s. K. K. Developers,<br>Partner Mr. K. K. Mhatre & Others Three, |
| 2. | Location   | :- Plot No.97, Sector-21, Ulwe, (12.5% Scheme) Navi Mumbai.           |
| 3. | Land use   | :- Residential  |
| 4. | Plot area  | :- 2099.20 Sq. mtrs   |
| 5. | Permissible FSI  | :- 1.5  |
| 6. | <b>GROSS BUA FOR ASSESSEMENT</b>                       | :- 7596.617 Sq.mtrs.  |
| A) | <b>ESTIMATED COST OF CONSTN.</b>                       | :- 7596.617 Sq.mtrs. X 12000.00= Rs.91159404/-                        |
| B) | <b>AMOUNT OF CESS</b>                                  | :- Rs.91159404/- X 1%= Rs.911594.04                                   |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.9,12,000/- vide Receipt No.8859, dtd.30/08/2012                    |

 Yours faithfully,  


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



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

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

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

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

**HEAD OFFICE:**

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

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No. CIDCO/BP-10976/ATPO(NM & K)/2012/ **635=--**

Date: **12 OCT 2012**

M/s. K. K. Developers,  
 Partner Mr. K. K. Mhatre & Others Three,  
 Office No.709, Vindya Commercial Complex,  
 Plot No.01, Sector-11, CBD-Belapur, Navi Mumbai.

**ASSESSMENT ORDER NO.333/2012-13 REGISTER NO.01 PAGE NO.333**

**SUB:-** Payment of development charges for Residential Building on Plot No.97, Sector-21, Ulwe, (12.5% Scheme) Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 12/12/2011, 28/08/2012 & 26/09/2012
  - 2) Final Transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/NA/12.5%/Ulwe/32/2009/6340, dtd.23/09/2010
  - 3) Fire NOC issued by Fire Officer vide letter No. CIDCO/Fire/Klm/3194/2012, dtd.22/08/2012
  - 4) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/32/2012, dtd.25/07/2012
  - 5) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/67, dtd.11/07/2012
  - 6) 50% IDC paid of Rs.10,50,000/- vide Receipt No.8859 dtd.30/08/2012

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT-2010)**

- |     |   |   |
|-----|---|---|
| 1.  | Name of Assessee  | :- M/s. K. K. Developers,<br>Partner Mr. K. K. Mhatre & Others Three, |
| 2.  | Location  | :- Plot No.97, Sector-21, Ulwe, (12.5% Scheme) Navi Mumbai.           |
| 3.  | Land use  | :- Residential  |
| 4.  | Plot area   | :- 2099.20 Sq. mtrs   |
| 5.  | Permissible FSI   | :- 1.5  |
| 6.  | Rates as per Stamp Duty Ready Reckoner, for Sec-11, Ulwe                        | :- Rs.12800/-   |
| 7.  | <b>AREA FOR ASSESSEMENT</b>   | :-  |
| A)  | <b>FOR COMMERCIAL</b>   | :-  |
| i)  | Plot area   | :- 271.871 Sq.mtrs..  |
| ii) | Built up area   | :- 407.807 Sq.mtrs.   |
| B)  | <b>FOR RESIDENTIAL</b>  | :-  |
| i)  | Plot area   | :- 1827.329 Sq.mtrs.  |
| ii) | Built up area   | :- 2735.772 Sq.mtrs   |
| 8.  | <b>DEVELOPMENT CHARGES</b>  | :-  |
| A)  | <b>FOR COMMERCIAL</b>   | :-  |
| i)  | On plot area @ 1% of (6) above  | :- 271.871 Sq.mtrs.X 12800 X 1%=Rs. 34799.49                          |
| ii) | On built up area @ 4% of (6) above  | :- 407.807 Sq.mtrs.X 12800 X 4%= <u>Rs.208797.18</u>                  |
|     |   | Total Rs.243596.67  |
| B)  | <b>FOR RESIDENTIAL</b>  | :-  |
| i)  | On plot area @ 0.5% of (6) above  | :- 1827.329 Sq.mtrs.X 12800 X 0.5%=Rs.116949.06                       |
| ii) | On built up area @ 2% of (6) above  | :- 2735.772 Sq.mtrs X 12800 X 2%= <u>Rs.700357.63</u>                 |
|     |   | TOTAL =Rs.817306.69   |
| 9)  | Total Assessed development charges  | :- 8(A) + .8(B)=Rs.1060903.36, Say Rs.1060904/-                       |
| 10. | Date of Assessment  | :- 30/08/2012   |
| 11. | Due date of completion  | :- 20/09/2010 to 19/09/2014   |
| 12. | Development charges paid of Rs.10,63,000/- vide Receipt No.8859, dtd.30/08/2012 |   |

Unique Code No. **2012 03 021 02 1880 01** is for this Development Permission on Plot No.97, Sector-21, Ulwe, (12.5% Scheme) Navi Mumbai.

