

202410010445999
H/L A/c - 37775586634

Saving A/c. No. 30284827748
CIF No. ~~CIF 1~~ - 85163887800
LOS Reference No. ~~CIF 2~~ - 85163888441
Branch FILE NO.
Tie up on (If applicable)
PAL/Take Over/NEW/Resale/Topup

Applicant Name BABAJI TUKARAM PAWAR
Co-Applicant Name SAMINDRA BABAJI PAWAR
Contact (Resi)

Loan Amount 8,50,000
Interest Rate
Loan Type TOP UP LOAN
Hsg. Loan
Realty
Mobile No. 9149476349
Tenure 20 YEARS
EMI
SBI LIFE
Maxgain
Home Top up

Property Location KARANJADE
Property Cost
Name of Developer / Vendor

RBO - ZONE - Branch TAKKA PANVEL (Code No.) 70807

Contact Person Mobile No.

Name of RACPC Co-ordinator along with Mob. No.

	DATE		DATE
SEARCH - 1	Chandekar (6/10/2024)	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

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



HL TO BE PARKED AT TAKKA PANVEL BRANCH

(70807)



भारतीय स्टेट बैंक
State Bank Of India

(07160) - TAKALI DHOKESHWAR
MATRUCHAYA A/P TAKALI DHOKESHWAR TAL PARNER
DIST AHMEDNAGAR 414304
IFS Code: SBIN0007160

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY

D	D	M	M	Y	Y	Y	Y

PAY

SBI

को या उनके आदेश पर OR ORDER

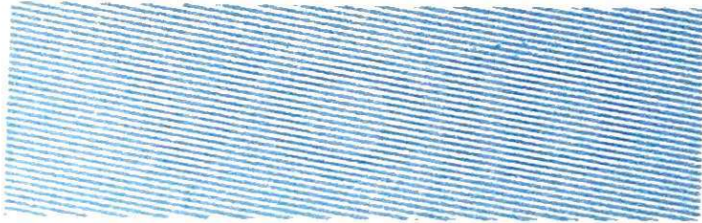
रुपये RUPEES

Two Thousand Nine Hundred and Fifty Only.

अदा करें

₹ 2950/-

खा. सं. A/c. No.	30284827748
---------------------	-------------



Prefix :
0438200002

VALID FOR Rs. 1,000,000.00 & UNDER

[Signature]

Pawar SB

BABAJI TUKARAM PAWAR SAMINDARA BABAJI PAWAR

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 3 1 3 1 6 5 ⑈ 4 1 4 0 0 2 6 7 4 ⑈ 0 0 1 4 0 1 ⑈ 3 1

Shailesh S. Chondekar

B.Com, LLM

Advocate High Court

Flat No.A-403, 4th floor, A wing, Shubh Shagun Complex, Bhoomi Homes, Plot No.29, 30, 31, Sector 34, Kamothe.

Mobile 9869229531

Report of Investigation of Title in respect of immovable Property

1.	a	Name of the Branch/ Business Unit/Office seeking opinion.	The Assistant General Manager, Panvel RACPC/RASMECC, State Bank of India, Belapur, Navi Mumbai.
	b	Reference No. and date	Nil
	c	Name of the Borrowers	Mr. Babaji Tukaram Pawar & Mrs. Samindra Babaji Pawar
2	a	Type of Loan	Housing Loan
	b	Type of Property	Residential
3	a	Persons offering the property as security.	Mr. Babaji Tukaram Pawar & Mrs. Samindra Babaji Pawar
	b	Constitution of the person offering the property for creation of charge.	Individuals
	c	State as to under what capacity is security offered	Borrowers
4	a	Value of Loan (Rs. In Crores)	Not known
5		Complete or full description of the immovable property offered as security including the following details	Flat No.501 on 5 th floor in building known as Aditi Avenue of Aditi Avenue Co-operative Housing Society Limited
	a	Survey No.	Plot No.39, Sector 5A
	b	Door/House No.	Flat No.501 on 5 th floor in building known as Aditi Avenue of Aditi Avenue Co-operative Housing Society Limited
	c	Extent/area including plinth/built up area in case of house property	20.494 Sq Mtrs Carpet + 1.538 Sq Mtrs Service Shaft + 5.994 Sq Mtrs Balcony + 1.199 Sq Mtrs CB
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Village Karanjade, Taluka Panvel, District Raigad

Sr	Date	Name/Nature of Document	Original/Ce rtified	In Advocate cas
----	------	-------------------------	------------------------	-----------------------



1	05/06/2018	Registered Agreement for Sale entered into between M/s. Hari Krishna Developers "The Promoters" and Mr. Babaji Tukaram Pawar & Mrs. Samindra Babaji Pawar "The Allottees", along with Registration Receipt No.6894 dated 05/06/2018 for Rs.25000/- issue by the Sub Registrar, Panvel 5 towards the payment of the registration fees of the above said agreement bearing No.PVL5-6507-2018 & Index II	Photocopy	
2	25/05/2019	Possession Letter issued by M/s. Hari Krishna Developers in favour of Mr. Babaji Tukaram Pawar & Mrs. Samindra Babaji Pawar	Photocopy	No
3	25/10/2020	Share Certificate No.17 issued by Aditi Avenue Co-operative Housing Society Limited	Photocopy	No
4	16/05/2019	Occupancy Completion Certificate being CIDCO / BP-15539 / TPO (NM&K) / 2017 / 4584 issued by the CIDCO	Photocopy	No
5	28/12/2017	Assessment Order being CIDCO/BP-15539/TPO(NM&K)/2017/2218 issued by the CIDCO	Photocopy	No
6	28/12/2017	Development Permission being CIDCO / BP-15539 / TPO (NM&K) / 2017 / 2218 issued by the CIDCO	Photocopy	No



7	28/12/2017	Commencement Certificate being CIDCO / BP-15539 / TPO (NM&K) / 2017 / 2218 issued by the CIDCO	Photocopy	No
8	24/11/2016	Registered Agreement to Lease entered into between City and Industrial Development Corporation of Maharashtra Limited "The Corporation" and Prakash Namdev Mhaskar "The Licensees".	Photocopy	No
9	30/12/2016	Registered Tripartite Agreement entered into between City and Industrial Development Corporation of Maharashtra Limited "The Corporation" and Prakash Namdev Mhaskar "The Original Licensee" and M/s. Chaitanya Builders & Developers through its Proprietor Shri. Rajendra Madhukar Joshi "The New Licensees".	Photocopy	No
10	15/05/2017	Registered Tripartite Agreement entered into between City and Industrial Development Corporation of Maharashtra Limited "The Corporation" and M/s. Chaitanya Builders & Developers through its Proprietor Shri. Rajendra Madhukar Joshi "The Original Licensee" and M/s. Chaitanya Builders & Developers through its Proprietor Shri. Rajendra Madhukar Joshi & M/s. Hari Krishna Developers "The New Licensees".	Photocopy	No
11	31/05/2017	Letter whereby CIDCO recorded the name of M/s. Chaitanya Builders & Developers through its Proprietor Shri. Rajendra Madhukar Joshi & M/s. Hari Krishna Developers as licensee	Photocopy	No
12	23/02/2018	Registered Specific Power of Attorney executed by M/s. Chaitanya Builders & Developers through its Proprietor Shri.	Photocopy	No

