

Valuation ID 201703023985

मूल्यांकनाचे वर्ष 2016  
जिल्हा रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 153A/18-कामोठे सिडको से.क्र.18  
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर  
क्रमांक :

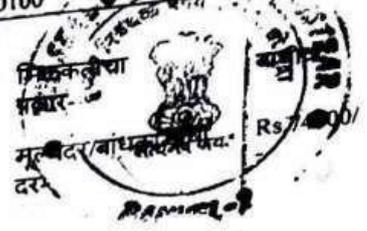
पत्रक  
२०५०/२०१७  
न.भू. ७/२८

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
खुली जमीन निवासी सदनिका कार्यालय दुकाने  
33700 74700 90100 109500

औद्योगिक  
90100

मोजमापनाचे एकक  
चौ.मीटर

बांधीव क्षेत्राची माहिती  
मिळकतीचे क्षेत्र- 97.806चौ.मीटर  
बांधकामाचे वर्गीकरण- 1-आर सी सी  
उदववाहन सुविधा - आहे  
मिळकतीचा वापर- निवासी सदनिका  
मिळकतीचे वय - 0 TO 2वर्ष  
मजला - 5th to 10th Floor



घसा-यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर  
=(वार्षिक मूल्यदर \* घसा-यानुसार नविन दर) \* मजला निहाय  
घट/वाढ  
=(74700 \* (100 / 100)) \* 105 / 100  
= Rs.78435/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 78435 \* 97.806  
= Rs.7671413.61/-

एकत्रित अंतिम मूल्य  
- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेफेनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
= A + B + C + D + E + F + G + H  
= 7671413.61 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.7671413.61/-

महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
 ई-सुरक्षित बैंक व कोषागार पावत  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

14092359330186

Bank/Branch: IBKL - 6910318/Nerul  
 Pmt Txn id : 115886463  
 Pmt DtTime : 01-MAR-2017@16:31:59  
 ChallanIdNo: 69103332017030151029  
 District : 1301-RAIGAD

Stationery No: 14092359330186  
 Print DtTime : 01-Mar-2017@16:32:16  
 GRAS GRN : MH008925927201617S  
 Office Name : IGR148-PNL3 PANVEL 3 JO  
 GRN Date : 28-Feb-2017@16:42:21

StDuty Schm: 0030046401-75/STAMP DUTY  
 StDuty Amt : R 4,82,000/- (Rs Four, Eight Two, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 0/- (Rs Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 80,25,600/-  
 Prop Descr : FLAT NO B 502,5TH FLOOR B WING,OM SHIVAM ARJUN, PLOT NO 81,SECTOR NO  
 18, MOTHE PANVEL, RAIGAD, Maharashtra, 410206  
 Duty Payer: PAN-AOTPM2940Q, PRAMODKUMAR KEDARNATH MISHRA AND OTHER 23/24

Other Party: PAN-AAACO6260B,OM SHIVAM BUILDERS PVT LTD

पवल-२  
 २८५०/२०१७

Bank official1 Name & Signature

*[Signature]*  


Bank official2 Name & Signature

*[Signature]*  
 प्रमोद कुमार मिश्रा  
 Pramod Kumar Mishra

Space for customer/office use - Please write below this line



REGISTRATION  
 PANVEL-2

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

पवेल-२  
२५० २०१७  
१५ / २८

Data of ESBTR for GRN MH008925927201617  
Bank - IDBI BANK

Bank/Branch : IBKL - 6910318/Nerul  
Pmt Txn Id : 115886463  
Pmt DtTime : 01/03/2017 16:31:59  
ChallanIdNo : 69103332017030151029  
District : 1301 / RAIGAD

Stationary No : 14092359330180  
Print DtTime : 01/03/2017 16:41:42  
GRAS GRN : MH008925927201617S  
Office Name : IGR148 / PNL3 PANVEL



StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 4,82,000.00/- (Rs Four Lakh Eighty Two Thousand Rupees Only)