Yours faithfully,

( R. B. Patil )

Add. Town Planning Officer (RD)

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

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

**HEAD OFFICE:**

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

Ref. No. CIDCO/BP-10976/ATPO(NM &amp; K)/2012/

**936=--**

 Date: **12 OCT 2012**

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	8	8	0	0	1

To,  
 M/s. K. K. Developers,  
 Partner Mr. K. K. Mhatre & Others Three,  
 Office No.709, Vindya Commercial Complex,  
 Plot No.01, Sector-11, CBD-Belapur, Navi Mumbai.

Sub:- Development Permission for Residential Building on Plot No.97, Sector-21, Ulwe, (12.5% Scheme) Navi Mumbai.

- REF:-
- 1) Your architect's application dated 12/12/2011, 28/08/2012 & 26/09/2012
  - 2) Final Transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/NA/12.5%/Ulwe/32/2009/6340, dtd.23/09/2010
  - 3) Fire NOC issued by Fire Officer vide letter No. CIDCO/Fire/Klm/3194/2012, dtd.22/08/2012
  - 4) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/32/2012, dtd.25/07/2012
  - 5) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/67, dtd.11/07/2012
  - 6) 50% IDC paid of Rs.10,50,000/- vide Receipt No.8859 dtd.30/08/2012

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.97, Sector-21, Ulwe, (12.5% Scheme) Navi Mumbai.

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

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Ulwe, CIDCO prior to the commencement of the construction Work.

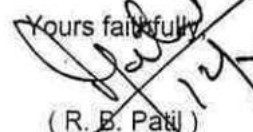
The Developers / Builders shall take all precautionary major for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.10,50,000/- vide Receipt No.8859 dtd.30/08/2012, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,  


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



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD**  
**COMMECEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (MaharashtraXXIVII) of 1966 to M/s. K. K. Developers, Partners Shri. Kishor Kashinath Mhatre & Others Three, for Plot No. - 97, Sector - 21, Node - ULWE (12.5% Scheme), of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G + 7 Floors) Structure. Residential BUA = 2737.740 Sq.m, Commercial BUA= 407.807 Sq.m, Total BUA = 3145.547 Sq.m.

(Nos. of Residential Units - 72, Nos. of Commercial units - 11)

**This commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth completion certificate is issued**

1. **This Certificate is liable to be revoked by the Corporation if:-**
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The applicant shall:-**
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of **Rs. 11000/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by

Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

**The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.**


12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

**C.C. TO: ARCHITECT**

M/s Destination Architect

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE



**SCHEDULE**  
**RAIN WATER HARVESTING**

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water down from terrace and the paved surface.

- (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one meter width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
- (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
  - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - c) Coarse sand as upper middle payer upto 20% of the depth;
  - d) A thin layer of fine sand as top layer;
  - e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

- f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.  
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cms.
- g) Perforated concrete slabs shall be provided on the pits/trenches.

(v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.


2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 Sq. mt.

3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building

4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



KISHOR MHATRE : 9820434116

GAJANAN MHATRE : 9321649394

# SHIVANJALI PROPERTY CONSULTANT

SELLER NAME : WIDYADHAR D. PATIL (Afacemay)

PURCHASER NAME : MYS. K.K. DEVELOPERS

PLOT NO. 37, SECTOR - 21, ADMEASURING  
AREA 247.71 SQ. MTRS., NODE 11LWE,  
FILE NO. 30.

ALL TYPES OF WORK, STAMP DUTY, REGISTRATION,  
CIDCO, TRANSFER, SOCIETY REGISTRATION,  
ADJUDICATION, ETC.,

Office at : Shop No. 4, Plot No. 68A, Sector - 50, Nerul,  
Navi Mumbai - 400706.



Monday, September 20, 2010

6:49:55 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9546

दिनांक 20/09/2010

गावाचे नाव उलवा

दस्ताऐवजाचा अनुक्रमांक पवल3 - 09276 - 2010

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: मोरेश्वर द्वारकानाथ पाटील

नोंदणी फी

1890.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)

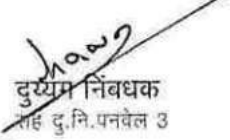
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दुय्यम निबंधक  
सह दु.नि.पनवेल 3

बाजार मूल्य: 0 रु.

मौबदला: 189000 रु.

भरलेले मुद्रांक शुल्क: 11450 रु.