गावाचे नाव : 1) करंजाडे

खाचा प्रकार	करारनामा
बदला	2500000
बाजारभाव(भाडेपट्ट्याच्या तपट्टाकार आकारणी देतो की दार ते नमुद करावे)	1727263
भू.मापन,पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेलइतर वर्णन :, इतर माहिती: - विभाग क्र 27.1 दर 52600/- प्रति चौ मी सदनिका नं. 501,पाचवा मजला,अदिती एवेनु,प्लॉट नं. 39,सेक्टर 5 ए,करंजाडे,ता. पनवेल,जि. रायगड क्षेत्र 20.494 चौ. मी. कारपेट + 1.538 चौ. मी. सर्विस शाफ्ट्स + 5.994,चौ मी बाल्कनी + 1.199 चौ मी सी बी((Plot Number : 39 ; SECTOR NUMBER : 5A ;))
(5) क्षेत्रफळ	1) 20.494 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. हरी कृष्णा डेव्हलपर्स च्या वतीने भागीदार जिगर प्रकाश ठक्कर यांच्या वतीने कु मु म्हणून धर्नजय भरत महारनवर -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: - ७०४, साई अर्चना, प्लॉट नं १८, सेक्टर नं २५, कामोठे, नवी मुंबई, महाराष्ट्र, साईगाडः(०). पिन कोड:-410206 पॅन नं:-AAKFH0809C 2): नाव:- मान्यता देणार मे. चैतन्य बिल्डर्स अँड डेव्हलपर्स च्या वतीने प्रो. प्रा. राजेंद्र मधुकर जोशी यांच्या वतीने कु मु म्हणून धर्नजय भरत महारनवर -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: - शॉप नं.-४, प्लॉट नं ८७/८८ ए, सेक्टर नं २१, कामोठे, नवी मुंबई, ता पनवेल, जि रायगड, महाराष्ट्र, साईगाडः(०). पिन कोड:-410206 पॅन नं:-AFNPJ2034F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- बाबाजी तुकाराम पवार -- वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: ढगेवाडी पळसपूर, अहमदनगर, महाराष्ट्र, महाराष्ट्र, AHMED NAGAR. पिन कोड:-414304 पॅन नं:-BPIPP3597K 2): नाव:- समिंद्रा बाबाजी पवार -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: ढगेवाडी पळसपूर, अहमदनगर, महाराष्ट्र, महाराष्ट्र, AHMED NAGAR. पिन कोड:-414304 पॅन नं:-CHKPP4217R
(9) दस्तऐवज करून दिल्याचा दिनांक	05/06/2018
(10)दस्त नोंदणी केल्याचा दिनांक	06/06/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6507/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other



गावाचे (Village Name) : **Karanjade**

विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
कर्जाची रक्कम (Loan amount)	Rs.2350000/-
भू-मापन, पोटहिस्सा व क्रमांक(असल्यास) (Property Description)	1) Corporation: पनवेल Other details: Building Name:ADITI AVENUE, Flat No:501, Road:, Block Sector:, Landmark: (Plot Number: 39 ; SECTOR NUMBER: 05A ;)
क्षेत्रफळ (Area)	1) Build Area :20.49 / Open Area :0 Square Meter
कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: SAMINDRA BABAJI PAWAR Age: 33, Address: Building Name:ADITI AVENUE, Floor No:05, Flat No:501, Block Sector:PLOT NO 39 SEC-05A, City:KARANJADE, State:MAHARASHTRA, District:RAIGARH(MH), Pin:410206 ,PAN: CHKPP4217R 2) Name: BABAJI TUKARAM PAWAR Age: 36, Address: Building Name:ADITI AVENUE, Floor No:05, Flat No:501, Block Sector:PLOT NO 39 SEC-05A, City:KARANJADE, State:MAHARASHTRA, District:RAIGARH(MH), Pin:410206 ,PAN: BPIPP3597K
कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: GHATKOPAR (W) (GHW) (1131)
गहाण / कर्जाचा दिनांक (Date of Mortgage)	22/06/2018
नोटीस फाईल केल्याचा दिनांक (Date of filing)	20/07/2018
फायलींग नंबर (Filing No.)	6096/2018
मुद्रांक शुल्क (Stamp Duty)	Rs.4700/-
फायलींग शुल्क (Filing Amount)	Rs.1300/-
Date of submission	19/07/2018
शेरा (Remark)	-



ADM

529/6507

Tuesday, June 05, 2018

6:08 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल5-6507-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - बाबाजी तुकाराम पवार --

पावती क्र.: 6894

दिनांक: 05/06/2018

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 2040.00

पृष्ठांची संख्या: 102

एकूण:

रु. 27040.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:14 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 5

बाजार मूल्य: रु.1727263/-

मोबदला रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002318108201819R दिनांक: 05/06/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2040/-

पक्षकाराची स्वाक्षरी

मुळदस्तावेज त्त मिळाला.

Y. D. Pawar
कलपीक

सहदुय्यम निबंधक, पनवेल-५ (वर्ग-२)

व्यय विबंधक : सह दु.नि.पत्रवेल 5
सल क्रमांक : 6507/2018
पंजी :
egn.63m

विभाग क्र 27.1 दर 52600/- प्रति चौ
प्लॉट नं. 39, सेक्टर 5 ए, करजाडे, ता.
+ 1.538 चौ. मी. सर्विस साफ्ट +
Plot Number : 39 ; SECTOR

भाषीदार विवर प्रकाश उद्धर बांध्या वतीने कु मु
प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :-
नं १८, सेक्टर नं २५, कामोडे, नवी मुंबई.
AAKFH0809C
प्रीने प्रो. डा. राजेंद्र मधुकर
प्लॉट नं. :- माळा

Valuation ID

201806055535

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

05 June 2018, 06:15:05 PM

मूल्यांकनाचे वर्ष : 2018
जिल्हा : रायगड
तालुक्याचे नांव : पनवेल
गांवाचे नांव : करंजाडे
प्रमुख मूल्य विभाग : 27
उप मूल्य विभाग : 27.1
क्षेत्राचे नांव : Influence Area

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
मूल्यदर
52600

सर्व्हे नंबर / न. भू. क्रमांक :

बांधीव क्षेत्राची माहिती

मोजमापनाचे एकक
चौ. मीटर

मिळकतीचे क्षेत्र : 31.274 चौ.
मीटर
बांधकामाचे
वर्गीकरण - 1-आर सी
उद्ववाहन सुविधा : आहे