RgnFee Schm :  
RgnFee Amt :

Only for verification-not to be printed and used

Article : B25  
Prop Mvblty : Immovable  
Prop Descr : FLAT NO B 5025TH FLOOR B WINGOM SHIVAM ARJUNPLOT NO B1 , SECTOR NO 18KAMOTHE PANVELRAIGAI  
Maharashtra  
410206  
Duty Payer : PAN-AOTPM2940Q PRAMODKUMAR KEDARNATH MISHRA AND OTHER 2  
Other Party : PAN-AAACO6260B OM SHIVAM BUILDERS PVT LTD

Bank Scroll No : 100  
Bank Scroll Date : 02/03/2017  
RBI Credit Date : -  
Mobile Number : 919



Challan Defaced Details

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
353-1950	0004916087201617	02/03/2017-17:58:39	IGR147	482000.00
Total Defacement Amount				4,82,000.00



सहदुयम निधि क वर्ग-२  
(पनवेल २)

**Data of Bank Receipt for GRN MH008965666201617R**  
**Bank - IDBI BANK**

पंवल-२  
 २०१७  
 ८ / २८

Bank/Branch :  
 Pmt Txn Id : 116025893  
 Pmt DtTime : 02/03/2017 16:32:36  
 ChallanIdNo : 69103332017030251017  
 District : 1301 / RAIGAD

Simple Receipt  
 Print DtTime  
 GRAS GRN  
 Office Name

MH008965666201617R  
 IGR147 / PNI2 PANVEL JOINT REGISTRAF



StDuty Schm : -  
 StDuty Amt : -

RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**Only for verification-not to be printed and used**

Article : B25  
 Prop Mvblty : Immovable  
 Prop Descr : FLAT NO B 5025TH FLOOROM SHIVAM ARJUNPLOT NO 81 , SECTOR 18KAMOTHEPANVEL RAIGAD  
 Maharashtra  
 410209

Consideration : 80,25,600.00/-

Duty Payer : PAN-AOTPM2940Q PRAMODKUMAR KEDARNATH MISHRA AND OTHER TWO  
 Other Party : PAN-AAACO6260B OM SHIVAM BUILDERS PVT LTD

Bank Scroll No : -  
 Bank Deface : -  
 Mobile Num : 9198000000000



सहदुय्यम निबंधक वर्ग-२  
 (पंवल २)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-1950	0004916092201617	02/03/2017-17:58:43	IGR147	30000.00
<b>Total Defacement Amount</b>					<b>30,000.00</b>



पवेल - २	
१६५०	२०१७
८ / २६	



**AGREEMENT FOR SALE**

**THIS AGREEMENT** is made at Navi Mumbai on this 02<sup>nd</sup> day of, March', 2017 , **BETWEEN M/S. OM SHIVAM BUILDERS PVT LTD.,** a company incorporated under the companies act 1956 (PAN: AAA-CO-6260 B) through their director **SHRI ANANDPRAKASH RAMLAKHAN YADAV,** Aged about 52 yrs, occupation: Business having Office at B-104, Om Shivam Residency, Plot no: 8A+9, Sector 17, Kamothe, Navi Mumbai, hereinafter referred to as the **"THE DEVELOPER "** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their day to day director, heirs, executors, administrators and permitted assignees) of the **ONE PART.**

**AND**

1. **Shri. Pramodkumar Kedarnath Mishra,** (PAN no. AOTPM2940Q) aged about 58 yrs.;
2. **Smt. Chandrakala Pramodkumar Mishra,** (PAN no. ASQPM7791J) aged about 51yrs
- AND 3. Prashant Pramodkumar Mishra** (PAN no. AOTPM2942N), aged about 33 yrs, adult, residing at Flat no: A-102, Bhoomi Tower, Plot no. 35,36,36A & 37, Sector-36, Kamothe, Navi Mumbai., hereinafter referred to as the **'THE PURCHASER'** (which