दस्तक्रमांक व वर्ष: 9276/2010

नोंदणी 63 म

Monday, September 20, 2010  
6:52:35 PM

## सूची क्र. दोन INDEX NO. II

Regn 63 m.e.

गावाचे नाव : उलवा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 189,000.00  
वा.भा. रु. 0.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (1) वर्णन: प्लॉट नं 97, सेक्टर 21, उलवा ता पनवेल जि रायगड \*\* 2099.20 चौ मी  
(असल्यास)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात (1)  
असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या (1) सिडको --; घर/प्लॉट नं: सि बी डी ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा पेट/वसाहत: --; शहर/गाव: --; तालुका: -; पिन: -; पॅन नंबर: -;  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या (1) मोरेश्वर व्दारकानाथ पाटील --; घर/प्लॉट नं: उलवा ; गल्ली/रस्ता: -; ईमारतीचे नाव: -;  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -;  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 20/09/2010
- (8) नोंदणीचा 20/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9276 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 9450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 1890.00
- (12) शेरा

*haavon*  
दुय्यम निबंधक, पनवेल-  
(वर्ग-२)



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA-NON JUDICIAL

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महाराष्ट्र MAHARASHTRA

6 SEP 2010

संतोष स्टॅम्प वेन्डर

DH 087993



मुद्रांक प्रमुख लिपिक  
कोषागार कार्यालय, ठाणे.

शॉप नं. ४१, प्रभात सेंटर, सेक्टर-११, सी.सी.डी., नवी मुंबई.  
अ.नं. १७२८२ दिनांक 12.0 SEP 2010  
नांव श्रीवेश्वर द्वारकाभाय पाटील  
रा. ठाणे महाराष्ट्र  
यांना रु. १४०/- या मालिकात मुद्रांक विकली.  
लायसन्स नं. ८/२००३

श्री. एस. डी. वाळूणूसकर  
मुद्रांक विक्रेता



AGREEMENT TO LEASE

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION  
CIDCO BHAYANDER  
NAVI MUMBAI  
AND



Shri mureshwar Dwarkamata Patil

प व ल - ३
९२७६
१ १९९

*Signature*

*Signature*

# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

**AGREEMENT TO LEASE**  
(Residential Purpose)  
Plot allotted under 12.5% scheme

File No.	32
Node	U1WC
Sector	21
Plot No.	97
Area	2099.20 M <sup>2</sup>

AN AGREEMENT made at CBD, Belapur, Navi Mumbai, the 20th day of Sep. Two thousand ten

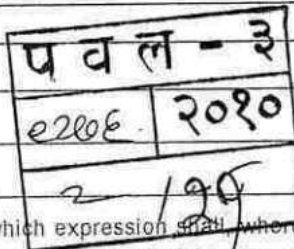
BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies, Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part AND (1) Name of Person/s Shri Moheshwar Dwankanath Patil

(Address and Occupation) At: U1WC, Post: U1WC Tal: Panvel, Dist: Raigad  
hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include his heirs, executors, administrators and representatives.

(2) Name of the Person \_\_\_\_\_



of (Address and Occupation) \_\_\_\_\_



(hereinafter collectively referred to as "the Licensee" which expression shall where the context so admits, be deemed to include their respective successors, executors, administrators of the Other Part

The Mahanagar Co-op Bank Ltd.,  
 Nerul Branch, Plot No. 5 Sector-1  
 Opp. D. Y. Patil College, Nerul,  
 Navi-Mumbai-400 700  
 D/S/STP/V/C.R. 1968/425/1935-38

११११ ७९०४६  
 १५३३०५  
 R.00113504-PB5487  
 ११:३९  
 SEP 20 2019  
 SPECIAL TELETYPE  
 ADHESIVE  
 INDIA STAMP DUTY MAHARASHTRA  
 Authorised Signatory

Chief Land & Survey Officer  
CIDCO Ltd.



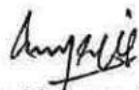
## WHEREAS

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act").
- (b) The State Government in pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has by his application dt. 31.12.92 requested the Corporation to grant lease of a piece or parcel of land so acquired and vested in the Corporation by the Government and described hereinafter.
- (d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line and computed by measurement 2099.20 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for residential users and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.
- (e) The Licensee has before the execution of this Agreement paid on the 20.9.10 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs. 189,000/- (Rupees One Lakh Eighty nine thousand only) being the full premium agreed to be paid by the Licensee to the Corporation.
- (f) The intending Lessee / Lessee unconditionally agree to pay the additional lease premium of the land, which will be increased in the event reference court / Special Land Acquisition Officer makes any enhancement in compensation in pursuance to the claims submitted under section 18 or 28(a) of the Land Acquisition Act, since the lease premium at the time of agreement / lease has been worked out on the basis of compensation awarded by the concerned special Land Acquisition Officer under section 11 of the Land Acquisition Act, 1894.