मिळकतीचा
वापर - निवासी सदनिका
मिळकतीचे वय : 0 TO 2 वर्षे
मजला - 5th to 10th Floor

मिळकतीचा प्रकार : बांधीव
मूल्यदर/बांधकामाचा दर - Rs.52600/-

Sale Type -

First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
=(52600 * (100 / 100))
= Rs.52600/-

मजला निहाय घट/वाढ

= 1.05 of 52600 = Rs.55230/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 55230 * 31.274
= Rs.1727263.02/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य +
वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त
बाल्कनी
= A + B + C + D + E + F + G + H + I
= 1727263.02 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.1727263/-

Home

Print

पवल - ५

६५०७ २०१८

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH002318108201819R	BARCODE	Form ID :	Date:
Department	IGR			05-06-2018
Receipt Type	RE	Payee Details		
Office Name	IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR	Location	Dept. ID (If Any)	
			PAN No. (If Applicable)	PAN-BPIPP3597K
Year	Period: From : 05/06/2018 To : 31/03/2099		Full Name	BABAJI . TUKARAM PAWAR AND OTHER ONE
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 501 5TH FLR ADITI AVENUE	
		Road/Street, Area /Locality	PLOT NO 39 SECTO R 5A.	
0030046401-75	150000.00	Town/ City/ District	KARANJADE TAL PANVEL DIST RAIGAD Maharashtra	
0030063301-70	25000.00	PIN	4 1 0 2 0 6	
	0.00	Remarks (If Any) :		
	0.00	<div data-bbox="1181 1170 1572 1502" data-label="Text"> <p>पवल - 4 05/06/2018 3/202</p> </div>		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	175000.00	Amount in words	Rupees One Lakhs Seventy Five Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 168899624		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332018000550203		
Cheque- DD No.		Date	05-06-2018	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



Pawar SB

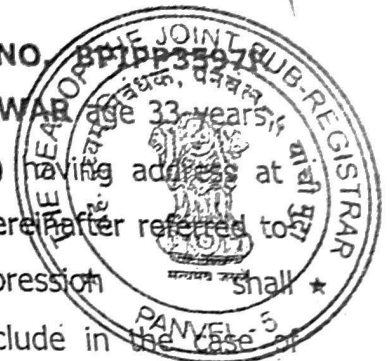
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 05th day of June, 2018 between M/S. HARI KRISHNA DEVELOPERS, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office at Shop No. 3, Labh Asphire, Plot No. 162, Sector 4, Karanjade, Navi Mumbai, Tal.-Panvel, Dist.-Raigad-410206 hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns), OF THE ONE PART.


पं. नं. - ६
२५०६२०९६
६/१०२

And

MR. BABAJI TUKARAM PAWAR age 37 years, having PAN NO. BTDP3597R (ADDHAR NO. 750213518170) & MRS. SAMINDRA BABAJI PAWAR age 33 years, having PAN NO. CHKPP4217R (AADHAR NO. 310728309837) having address at Dhagewadi, Palaspur, Palaspur, Ahmadnagar, Maharashtra 414304 hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.




PROMOTER


Pawar SB
PURCHASER


CONFIRMING
PART

AND

M/S. CHAITANYA BUILDERS & DEVELOPERS, a proprietary concern through its Proprietor SHRI RAJENDRA MADHUKAR JOSHI, having its address at Shop No.-4, Plot No.-87/88A, Sector No.-21, Kamothe, Navi Mumbai, Tal.-Panvel, Dist. Raigad-410 209, hereinafter jointly referred to as THE CONFIRMING PARTY (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives) OF THE THIRD PART.

WHEREAS CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956th (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

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

पंवल - ५
४५०५२०२५



And whereas SHRI PRAKASH NAMDEV MHASKAR, hereinafter referred to as "THE ORIGINAL LICENSEE" had been allotted a Plot of Land by the said Corporation bearing Plot number 39 under erstwhile 12.5% Gaothan Expansion Scheme of CIDCO LTD. in Sector No.-5A, Village-Karanjade, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring 449.98 Sq. Mts. or thereabouts and more particularly described in the "**First Schedule**" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;


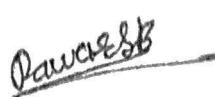
And whereas the Original Licensee paid to the corporation a sum of Rs.14,625/- (Rupees Fourteen Thousand Six Hundred Twenty Five Only) as and by way of full and final payment of Lease Premium and entered into an **Agreement to Lease dated 24/11/2016** and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensee granting the lease of the said Plot to the Licensee for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel-5 under its Receipt No.-10118, Doc. No.-PVL5-9120-2016 on 26/11/2016;


पवेल - 5	
६५०६	२०१६
२/१०२	

And whereas by virtue of a **Tripartite Agreement dated 30/12/2016** entered into between the Corporation of the One Part and the said Original Licensee of the Second Part and M/S. CHAITANYA BUILDERS & DEVELOPERS, through its Proprietor SHRI RAJENDRA MADHUKAR JOSHI, herein and therein referred to as "THE NEW LICENSEE" of the Third Part, the Corporation has agreed to grant to the New Licensee a lease of the aforesaid Plot on the terms and conditions specified therein and whereas the terms and conditions of the said Agreement was complied with by the New Licensee, the said Plot was leased and assigned in favour of the New Licensee i.e. M/S. CHAITANYA BUILDERS & DEVELOPERS through its Proprietor SHRI RAJENDRA MADHUKAR JOSHI and CIDCO vide its letter bearing reference number CIDCO/Vasahat/12.5% Scheme/Karanjade/81/2017/15323, dated 03/01/2017, has transferred the said Plot in favour of the New Licensee, instead and in place of the Original Licensee. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Panvel-5 under its Receipt No.-11102, Doc. No. PVL5-10011-2016 on 30/12/2016;




PROMOTER



PURCHASER


CONFIRMING
PART

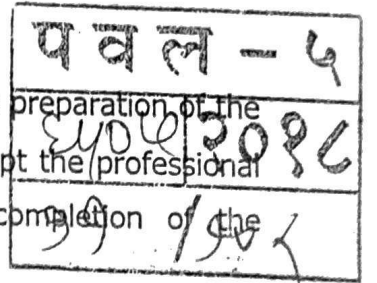
: 5 :

And whereas the Promoters have proposed to construct the building consisting of **Ground plus 7 (Seven) upper floors** to be known as "**ADITI AVENUE**" on OWNERSHIP BASIS to the prospective buyers.

And whereas the Allottee(s) is/are offered a Flat bearing number **501** on the **5th** floor, (hereinafter referred to as "the said Flat") of the Building project called "**ADITI AVENUE**" (hereinafter referred to as "the said Building") being constructed of the said project, by the Promoters.

And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.



And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Flats and Other Units in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats and Other Units therein and to receive the sale price in respect thereof.



And whereas on demand from the allottee(s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects SHRI ATUL PATEL and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.