*(Signature)*

*(Signature)*  
 श्री प्रमोद कुमार कदरनाथ मिश्रा  
 P

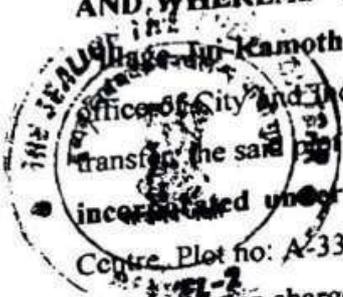
*Prashant Mishra*

expression shall mean and include his/her/their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS by an agreement to Lease dt. 10<sup>th</sup> March, 2004, executed between Shri Govind Damu Chimane and 14 others, All Residing at Village Jui-Kamothe, Post. Kamothe, Taluka Panvel District Raigad, and City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai, the said Shri Govind Damu Chimane and 14 others, All Residing at Village Jui-Kamothe, Post. Kamothe, Taluka Panvel District Raigad, had

पवेल-३  
१९५६-२०१९  
८/३६

taken the plot of land bearing Plot No.81, admeasuring about 3799.85 square meter, situated and lying at Kamothe Phase I, Sector 18, Taluka Panvel District Raigad, from City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai, as per the terms and conditions laid down in the said Agreement to Lease dated 10<sup>th</sup> March 2004.



AND WHEREAS the said Shri Govind Damu Chimane and 14 others, All Residing at Jui-Kamothe, Post. Kamothe, Taluka Panvel District Raigad, had applied to the office of City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai, to transfer the said Plot No.81, in the name of M/S. Om Shivam Builders Pvt Ltd., a company incorporated under the companies at 1956 having their address at A-703, Om Shivam Centre, Plot no: A-33+A-34, Sector 20, Nerul, Navi Mumbai and accordingly after payment of all the transfer charges the office of CIDCO Ltd., and Shri Govind Damu Chimane and 14 others, had executed Tripartite Agreement dated 5th November, 2010, in favour of M/S. Om Shivam Builders Pvt Ltd., a company incorporated under the companies at 1956 having their address at A-703, Om Shivam Centre, Plot no: A-33+A-34, Sector 20, Nerul, Navi Mumbai which is duly registered with the Sub Registrar Panvel - 3 upon serial No. PVL - 3244-2010 dated 11.11.2010.



AND WHEREAS, the said plot of land bearing Plot No. 81, transferred in the name of party of the first part, as per the letter given by the CIDCO Ltd., to the party of the first part, vide CIDCO letter dated 12/11/2010.

AND WHEREAS said Shri Govind Damu Chimane and 14 others, All Residing at Village Jui-Kamothe, Post. Kamothe, Taluka Panvel District Raigad, also executed Deed of Development dated 9<sup>th</sup> November 2010, in favour of M/S. Om Shivam Builders Pvt Ltd., a company incorporated under the companies at 1956 having their address at 6, Sai Ashirwad, Sector 15, Nerul, Navi Mumbai

AND WHEREAS the party of the First Part, had approved plans and specifications from the City and Industrial Development Corporation of Maharashtra Ltd. Navi Mumbai, vide

*[Handwritten signatures and text]*  
पवेल-३  
१९५६-२०१९  
८/३६

commencement certificate Ref No .CIDCO/BP-9456/ATPO(NM&K)/2013/2119 dated 31<sup>st</sup> December'2013.

पंचक-२	
१९५०	१०१७
१०/३५	

**AND WHEREAS** the Developer, is the lawful Owner of the Flat No. B-502 on the 5<sup>th</sup> floor in the proposed "OM SHIVAM 'ARJUN'" building to be constructed on the Plot No. 81, Kamothe Phase I, Sector 18, Taluka Panvel District Raigad, admeasuring about 877 Sq. Ft. carpet area (hereinafter referred to as the said Flat) and is in lawful possession of the same.