The said additional payment will be made immediately within 15 days from the date of receipt of demand notice of the Corporation, failure to pay this additional lease premium the Corporation is



पवल - ३	
२२०६	२०१०
३	१२९

  
Chief Land & Survey Officer  
CIDCO Ltd.



entitled to terminate the agreement to lease / lease and resume the land alongwith standing structure, if any.

**THIS AGREEMENT WITNESS AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :**

**GRANT OF LICENSE:**

1. During the period of Four years from the date hereof, the Licensee shall have License and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at a commercial and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed.

**NOT A DEMISE:**

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered by the Licensee. The Licensee shall have a licence to enter upon the said land for the purpose of performing this Agreement.
3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say.
  - (a) The allotted plot is for residential user. However, commercial use upto 15% of the permissible FSI shall be allowed.

**SUBMISSION OF PLANS FOR APPROVAL:**

- (aa) That he/they will within six months from the date hereof, submit to the Town Planning Officer of the Corporation / NMMC for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the Town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning



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*Anyaaji*  
Chief Land & Survey Officer  
CIDCO Ltd.



Officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible Floor Space Index under the provisions of General Development Control Regulations for Navi Mumbai, 1975. The maximum permissible floor space index as defined by the General Development Control Regulations for Navi Mumbai 1975 and also the 12.5% Scheme shall be applicable.

#### FENCING DURING CONSTRUCTION :

- (b) That the said land shall be fenced properly by the Licensee at his/their/its expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon or adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. If such encroachment shall be deemed to be a breach of this Agreement. The Licensee shall be liable to the Corporation in respect of such encroachment. The Licensee shall be at liberty to remove or cause to be removed any such encroachment at the cost of the Licensee and dispose of any tool, instrument, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.
- bb) The Licensee is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer of the Corporation of his approval the plans, elevation, action, specification and details of the building hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defence for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided an physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the corporation for construction of the intended building. The Licensee hereby agrees to make his/her/their own arrangement for water to be used for erection of the intended building on the said land.

#### NO WORK TO BEGIN UNTIL PLANS ARE APPROVED -

- (c) That no work shall be commenced or carried on, which infringes the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force as regards to construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.



*Amptel*  
Chief Land & Survey Officer  
CIDCO Ltd.



**THE LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:**

- (d) That he/she/they/it shall within a period of 12 months from the date hereof, commence and within a period of Four years from the date hereof at his/their/its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations for Navi Mumbai 1975 and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and complete the building as per lines marked on the plans and completely finish fit for occupation the building to be used as residential building with all requisite drains and other proper convenience thereto. Provided that the building or buildings to be erected as agreed by the Licensee to be so constructed shall not be less than 50% of the Floor Space Index under the provisions of the General Development Control Regulations for Navi Mumbai and also the other laws in force.

**RATE AND TAXES:**

- (e) That he/she/they/it will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

**PAYMENT OF SERVICE CHARGES:**

- (f) That he/she/they/it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at the rate as may be determined and notified from time to time by the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as road, water, drainage, conservancy for the said and regardless of the extent of benefit derived by him/them/it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days therefrom.

**PAYMENT OF LAND REVENUE:**

- (g) That he/she/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

**INDEMNITY:**

- (h) That he/she/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever, which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.



*Anjali*

Chief Land & Survey Officer  
NAVIL.

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**SANITATION :**

- (i) That he/she/they/it shall observe and conform to the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine, accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of, the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

**EXCAVATION :**

- (j) That he/she/they/it will not make any excavation upon any part of the said land and or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorised by this Agreement.

**NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC. :**

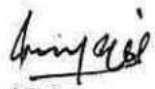
- (k) That he/she/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neo-sign or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

**NUISANCE :**

- (l) That he/she/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

**INSURANCE:**

- (m) That he/she/they/it shall as soon as any building to be erected on the said land is completed and roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and shall forthwith

  
Chief Land & Survey Officer  
CIDCO Ltd.

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**RECOVERY OF ANY SUM DUE TO THE CORPORATION :**

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

**RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE:**

- (o) The Licensee shall not appoint any person as his/their/its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her/their spouse, father, mother, brother or a major child and if the Licensee shall be a Company, Society or such body corporate, its officer or Servant.