PROMOTER



PURCHASER

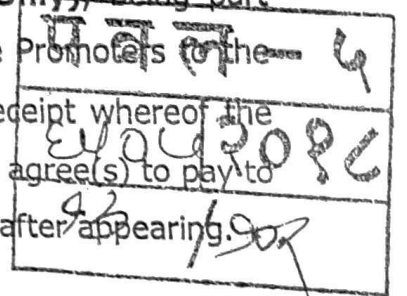

CONFIRMING
PART

: 7 :

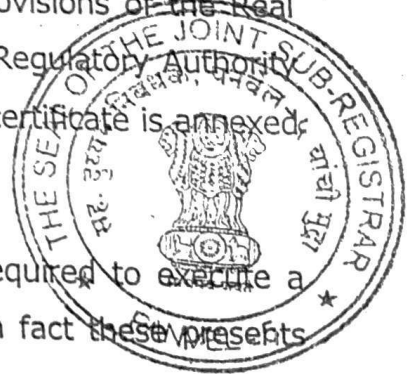
And whereas the carpet area of the said Flat is **20.494** Sq. Mts. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts is **1.538** Sq. Mts., exclusive balcony area of **5.994** Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s) or C.B. area is **1.199** Sq. Mtrappurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs. 51,000/- (Rupees Fifty One Thousand Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.



And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **03/02/2018 No.P52000015238**; the authenticated copy of the certificate is annexed herewith as "Annexure-E".



And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

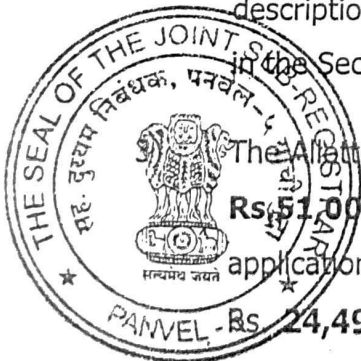
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

Now therefore this Agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

- 1) The Promoters shall construct the said building project to be known as "ADITI AVENUE" consisting of Ground plus 7 (Seven) upper floors on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.
- 2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat bearing No. 501 admeasuring 20.494 Sq. Mts. carpet area on the 5th (Fifth) Floor of the said building project known as "ADITI AVENUE" hereinafter referred to as

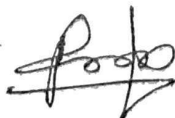

पवल - 6
9404/2016
98/902

"THE SAID FLAT" and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D" for a lump sum price of Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) being and inclusive the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.



The Allottee(s) have paid on or before execution of this agreement a sum of Rs. 51,000/- (Rupees Fifty One Thousand Only) as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of Rs. 24,49,000/- (Rupees Twenty Four Lacs Forty Nine Thousand Only) in the following manner:


PROMOTER



PURCHASER


CONFIRMING
PART

66) The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee(s), in Panvel after the Agreement is duly executed by the Allottee(s) and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel, Raigad.

67) The Allottee(s) and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

68) All notices to be served on the Allottee(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly

served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:

ALLOTTEE(S):

MR. BABAJI TUKARAM PAWAR & MRS. SAMINDRA BABAJI PAWAR

Dhagewadi, Palaspur, Palaspur, Ahmadnagar, Maharashtra 414304

Notified Email ID -

PROMOTERS:

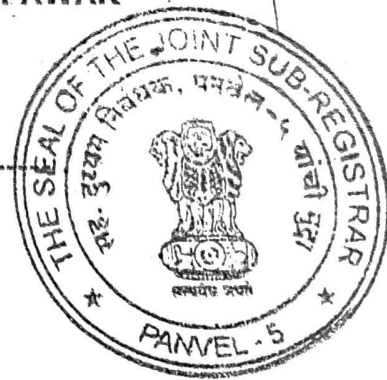
M/S. HARI KRISHNA DEVELOPERS

Shop No. 3, Labh Asphire, Plot No. 162, Sector 4, Karanjade, Navi Mumbai, Tal.-

Panvel, Dist.-Raigad-410206

Notified Email ID -

पवल - ५	
५५००	२०१८
३६	१९०२



[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]
CONFIRMING

FIRST SCHEDULE

Description of the Land

All that piece and parcel of land bearing Plot number 39 situated lying and being at Sector No.-5A, Village-Karanjade, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring 449.98 Sq. Mts. or thereabout bounded as follows; i.e. to say:

- On or towards the North by : Plot Nos.-54 & 55
On or towards the South by : 11 Mts. Wide Road
On or towards the East by : Plot No.-40
On or towards the West by : Plot No.-38

SECOND SCHEDULE

Description of the Flat

All that residential premises bearing Flat number 501, admeasuring 20.494 Sq. Mts. Carpet area on the 5th Floor of the building known as "ADITI AVENUE" being constructed on Plot No.-39, situated at Sector No.-5A, Village-Karanjade, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

THIRD SCHEDULE

**'ADITI AVENUE', Plot No.-39, Sector-5A, Village-Karanjade,
Navi Mumbai, Tal.-Panvel, Dist.-Raigad.**

- Designer tiles in all rooms.
- Putty finish Internal walls.
- Exclusively designed main door.
- Exclusive hardware fittings for all the doors.
- Concealed plumbing in bathrooms with quality C. P. fittings.
- Designer tiles in bathroom and toilet up to full height.
- Concealed copper wiring with modular switches.
- Granite Kitchen platform with stainless steel Sink.
- Aluminum sliding windows.
- Underground and overhead tank for 24 hours water supply.
- Cable TV point in living and master bedroom.
- AC point in all bedrooms.
- Lift of reputed make.
- Checkered tiles or any equivalent flooring on the building compound.
- Power back up system for common area.

प व ल -	
६५०५२०१	
३९	१९०२



[Handwritten Signature]

In witness whereof the parties hereto have executed this agreement on this _____ day of _____ month and year first above written.

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED PROMOTERS)
M/S. HARI KRISHNA DEVELOPERS)
P.A.N.: AAKFH0809C)
REPRESENTED BY ITS PARTNER)
MR. JIGAR PRAKASH THAKKAR)

IN THE PRESENCE OF

1))

2))

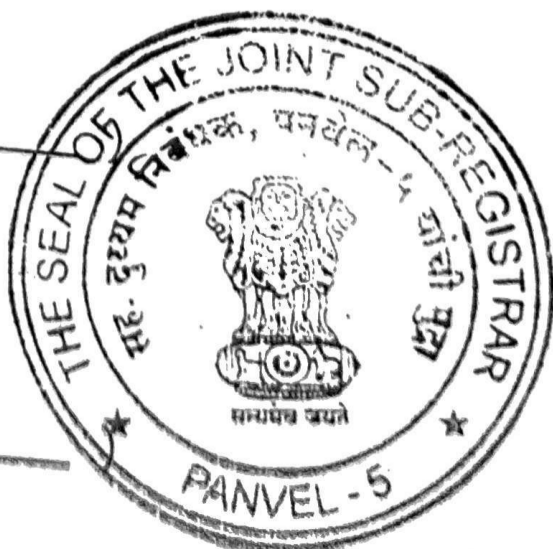
SIGNED, SEALED & DELIVERED BY)
THE WITHINNAMED ALLOTTEE(S))
MR. BABAJI TUKARAM PAWAR)
PAN NO. BPIPP3597K)
MRS. SAMINDRA BABAJI PAWAR)
PAN NO. CHKPP4217R)