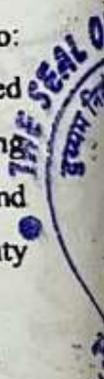


**AND WHEREAS** the developer alone have the sole and exclusive right to sell the Flat in the said building to be constructed by the DEVELOPER on the said land and to enter into Agreements with the Purchaser/s of the said Flat/shop etc. and to receive the sale price in respect thereof.

**AND WHEREAS THE DEVELOPER** is entering into separate Agreements with several other persons in respect of the other Flats and the shops in the said building to be constructed by the DEVELOPER on the said land.

**AND WHEREAS THE PURCHSER** demanded from the OWNER/DEVELOPER and the OWNER/DEVELOPER have given inspection to the purchaser of all the documents of title relating to the said land and the plans, designs and specifications prepared by the "ARCHITECT" and of such other documents as are specified under the Maharashtra Ownership Flat Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made there under.

THE Purchaser had approached the DEVELOPER to acquire from the DEVELOPER Flat no: B-502 on the 5<sup>th</sup> floor in the proposed "OM SHIVAM 'ARJUN'" building to be constructed on the Plot No. 81, Kamothe Phase I, Sector 18, Taluka Panvel District Raigad, admeasuring about 877 Sq. Ft. carpet area and the DEVELOPER agreed to assign all the right, title and interest in the said Flat for a total consideration of Rs. 80,25,600/- (Rupees Eighty Lac Twenty Five Thousand Six Hundred Only).



**AND WHEREAS THE DEVELOPER**, had agreed to sell B-502 on the 5<sup>th</sup> floor in the proposed "OM SHIVAM 'ARJUN'" building to be constructed on the Plot No. 81, Kamothe Phase I, Sector 18, Taluka Panvel District Raigad, at a price and on the terms and conditions hereinafter appearing.

**AND WHEREAS THE DEVELOPER** prior to the execution of these present the Purchaser has paid to the DEVELOPER a sum of Rs. 15,05,000/- (Rupees Fifteen Lac Five Thousand Only) being part payment i.e. earnest money, of the sale price of the B-502 on the 5<sup>th</sup>, agreed to be sold by the Developer of the Purchasers as Earnest Money/Advance payment of sale

*[Handwritten signature]*

*पंचक-२*  
*चंद्रक लामिका*

*Rashant Mishra*

price of the Flat agreed to be sold to the Purchaser/s and the Purchaser/s has/have agreed to pay to the Developers balance of Sale price in the manner hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1) The DEVELOPER shall construct the building consisting of Basement, Ground plus 14 upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned Authority with only such variation and modification as the DEVELOPER may consider necessary or as may be required by concerned authority.

पवल  
१२५०  
११२/२६

The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agree to sell to the Purchaser B-502 on the 5<sup>th</sup> floor, admeasuring 877 sq. ft. carpet area, as shown on the plan on the 5<sup>th</sup> floor of the said building (hereinafter referred to as the flat or premises) for the total price of Rs. 80,25,600/- (Rupees Eighty Lac Twenty Five Thousand Six Hundred Only) which shall not include the price of the common area and facilities appurtenant to the flat/shop or premises. The Purchaser hereby agrees to pay to the Developers/owners, the said amount of Rs. 80,25,600/- (Rupees Eighty Lac Twenty Five Thousand Six Hundred Only) in the following manner.

- i) **Rs. 15,05,000/- (Rupees Fifteen Lac Five Thousand Only)** payable as earnest money or deposit on or before the execution of these presents. The Purchaser had paid the said amount to the owner herein at the time of execution of this present Agreement. The separate receipt of the same is attached herewith.
- ii) **Rs. 50,00,000/- (Rupees Fifty Lac Only)** to be paid before 7<sup>th</sup> May 2017.
- iii) **Rs. 10,00,000/- (Rupees Ten Lac Only)** to be paid 30<sup>th</sup> June 2017
- iv) **Rs. 5,20,600/- (Rupees Five Lac Five Thousand Six Hundred Forty Only)** to paid on or before handing over the possession of the said flat/shop as mentioned herein in this agreement.