**RESTRICTION AGAINST TRANSFER OF ASSIGNMENT :**

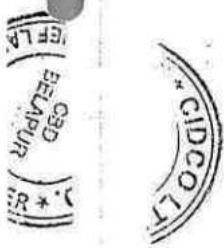
- (p) The land shall not be assigned mortgaged, underlet sublet or otherwise transferred wholly or partly or his/their/its interest therein or part wholly or partly or permit any person to use wholly or partly the land hereunder mentioned without express written permission of the Corporation. The Corporation will grant permission to transfer the land on such terms & conditions which will be determined from time to time by the Corporation.

**ADDITIONAL CONDITION OF SOLID WASTE MANAGEMENT :**

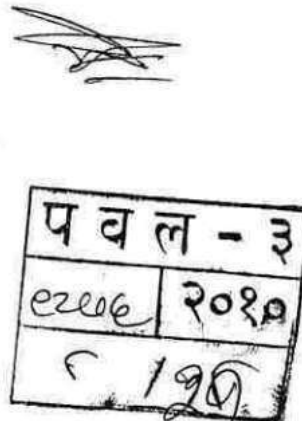
- The Licensee/Lessee shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, galls, rags, etc.
- The Licensee/Lessee shall identify locations for composting and disposal to waste within their complex.
- The Licensee/Lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- Licensee/Lessee shall make separate arrangement for disposal of toxic or hazardous household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines, and other toxic or hazardous household waste.
- The Licensee shall ensure proper segregation and storage of household waste in two separate bins/containers for storage of food water/bio-degradable waste and recyclable waste.

**DECLARATIONS :**

The Licensee declares that he/she or his blood relations has not encroached upon the Corporation's land or otherwise not made any unauthorised construction on the Corporation's land and further covenant with the Corporation that in future he/she will not made encroachment or otherwise made any unauthorised construction upon the Corporation's land. If he/she or his/her relative is found with encroachment or made any encroachment after the allotment of plot, then he/she shall be liable for further criminal/civil action against such encroachment and also liable to give up the land which is free from encumbrances to Corporation with own risk.



*Amjad Ali*  
Chief Land & Survey Officer  
CIDCO Ltd.



**PAYMENT OF INFRASTRUCTURE OF DEVELOPMENT CHARGES :**

That he/she/they It shall pay to the Executive Engineer (Building Permission) and Additional Town Planning Officer the infrastructure development charges at the rate as may be determined from time at the time of submitting the plans buildings to the Additional Town Planning Officer.

**RAIN WATER HARVESTING :**

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water filling on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water Drawn from terrace and any paved surface

- (i) Open well of a minimum of 1.00 mt. dia and 6mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface / underground storage tank of required capacity may be constructed in to setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.



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Chief Land & Survey Officer  
CIDCO Ltd.

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- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth
- c) Coarse Sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.
- g) Perforated concrete slabs shall be provided on the pits/trenches
- h) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well / borewell / storage tank/recharge pit through HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq. mt.

Rain water harvesting structures shall be sited as not to endanger the stability of building. The structures shall be designed such that no dampness is caused in any part the walls or foundation of the building or those of an adjacent / building.

The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purposes.

provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



*Amrutesh*

Chief Land & Survey Officer  
CIDCO Ltd.

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THE LICENSEE HEREBY AGREES TO OBSERVE & PERFORM THE STIPULATIONS FOLLOWING THAT IS TO SAY-

- (q) a) The allotted plot for residential user, however commercial use up to 15% of the permissible F.S.I. shall be allowed.

**POWER TO TERMINATE AGREEMENT :**

4. Should the Town Planning Officer not approve the plans elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon the licence shall come to an end.

**POWER OF CORPORATION:**

5. Until the building and works have been completed and certified as complete in accordance with Clause (7) thereof, the Corporation shall have the following rights:

(a) **RIGHT :**

The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose.



**TO RESUME LAND :**

(b) **POWER :**

- (i) in case the Licensee (1) shall fail to submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.



*Anjan*

Chief Land & Survey Officer  
CIDCO Ltd.

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- (ii) to continue to said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.
- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of Managing Director until the grant of the completion.

**EXPLANATION - 1.**

Any delay or omission to exercise the right or power according to the Corporation under the foregoing sub-clause (i) of clause (b) hereof any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation such right and power under the said sub-clause (i) clause (b).

**EXPLANATION - 2.**

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up to defence based on such inconsistency to impung the exercise of any right or power by the Corporation.

**EXTENSION TO TIME :**

6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and works for the said period mentioned in clause 3 (d) above, if he/she/they satisfied that the Building and Works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the New Bombay Disposal of Lands Regulations, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.



*Amey*  
Chief Land & Survey Officer  
CIDCO Ltd.

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**GRANT OF LEASE :**

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupee One only.

**COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 :**

- 7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXV of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations 1975 for the time being in force.