पवल - 4	
4/10/2018	2018
80	1909

IN THE PRESENCE OF

1))

2))




: 35 :

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED CONFIRMING PART)
M/S. CHAITANYA BUILDERS &)
DEVELOPERS, through its proprietor)
SHRI RAJENDRA MADHUKAR JOSHI)
P.A.N.: AFNPJ2034F)
IN THE PRESENCE OF)



1) )

2) )

RECEIPT

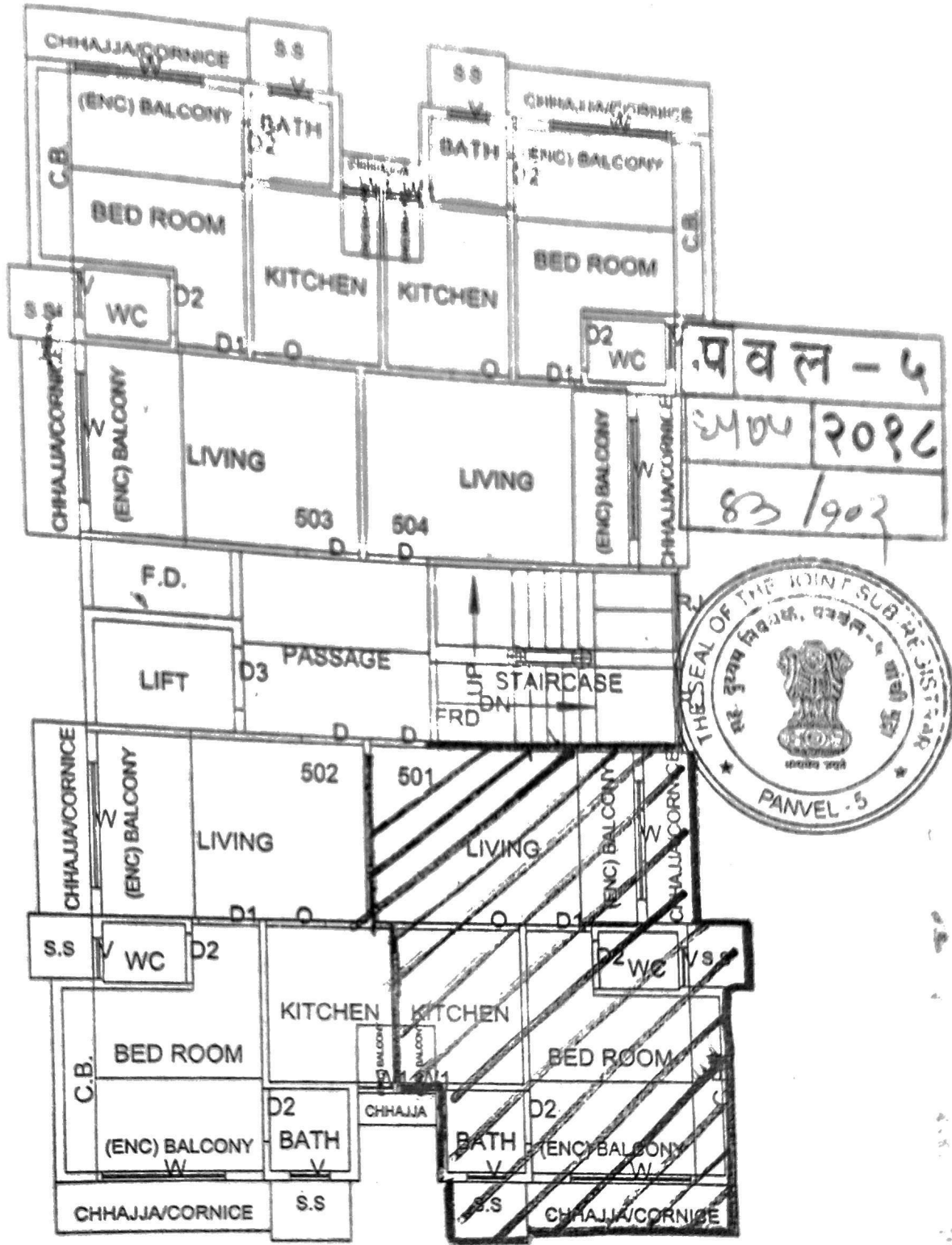
Received of and from the withinnamed Purchaser(s) **MR. BABAJI TUKARAM PAWAR & MRS. SAMINDRA BABAJI PAWAR** the day and the year first herein above written the sum of **Rs. 51,000/- (Rupees Fifty One Thousand Only)** being part/full payment of the consideration against the sale of Flat No.- **501** admeasuring **20.494** Sq. Mts. Carpet area on the **5th** Floor of the building project named "ADITI AVENUE" being constructed on Plot No.-39, Sector No.-5A, Village-Karanjade, Navi Mumbai. Tal.-Panvel, Dist.-Raigad paid by him/her/them to us as per the following details:

Date	Cheque No.	Drawn on/In favour of (Bank & Branch)	Amount Rs.
21/05/2018	978088	SBI Bank, Takali Dhokeshwar, Parner Branch	Rs.51,000 /-
Total (Rupees Fifty One Thousand Only).			Rs.51,000/-

We say Received



पवल - ५	
५५००	२०१८



पवल - ५
 ४७५ २०१८
 ८३/१०३



PROPOSED RESIDENTIAL BUILDING
 AT PLOT NO. 39, SECTOR.5A, KARANJADE, NAVI MUMBAI.

DEVELOPERS M/s. Hari Krishna Developers, through its Partners, Shri. Jigar Rajesh Thakkar.	FLAT NO.	501
	FLOOR	FIFTH
	CARPET AREA	
	TERRACE AREA	
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER

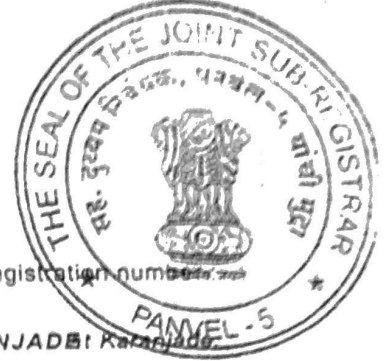


पवल - ५
५१०५ / २०१८
४५ / १०२

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number **P52000015238**

Project: **Aditi Avenue, Plot Bearing / CTS / Survey / Final Plot No.: 39, SECTOR 5 A KARANJADBE, Karanjade, Panvel, Raigarh, 410206;**

1. **Hari Krishna Developers** having its registered office / principal place of business at *Tehsil: Panvel, District: Raigarh, Pin: 410206.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter, in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **08/02/2018** and ending with **31/12/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 2/8/2018 2:58:47 PM

Dated: 08/02/2018
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

4404/2096
20/10/17



Reference No. : CIDCO/BP-15539/TPO(NM & K)/2017/2218

To,
M/S CHAITANYA BUILDERS & DEVELOPERS
THROUGH ITS PR...