**Totaling Rs. 80,25,600/- (Rupees Eighty Lac Twenty Five Thousand Six Hundred Only).**

3) The Purchaser shall pay the amounts as aforesaid on the due date. If the purchaser fails to pay the said due amount within stipulated time then the purchaser has to pay Delay payment charge (DPC) @ 18% per anum, on the said outstanding amount till 90 days from the date on which the said installment due and payable from the purchaser to the developer. It is agreed by and between the parties if the purchaser fails to pay the said outstanding within the extended period then only the Developer has option to continue charging DPC for further period of delay or cancel the present agreement after serving written notice of 15 days upon the Purchaser. In that case,

*[Handwritten signature]*

*[Handwritten signature]*  
२१-५-२०१७

*[Handwritten signature]*

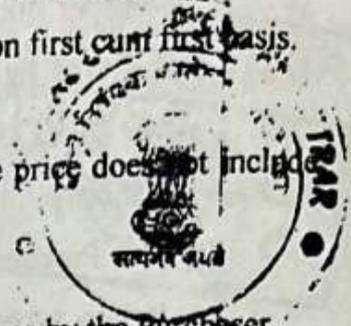


the earnest money will be forfeited to the developer and the balance amount which has been paid by the purchaser to the developer has been paid to the purchaser without having any interest upon the same. Thus the time is essence of the present agreement.

पवक  
7e.50 2026  
92/22

4) And Whereas, to avoid any disputes and as matter of policy, the Developer has decided to allot one Parking Space to Purchasers of 3BHK and 2BHK flats, Exact Parking location and number will be communicated to them at later date. And Parking if balance shall be allotted to 1BHK purchasers on first come first basis.

5) It is agreed by and between the parties that the above purchase price does not include the following charges :-



1. Applicable VAT & Service Tax and the same shall be borne by the Purchaser.
2. Stamp Duty and Registration Charges of this Agreement. The same shall be borne by the Purchaser.
3. Any other taxes, cesses that shall be levied or become applicable by CIDCO/PMC or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.

6) It is agreed by and between the parties that the above price includes the following charges:

- i. Charges & Deposits towards electric connection, water connection deposit & Water Resource Development charges and meter charges, Development Charges and any other charges of deposits payable to any authority concerned.
- ii. Land and Development building charges.
- iii. CIDCO Transfer fees.
- iv. Society Formation and Conveyance Charges.

5) The Purchaser hereby agrees to purchase from the DEVELOPER and the DEVELOPER hereby agree to sell to the Purchaser B-502 on the 5<sup>th</sup> floor, admeasuring about 877 sq. ft. carpet area, for a total price of Rs. 80,25,600/- (Rupees Eighty Lac Twenty Five Thousand Six Hundred Only). The DEVELOPER hereby to observe, perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned authority..

6) The Fixture, fittings and amenities to be provided by the DEVELOPER in the Flat and in the said building are those that are set out in the Annexure hereto.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



7) The developer has agreed to handover the vacant and peaceful possession of the said flat to the purchaser in the month of June' 2018 PROVIDED that the Developer shall be entitled to the reasonable extension of time for giving delivery of Flat/shop on the aforesaid date. If the completion of building in which the Flat/Shop is to be situated is delayed on account of :

पवल-२  
१०/१० २०१७  
१३/२८

- i) Non availability of steel cement and other building materials.
- ii) War, Civil Commotion or act of God.
- iii) Any notice, order, rule notification the Government, and/or other Public or Competent Authority.
- iv) Any delay on the part of local Authority to give Occupation/Completion Certificate after construction of the building by the DEVELOPER.
- v) Any other valid reason for completion of the building upon the said plot of land.



8) The Purchaser shall take possession of the Flat/Shop within fifteen days of the DEVELOPER giving written notice to the purchaser intimating that the said Shop is ready for use and occupation. The Purchaser shall use the Flat/SHOP for purpose for which it has been sold to him/her/them.