**FORM OF LEASE :**

8. The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

**NOTICE :**

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to left, or posted, addressed to the Licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

**SURRENDER :**

10. The Licensee may terminate this Agreement and surrender the Licence and authority granted hereunder on such terms and conditions as may be determined by the Corporation from time to time by general or special order.



*[Signature]*  
Chief Land Survey Officer  
CIDCO Ltd.

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## SCHEDULE

All that Piece or parcel of land known as Plot No. 97 Sector 21 in village / site VIMC of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 2099.20 Sq. Mtrs. or thereabout and bounded as follows that is to say

On or towards the North by — 30-mtr wide Road

On or towards the South by — PLOT NO. 96

On or towards the East by — 35-mtr. wide Road

On or towards the West by — 11.0 mtr. wide Road



and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal on the day and year first above written :

SIGNED AND DELIVERED for and on behalf of the )

City & Industrialment Corporation of )

Maharashtra Ltd., )

by the hand of Shri/Smt. K B Phond )

Asstt. Lands & Survey Officer )

*Amal*

Lands & Survey Officer  
CIDCO Ltd.

in presence of )

1) Shri/Smt. S.R. Rathod )

*Amal*  
29/11/10

2) Shri/Smt. H.H. Patil )

*Amal*

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*Amal*

SIGNED AND DELIVERED by the with-innamed.

Licencee in the presence of \_\_\_\_\_

1) Shri/Smt. Deepak H Pahi

At a post: Vahar. 9769089014 ~~DPH~~

2) Shri/Smt. Haguram Pahi

At a post: vahar 9324296372 HIP/ten

I have read over and explained \_\_\_\_\_ )

the contents of this Agreement to \_\_\_\_\_ )

Shri/Smt. Mureshwar Dwarakamath Pahi ~~DPH~~

\_\_\_\_\_  
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*[Handwritten Signature]*

Chief Land & Survey Officer  
CIDCO Ltd.



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## जोडपत्र

नस्ती क्र. :- 32

नोड :- उलवे

- 1) करारपत्रासोबत जोडण्यात येणारा साडेबारा टक्के योजनेअंतर्गत निवाडा / युनिट केस क्रमांक / सर्व्हे क्रमांक निहाय वाटपित भूखंडाचा सविस्तर अहवाल दर्शविणारा तक्ता.

निवाडा क्र / सर्व्हे नं.	संपादित क्षेत्र हे.आर.	एकूण पात्रता चौ.मी.	पूर्वी वाटप केलेल्या क्षेत्राचा तपशील [ अतिक्रमण नियमनासहीत ]				वाटप अतिक्रमांचा तपशील		पात्रते नुसार वाटपाचे शिल्लक क्षेत्र	स्थळ सेक्टर क्रमांक	भूखंडाचा तपशील	
			नोड	से.क्र.	बांधकाम क्र. भूखंड क.	क्षेत्र चौ.मी.	भूखंड क्र.	क्षेत्र चौ.मी.			भूखंड क्र.	क्षेत्र चौ.मी.
दापोली 194अ 116/2 66/16+ 17+18 उलवे 194अ 3/1 66/7 69/4 116/3 101/2 66/9	0-22-8 0-57-0  0-51-4 0-10-0 0-47-6 0-05-6 0-16-2 0-28-0	2100 चौ.मी.	-	-	-	-	-	-	उलवे 21	97	2099.20	



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- 2) साडेबारा टक्के योजनेअंतर्गत वाटपित भूखंडाचा करारनामा करण्यासाठी ज्या भूधारकाची नावे करारनाम्यात आहेत अशा भूधारकांची अलीकडील काळातील पासपोर्ट आकाराचे छायाचित्राचा विहित नमुना.

अ.क्र.	भूधारकाचे नांव	छायाचित्र	स्वाक्षरी / अंगठा
1.	श्री. मोरेश्वर द्वारकानाथ पाटील		

कार्यालयीन सहाय्यक

सहा. भूमी व भुमापन अधिकारी  
 Asstt. Land & Survey Officer  
 CIDCO Ltd.

Chief Land & Survey Officer  
 CIDCO Ltd.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.