ASSESSMENT ORDER NO. 2017/2055

Sub : Payment of New development charges for Residential Building on Plot No. 39, Sector 5-A at Karanjade(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-15539/TPO(NM & K)/2017 dated 19 June, 2017

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/S CHAITANYA BUILDERS & DEVELOPERS THROUGH ITS PROPRIETORS SHRI. RAJENDRA MADHUKAR JOSHI & M/S. HARI KRISHNA DEVELOPERS THROUGH ITS PARTNERS 1) MR. ARUN PANDURANG SHINDE 2) MR. SURESHKUMAR DEVILAL KALAL 3) SHRI. JIGAR PRAKASH THAKKAR.
- 2) Location : Plot No. 39, Sector 5-A at Karanjade(New) , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 449.98
- 5) Remmissible FSI : 1.5
- 6) Rates as per ASR : 12100

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Builtup Area * Rate	Resi:674.97 * 8	5400
Total Assessed Charges				5400

7) Date of Assessment : 28 December, 2017

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2017/0579	06/13/2017	5400	00669/TPO/Account/7609/2017	14/6/2017	Demand Draft
2	CIDCO/BP/2017/0939	09/21/2017	638198	01056/TPO/Account/7609/2017	21/9/2017	Demand Draft

Unique Code No. 2017 04 021 02 0590 01 is for this New Development Permission for Residential Building on Plot No. 39, Sector 5-A at Karanjade(New) 12.5 % Scheme Plot, Navi Mumbai.

Document certified by PATIL MITHILESH JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO

Reference No. : CIDCO/BP-15539/TPO(NM & K)/2017/2218

Date : 28/12/2017

To,
M/S CHAITANYA BUILDERS & DEVELOPERS
THROUGH ITS PR...

ASSESSMENT ORDER NO. 2017/2055

Unique Code No.	2	0	1	7	0	4	0	2	1	0	2	0	5	9	0	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 39, Sector 5-A at Karanjade(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref. : 1) Your Proposal No. .CIDCO/BP-15539/TPO(NM & K)/2017 dated 19 June, 2017

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

1) Name of Assessee

: M/S CHAITANYA BUILDERS & DEVELOPERS THROUGH ITS PROPRIETORS SHRI. RAJENDRA MADHUKAR JOSHI & M/S. HARI KRISHNA DEVELOPERS THROUGH ITS PARTNERS 1) MR. ARUN PANDURANG SHINDE 2) MR. SURESHKUMAR DEVILAL KALAL 3) SHRI. JIGAR PRAKASH THAKKAR.

2) Location

: Plot No. 39, Sector 5-A at Karanjade(New) , Navi Mumbai.

3) Plot Use

: Residential

4) Plot Area

: 449.98

5) Permissible FSI

: 1.5

6) GROSS BUA FOR ASSESSEMENT

: 1134.24 Sq.mtrs.

A) ESTIMATED COST OF CONSTN.

: Rs. 19360

B) AMOUNT OF CESS

: Rs. 219588.86

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20170402102059001	21/9/2017	219588.86	01055/TPO/Account/7609/2017	21/9/2017	Demand Draft

पवल - ५
६५०६/२०१८
८८/१०२



Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN

Designation : Associate
Planner

Organization : CIDCO

पवल - ५
५०५ २०१८
१८/१०२



Reference No. : CIDCO/BP-15539/TPO(NM & K)/2017/2218



COMMENCEMENT CERTIFICATE

To,
M/S CHAITANYA BUILDERS & DEVELOPERS
THROUGH ITS PROPRIETORS SHRI. RAJENDRA
MADHUKAR JOSHI & M/S. HARI KRISHNA
DEVELOPERS THROUGH ITS PARTNERS 1) MR.
ARUN PANDURANG SHINDE 2) MR.
SURESHKUMAR DEVILAL KALAL 3) SHRI. JIGAR
PRAKASH THAKKAR.
office at-704, Sai Archana, Plot No. 18, Sector 25,
Kamothe, Tal Panvel, Dist Raigad.
PIN - 410209

Sub : Development Permission for Residential [ResiComm Bldg] Building on Plot No. 39 ,
Sector 5-A at Karanjade(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref :

Dear Sir / Madam,

Please refer to your application for Development Permission for Residential [ResiComm Bldg] Building on Plot No. 39, Sector 5-A at Karanjade(New) 12.5 % Scheme Plot, Navi Mumbai.

The Development Permission is hereby granted to construct Residential [ResiComm Bldg] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) 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 concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

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

Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>.

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Reference No. : CIDCO/BP-15539/TPO(NM & K)/2017/2218



COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s M/S CHAITANYA BUILDERS & DEVELOPERS THROUGH ITS PROPRIETORS SHRI. RAJENDRA MADHUKAR JOSHI & M/S. HARI KRISHNA DEVELOPERS THROUGH ITS PARTNERS 1) MR. ARUN PANDURANG SHINDE 2) MR. SURESHKUMAR DEVILAL KALAL 3) SHRI. JIGAR PRAKASH THAKKAR. , office at-704, Sai Archana, Plot No. 18, Sector 25, Kamothe, Tal Panvel, Dist Raigad. for Plot No. 39 , Sector 5-A , Node Karanjade(New) . As per the approved plans and subject to the following conditions for the development work of the proposed Residential [ResiComm Bldg] in 12.5 % Scheme Plot 1Ground Floor + 7Floor Net Builtup Area [Residential [ResiComm Bldg] =618.48 Other [Others] =49.38 Total BUA = 667.86] Sq m .

Nos. Of Residential Units :- 28.

- A. 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.
- B. Applicant Should Construct Hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.

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

Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate

SCHEDULE**RAIN WATER HARVESTING**

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

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

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled 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 metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled 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 channelled 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 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled 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 up to 50% of the depth.
 - 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - Coarse sand as upper middle layer up to 20% of the depth.

पवल - 6
६५०५२०१८
५४/१०२



Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000015238

Project: Aditi Avenue, Plot Bearing / CTS / Survey / Final Plot No.:39, SECTOR 5.A KARANJADEt Karanjade,
Panvel, Raigarh, 410206;

1. Hari Krishna Developers having its registered office / principal place of business at Tehsil: Panvel, District:
Raigarh, Pin: 410206.