9) The Purchaser along with the other purchaser of Flat/Shop in the building shall join in forming and registering a Society or a Limited Company to be known by such name as the Purchaser may decide for this purpose and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society or Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the DEVELOPER within fifteen days of the same being purchaser, so as to enable the DEVELOPER to register the organization of the purchasers under Section-10 of the Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat Rules 1964. No objection shall be taken by the purchasers if any changes or modification are made in the draft/laws or the memorandum and/or articles of the Association as may be required the Registrar of Co-operative Societies of the Registrar of Companies as the case may be or by any other competent Authority.

10) UNLESS it is otherwise agreed to by and between the parties hereto, the DEVELOPER shall within four months of the Registration of the Society of Limited Company as aforesaid, cause to be transferred to the Society of Limited Company all the right, title and interest of the DEVELOPER by an Assignment of the lease of

*[Handwritten signature]*

*[Handwritten signature]*  
१२/०७/२०१७

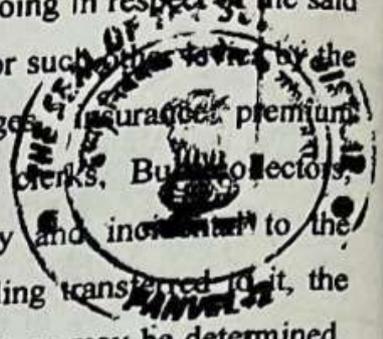
*[Handwritten signature]*



the said land and the said building in favor of such Society or Limited Company as the case may be and such conveyance or assignment of lease shall be in keeping with the terms and provisions of this Agreement.

पारदर्शी  
२५०२०२७  
DEVELOPER  
३४/३६

11) COMMENCING a week after notice in writing is given by the DEVELOPER to the purchaser that the Flat is ready for use and Occupation, the purchaser shall be liable to bear and pay the proportionate share of the out-going in respect of the said land and building namely local taxes betterment charges or such other taxes levied by the concerned Local Authorities/Government water charges, insurance premium, expenses for common lights, repairs and salaries of clerks, Bunk collectors, chowkidar, Sweepers, and all other expenses necessary and incidental to the management and maintenance of the said land and building transferred to it, the purchaser shall pay the same to the Developers at such rate as may be determined. The Purchaser further agreed that till the Purchaser's share is so determined, the purchaser shall pay to the DEVELOPER provisional monthly contribution of Rs.4236/- per month towards the outgoings. The amount so paid by the purchaser to the DEVELOPER shall be paid for about 12 months in advance and said amount does not carry any interest and remain with the DEVELOPER until an Assignment of Lease is executed in favor of the Society as aforesaid. On such Assignment of Lease being executed, the aforesaid deposit shall be accounted for and the balance be paid over by the DEVELOPER to the society.



12) ON THE Purchaser committing default in payment of due date of any amount due and payable by the purchaser to the DEVELOPER. UNDER this Agreement (including their proportionate share of taxes levied by the concerned authority and other outgoings) and on the purchaser committing breach of any of the terms and conditions herein contained. THE owner/developer shall be entitled at their own option to terminate this Agreement if the purchaser fails to comply with the present agreement.

13) PROVIDED always that the power of termination hereinbefore contained shall not be exercised by the DEVELOPER have given to the purchaser fifteen days' notice in writing of their intention to terminate this Agreement and of the specified breach or breaches of terms and conditions because of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving such notice.

*[Handwritten signature]*

*[Handwritten signature]*  
२५/०२/२०२७

*[Handwritten signature]*

14) PROVIDED further that if there is breach of the terms and conditions of the present agreement and the present agreement is terminated by the developer then upon termination of this Agreement as aforesaid, the DEVELOPER shall sell the Flat/Shop to such person and at such price as the DEVELOPER may in their absolute think fit.