सिडको भवन, भूमि विभाग,  
पहिला मजला, सी.बी.टी.  
बेलापूर, नवी मुंबई - ४०० ६१४.  
दिनांक : २०/९/२०१०

ता. २०/९/२०१०

मा.मुख्य भूमि व भूखंड आरि सिडको यांचेकडील देयक पत्र क्र.सिडको/भूमि/१२-५/प/उळवे/३२ दिनांक २०/९/२०१० प्रमाणे मोरे उळवे ता.पनवेल जि.सांगली नवी मुंबई येथील साडेबारा टक्के योजनेनुसार श्री. मोरेश्वर झारकाजाध पारिल यांना देण्यात आलेल्या खालील वर्णनाच्या भूखंडाचा ताबा या भूखंडाच्या अनुषंगाने केलेल्या करारनाम्यातील सर्व अटी व शर्तीस अधिन राहून तसा साडेबारा टक्के योजनेच्या सर्व अटी आणि वेळोवेळी करण्यात येणा-या नियमांचे पालन घ्याव्याचे तीवर खाली नमूद केलेल्या भूखंडाचे ठिकाण चतुःसिमा व क्षेत्रफळ जागेवर आ. दि. २०/९/२०१० रोजी भूमापक मंणी दाखवले व ते प्रत्यक्ष पाहिले व भूखंडाचा ताबा घेतला. ताब्याबाबत कोणत्याही प्रकारची तक्रार नाही.

भूखंडाचा तपशील

जिल्हा	तालुका	गाव	सेक्टर क्र.	उपसेक्टर क्र.	भूखंड क्र.	भूखंडाचे क्षेत्रफळ चौ.मी.
सांगली	पनवेल	उळवे	२१	-	९०	२०००.२०

प. व. ल. - ३  
२०१०  
१०/१२

ही ताबेपावती दिनांक

रोजी लिहून घ्या.



*(Handwritten signature)*

शहर आणि आयातन विभाग, महाराष्ट्र  
(Chief Land & Survey Officer (मं.चे.करिता.)  
CIDCO Ltd.



सिडको

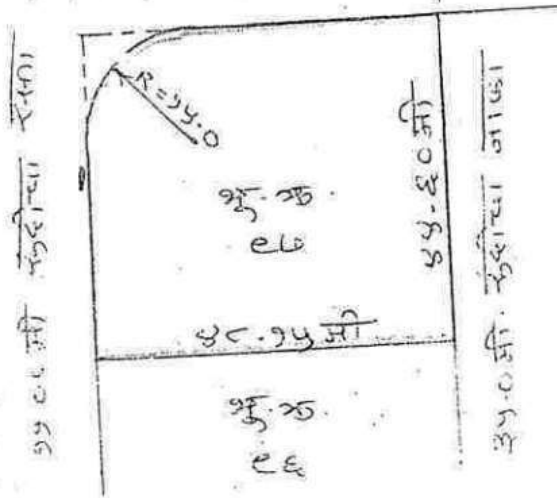
शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

सिडको भवन, ७ वा मजला, भूमि विभाग

तवी मुंबई १२.५% योजना अंतर्गत सौजे उडके ता. पनवेल जि. रा. प्र. गड  
 विभाग क्र. २१ भूखंड क्र. ६० चा सिमांकन नकाशा.  
 संदर्भ : सहा.भूमि व भूमापन अधिकारी (१) (२) (३) क्र.सिडको/भूमि/उडके/१२.५%/योजना/३२  
 दिनांक : २०/११/२०१०

भूखंडाची हद्द =  
 भूखंड क्र. क्षेत्र चौ.मी.  
 ६० — २०६६.२६ चौ.मी.

३०.०० मी रुंदीच्या रस्त्या



प व ल - ३	
६२७६	२०१०
१८	१२९

समत सिमांकन नकाशा +  
 मा. वरिष्ठ नियोजनकार (वि. आ)  
 पत्र क्र. सिडको/नियोजन (१२.५% यो. १०/८५३  
 १५/०७/२०१०

क्षेत्राधिकारी (भूमापन)  
 सिडको मर्या

*[Handwritten Signature]*  
 म. भूमापन

Chief Land & Survey Officer  
 CIDCO Ltd.

प्रमाण : १ : १०००  
 नकाशा न्यायनकार्यालय  
 मोजणी दिनांक :

११/१०/११



FORM 8  
[ See Rule-16(1) ]

Driving Licence

MH/06/ 11303  
Driving Licence No. ....  
Date of issue: 10/10/2000  
Name of the Licence Holder  
Mr - Deepak Patil  
Son / wife / daughter of  
Mureshwar Patil



आयकर विभाग  
INCOME TAX DEPARTMENT  
BHAU PARSHURAM BHAGAT  
PARSHURAM RAJARAM BHAGAT  
01/06/1978  
Permanent Account Number  
ANWPB2602C  
Signature: [Signature]  
भारत सरकार  
GOVT. OF INDIA  
[Stamp]  
[Portrait]  
22112003

प व ल - ३	
e210e	२०१०
१२/२५	





दस्त गोषवारा भाग - 2

पवल3

दस्त क्रमांक (9276/2010)