2. This registration is granted subject to the following conditions, namely:-

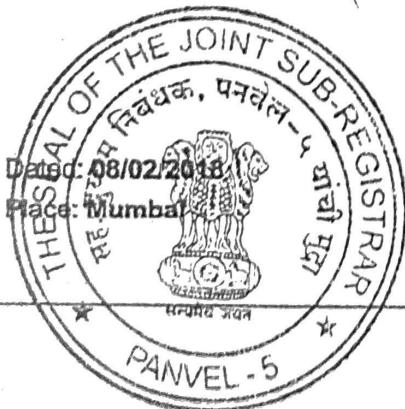
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 08/02/2018 and ending with 31/12/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

पं. क्र. - ५
०५०६२०१८
५६/१०२

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 2/8/2018 2:58:47 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



TO,
M/S. HARI KRISHNA DEVELOPERS
Plot No.-39, Sector No.- 5,
Karanjade, Navi Mumbai

COM TITLE CERTIFICATE



Sir,

Sub :- Search cum Title report in respect of Plot No. 39,
Sector No. 5A, Village - Karanjade, Taluka - Panvel, District -
Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel - 1 from January 1989 to June, 2017, search at Sub-Registrar Office Panvel-2 from January 2002 to June, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to Junr, 2017 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2017 (some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. Paval5-9120/2016 registered on 26/11/2016 (for the Area 449.98 Sq. Mts.) is an Agreement to lease recorded in the name of SHRI PRAKASH NAMDEV MHASKAR in the records of Sub-Registrar Panvel - 5 for the Plot bearing number 39, situated at Sector No. 5A, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 14625.00/-. Consideration amount is Rs. 00.00/- & the stamp duty paid is Rs. 800.00/- and Registration fee paid is Rs. 200.00/-

~~RAMAKANT G. DAWAR~~
H.C. LI B
ADVOCATE HIGH COURT

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shreevane, Post - Nerul, Navi Mumbai- 400 706.

: 4 :

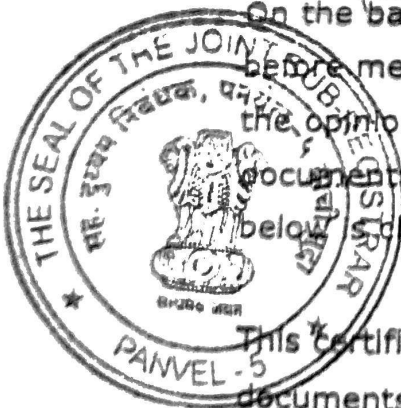
SI/2017/19887 dated 30/05/2017, has included the name of THE SUBSEQUENT New Licensees i.e. M/S. HARI KRISHNA DEVELOPERS, alongwith the aforesaid New Licensees for the said plot of land. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Uran under Its Doc. No. PVL-2-5146-2017 on 15/05/2017;

The said New Licensee and Subsequent New Licensees together submitted the building plans through their Architect to CIDCO Limited and CIDCO approved and sanctioned the building plans and issued a Commencement Certificate bearing reference number CIDCO/BP-15539/TPO(NM&K)/2017/2218, dated 28/12/2017 permitting the said New Licensee and Subsequent New Licensees to construct a building on the aforesaid Plot.

प व ल - 4
24/05/2017
20/10/17

That It has been represented and warranted to the undersigned that there are no proceedings pending against the said plot of land in any court of law or before any other authority and have not received any notice from any body having any claim of any kind on the said plot of land.

On the basis of the above and on the basis of the documents placed before me by you and subject to compliances of all the laws, I am of the opinion that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of land described below is clear and marketable and free from all encumbrances.



This certificate has been issued on the basis of the Xerox copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 5A, Node -
1, Shiravane, Post - Nerul, Navi Mumbai- 400 706.

पवल - ५	
५५०५	२०१८
६९	१०२

: 5 :

The Schedule above referred to




All that piece and parcel of land bearing Plot number 39 under 12.5% Goathan Expansion Scheme situated at Sector No. 5A, Node - Karanjade, Taluka - Panvel, Dist.-Raigad, admeasuring 449.98 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : Plot No. 54 & 55.
On or towards the South by : 11 Mts. wide road
On or towards the East by : Plot No. 40.
On or towards the West by : Plot No. 38.

Dated this 01st day of February, 2018.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

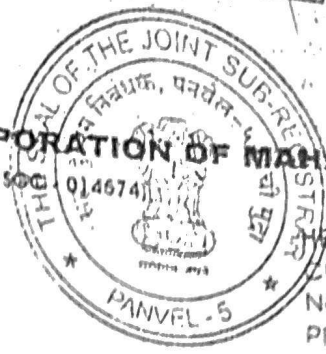
RAMAKANT G. PAWAR
B.COM. LL. B
ADVOCATE HIGH COURT

ENCL. - Receipt No. 1139, dated 19/01/2018 for Rs. 750/- deposited
Office, Panvel-4.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASH

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

(CIN - U99999 MH 1970 500 014674)



HEAD OFFICE:
CIDCO Bldg,
Navi Mumbai
PHONE 00-9
FAX : 00-9

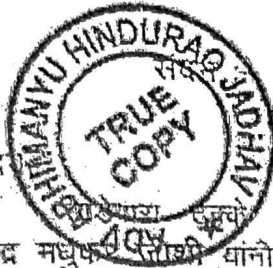
Ref. सिडको / वसाहत / साटयो / काळुंदे-८१ / २०१७ / १२८१७

Date १५/५/१७

प्रति,
मे. हरी कृष्णा डेव्हलपर्स तर्फे भागीदार
श्री. अरुण पांडुरंग शिंदे व इतर २,
पत्ता : ऑफिस नं.७०४, साई अर्चना,
मूखंड क. १८, सेक्टर २५,
कामोठे, पनवेल, जि. रायगड,

विषय :- साडेबारा टक्के योजनेनुसार मौजे करंजाडे येथे वाटप करण्यात आलेल्या मूखंडाचे हस्तांतरणाबाबत.

आमच्या कार्यालयाचे पत्र क. सिडको / वसाहत / काळुंदे-८१ / २१०४ साटयो / २०१७, दिनांक - ०८.०५.२०१७



महोदय

राजेंद्र मधुकर जोशी यांचे योजनेअंतर्गत मौजे करंजाडे येथे श्री. चैतन्य विल्डर्स आणि डेव्हलपर्स तर्फे प्रो. कृष्णा डेव्हलपर्स तर्फे भागीदार श्री. अरुण पांडुरंग शिंदे व इतर २ यांचे नावे (५० टक्के अविभाज्य हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त मूखंडाचा त्रिपक्षीय करारनामा दिनांक- १५.०५.२०१७ रोजी सिडको, श्री. चैतन्य विल्डर्स डेव्हलपर्स तर्फे प्रो. श्री. राजेंद्र मधुकर जोशी आणि मे. हरी कृष्णा डेव्हलपर्स तर्फे भागी. १) श्री. पांडुरंग शिंदे २) श्री. सुरेशकुमार देवीलाल कलाल, ३) श्री. जिगर प्रकाश ठक्कर यांच्यामध्ये करण्यात आलेल्या या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक पब्ल-२, यांचेकडे नोंदणी क्रमांक पब्ल-५१४६/ दिनांक-१५.०५.२०१७, पावती क्र-६३७९, अन्वये करण्यात आलेली असल्याने व सदर कराराची सत्यप्रत आमचेकडे सादर केली असल्यामुळे उपरोक्त मूखंडास (५० टक्के अविभाज्य भाग, क्षेत्र २२४.९९ चौ.मी.) परवान म्हणुन श्री. चैतन्य विल्डर्स आणि डेव्हलपर्स तर्फे प्रो. श्री. राजेंद्र मधुकर जोशी व (५० टक्के अविभाज्य क्षेत्र २२४.९९ चौ.मी.) परवानाधारक म्हणुन मे. हरी कृष्णा डेव्हलपर्स तर्फे भागी. १) श्री. अरुण पांडुरंग २) श्री. सुरेशकुमार देवीलाल कलाल, ३) श्री. जिगर प्रकाश ठक्कर यांची नावे सिडकोच्या दफ्तरी नोंद आलेली आहेत.

कळावे.

ADV. ABHIMANYU HINDURAO JADHAV
Advocate High Court, Mumbai
Shop No.03, Krishna Arcade CHS Ltd.,
Plot No.83 & 84, Sector-04,
New Panvel - 410206

प्रत-१) श्री. चैतन्य विल्डर्स आणि डेव्हलपर्स तर्फे प्रो. श्री. राजेंद्र मधुकर जोशी

श्री. राजेंद्र मधुकर जोशी

२) वरील नियोजनकार (बांधकाम परवानगी नं. / खोपरा)

आपला विश्वासू

सहा वसाहत अधिकारी (सा
वसाहत अधिकारी (स
वसाहत विभाग १ ला
सिडको भवन, सोबीडी
नवी मुंबई - ४००६९

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - वू ११११११ एमएन ११७७ (एनएलसी) - ४११२७४४)

सीआयएन कार्यालय
 सिडको वसाहत कार्यालय वरील वरील
 पत्ता - ४०० १२४
 फोन नं. २२ ११ २२ ११७७ ११७७
 फॅक्स नं. २२ ११ २२ ११७७ २१७७

मुख्य कार्यालय
 सिडको भाग सी १
 नवी मुंबई ४०० १२४
 फोन नं. २२ ११ २२ ११७७
 फॅक्स नं. २२ ११ २२ ११७७

सिडको / वसाहत / दादरी / करजाडे / ४१ / २०१७ / १५९२३

दिनांक - ०३ / ०१ / २०१७

मे. चैतन्य बिल्डर्स अॅण्ड डेव्हलपर्स लॉ प्रोप्रा.
 श्री. राजेंद्र मधुकर जोशी
 वसाहत दुकान क्र - ०४, पवेल क्र ४७ / ४८
 सेक्टर क्र २१, कावली, नवी मुंबई

विषय - साडेबारा टक्के योजनेनुसार मौजे करजाडे येथे वाटप करण्यात आलेल्या भूखंडाचे हस्तांतरणाबाबत.

संदर्भ - आमच्या कार्यालयाचे पत्र क्र. सिडको / वसाहत / करजाडे / ४१ / २०१६
 दिनांक : २०१६

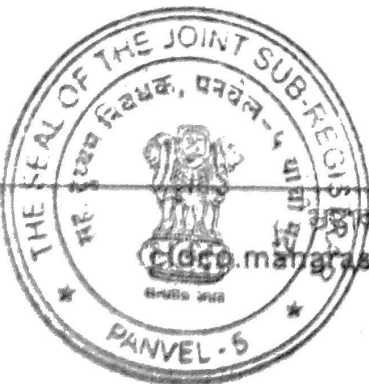
महोदय,

साडेबारा टक्के योजने अंतर्गत मौजे करजाडे येथे श्री. प्रकाश नामदेव म्हस्कर यांनी धारण केलेल्या भूखंड क्रमांक - ३९, सेक्टर ५ए, क्षेत्र - ४४९.९८ चौ.मी. आणि मे. चैतन्य बिल्डर्स अॅण्ड डेव्हलपर्स लॉ प्रोप्रा. श्री. राजेंद्र मधुकर जोशी यांचे नावे हस्तांतरित करण्यात वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे. उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दि.क्र- ३०.१२.२०१६ रोजी सिडको, श्री. प्रकाश नामदेव म्हस्कर आणि मे. चैतन्य बिल्डर्स अॅण्ड डेव्हलपर्स लॉ प्रोप्रा. श्री. राजेंद्र मधुकर जोशी यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक पनवेल-५, याचेकडे नोंदणी क्रमांक पवेल-५-१००११/२०१६, दिनांक- ३०.१२.२०१६, पावती क्र- १११०२, अन्वये करण्यात आलेली असल्याने व सदर कराराची सत्यप्रत आपण आमचेकडे सादर केली असल्यामुळे उपरोक्त भूखंडास परवानाधारक म्हणुन मे. चैतन्य बिल्डर्स अॅण्ड डेव्हलपर्स लॉ प्रोप्रा. श्री. राजेंद्र मधुकर जोशी यांची नावे सिडकोच्या दादरी नोंदण्यात आलेली आहे.

आपला विश्वासू,

श्री. वसाहती अधिकारी (सादर)
 वसाहत विभाग, १ ला मंथला,
 सिडको ली, सीबीडी मंथला,
 नवी मुंबई - ४००११४

पवेल - ५
 पत्र १) श्री. प्रकाश नामदेव म्हस्कर
 २) श्री. चैतन्य बिल्डर्स अॅण्ड डेव्हलपर्स लॉ प्रोप्रा.
 ३) सिडको (वसाहत) - वरील प्रमाणे नोंद घेण्यात यावी.
 ४८ / १०२



संज्ञाकारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

CIDCO/BP-15539/TPO(NM & K)/2017/4584
Unique Code : 20170402102059001

Date : 16 May, 2019

OCCUPANCY COMPLETION **CERTIFICATE**

I hereby certify that the development of **Residential [ResiComm Bldg] Building G+7 [Total BUA = 667.86Sq.mtrs , Residential BUA = 618.48 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 49.38 Sq.mtrs Number of units = 28No. , No. of Residential Units = 28No. , Any Other Units = -No. Ground+No. Of Floors = G+7] Plot No. 39 ,] , Sector - 5-A at Karanjade(New) 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of **ATUL PATEL ARCHITECTS** Architect has been inspected on **13 May, 2019** 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 **28 December, 2017** and that the development is fit for the use for which it has been carried out. This Occupancy Certificate is issued subject to the order that may passed under section 28A/18/28A(3), (If any) of land acquisition Act 1894 for the payment of enhance compensation.**