दस्त क्र. [पवल3-9276-2010] चा गोषवारा  
वाजार मुल्य :0 मोबदला 189000 भरलेले मुद्रांक शुल्क : 11450

पावती क्र.:9546 दिनांक:20/09/2010  
पावतीचे वर्णन  
नांव: मोरेश्वर व्दारकानाथ पाटील

दस्त हजर केल्याचा दिनांक :20/09/2010 06:46 PM  
निष्पादनाचा दिनांक : 20/09/2010  
दस्त हजर करणा-याची सही :

1890 :नोंदणी फी  
420 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

2310: एकूण

दस्ताचा प्रकार :36) भाडेपट्टा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 20/09/2010 06:46 PM  
शिवका क्र. 2 ची वेळ : (फ्री) 20/09/2010 06:49 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 20/09/2010 06:52 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 20/09/2010 06:52 PM

दु. निबंधकाची सही, सह दु.नि.पनवेल 3

दस्त नोंद केल्याचा दिनांक : 20/09/2010 06:52 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीश ओळखतात,  
व त्यांची ओळख पटवितात.

1) दिपक पाटील - - ,घर/फ्लॅट नं: पनवेल

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) भाऊ भगत - - ,घर/फ्लॅट नं: -/-

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -


दु. निबंधकाची सही  
सह दु.नि.पनवेल 3प्रमाणित करण्यास येते की सदर दस्तास एकूण  
पाने आहेत.

दुय्यम निबंधक, पनवेल-3 (वर्ग-२)

पुस्तक क्र. १

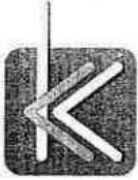
कर्मांक २२७८ वर नोंदला

२२७८

दुय्यम निबंधक, पनवेल-3 (वर्ग-२)

दिनांक २० महि ९ सन २०१०





# K.K. DEVELOPERS

Agarwal Trade Center, B-84, 8th Floor, Plot No. 62, Sector-11, CBD Belapur,  
Navi Mumbai - 410 614. Tel. :022 - 27581025 / 26 / 27 / 28 E-mail : kk.developersk@gmail.com

RECEIVED WITH THANKS FROM

Mr. / Mrs. Adesh Kadam.

Receipt No.: 06

Date : 

1	2	2012
---	---	------

THE SUM OF RUPEES Two lack only/-

BY	NUMBER	DRAWN ON
CHEQUE		BANK: BANK of MAHARASHTRA
DRAFT/P.O.		
CASH		BRANCH: Warasgon. DATED: 24/10/11

₹ 2,00,000/-

account of Earnest Money / Part / Full Payment towards the purchase value of

FLAT / SHOP NO.                      WING                      ON FLOOR

BUILDING NAME K.K. Moreshwar                      PLOT NO. 97 SECTOR NO. 21

FOR K. K. DEVELOPERS



Authorised Signatory

ALL PAYMENTS BY CHEQUE ARE ACKNOWLEDGED SUBJECT TO REALISATION.

\*On cancellation of booking 10% payment will be deducted.

*Acada*

*Ujjwal Kadam*



*Acadam*



# K.K. DEVELOPERS

Agarwal Trade Center, B-84, 8th Floor, Plot No. 62, Sector-11, CBD Belapur,  
Navi Mumbai - 410 614. Tel. :022- 27581025 / 26 / 27 / 28 E-mail : kk.developersk@gmail.com

RECEIVED WITH THANKS FROM			Receipt No.: <b>075</b>
Mr. / Ms. <u>ADESH KADAM</u>			
THE SUM OF RUPEES <u>ONE LAC FIFTEEN THOUSAND SIX HUNDRED SIXTY ONLY</u>			Date: <u>21</u> / <u>1</u> / <u>2013</u>
BY	NUMBER	DRAWN ON	₹ 115,660/-
CHEQUE	<u>520626</u>	BANK: <u>BANK OF MAHARASHTRA</u>	
DRAFT/P.O.			
CASH		BRANCH: <u>VARASGOAN DATED: 5/9/2012</u>	
On account of Earnest Money / Part / Full Payment towards the purchase value of			
FLAT / SHOP NO. <u>705</u> WING - ON FLOOR <u>7<sup>th</sup></u>			
BUILDING NAME <u>K.K. Moheshwari</u> PLOT NO. <u>97</u> SECTOR NO. <u>21</u>			
ALL PAYMENTS BY CHEQUE ARE ACKNOWLEDGED SUBJECT TO REALISATION.			

FOR K. K. DEVELOPERS



Authorized Signatory

\*On cancellation of booking 10% payment will be deducted.

*Adadam*

*Verified with  
Dy. Insp.  
K. K. Moheshwari  
K-7500*



*Adadam*