पवल-२  
२०५०/२०१६  
१५/२६

It is agreed between the purchaser that DEVELOPER shall have all the right, title, interest and shall retain the entire stilt area, Terrace, parking area and Basement area and the Purchaser/s of said flat/shop shall not claim any right title or interest in respect of the said in future and the developer is having right, to allot the said parking space etc., to the prospective purchaser.



**SCHEDULE OF THE PROPERTY**

All that piece of land known as Plot No.81, admeasuring about 3799.85 square meter, situate and lying at Kamothe Phase I, Sector 18, Taluka Panvel District Raigad. or there about and bounded as follows :

**THAT IS TO SAY :**

- ON OR TOWARDS THE NORTH BY : Plot no. 82
- ON OR TOWARDS THE SOUTH BY : 30.00 mtr. wide road
- ON OR TOWARDS THE EAST BY : 20.00 mtr wide road
- ON OR TOWARDS THE WEST BY : Plot no. 80



**SECOND SCHEDULE ABOVE REFERRED  
TO DESCRIPTION OF FLAT**

All that piece of property known as B-502 on the 5<sup>th</sup> floor admeasuring about 877 Sq. Ft. carpet area in the proposed "OM SHIVAM 'ARJUN'" building on Plot No.81, admeasuring about 3799.85 square meter, situate and lying at Kamothe Phase I, Sector 18, Taluka Panvel District Raigad.

प्राधुनिक मस्तर  
राजक मस्तर

Pradhunik Masther

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day of March, 2017 hereinafter mentioned

9/30/2017  
9/24

SIGNED, SEALED AND DELIVERED by the within named THE DEVELOPER

SHRI. ANANDPRAKASH RAMLAKHANIYADAV,

Director of M/s. Om Shivam Builders Pvt Ltd in the presence of .....

- 1) श्री अणुप्रकाश रामलखानीयदाव
- 2) Gandedh

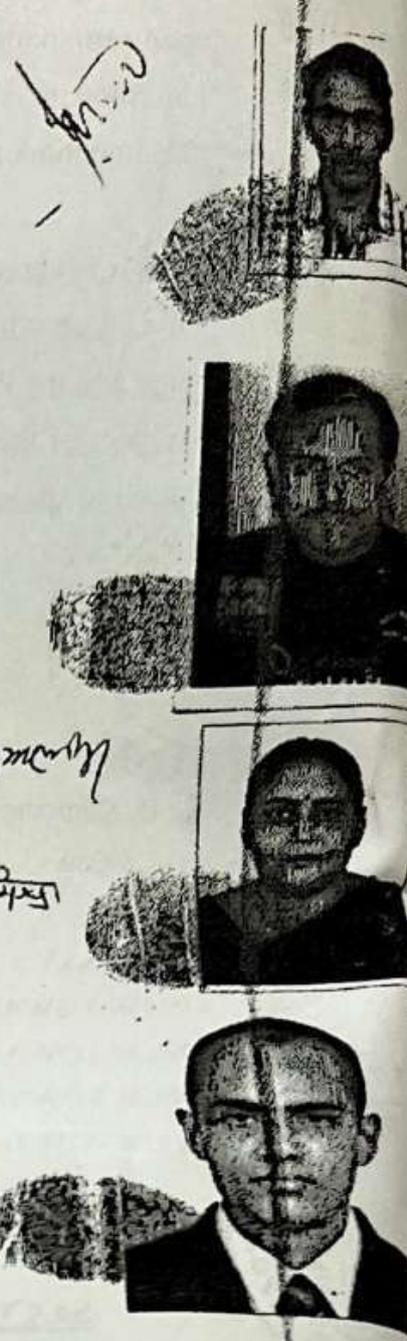


SIGNED, SEALED AND DELIVERED by the PURCHASER

- 1. SHRI. PRAMODKUMAR KEDARNATH MISHRA प्रमोदकुमार मिश्रा
- 2. SMT. CHANDRAKALA PRAMODKUMAR MISHRA चंद्रकला मिश्रा
- &
- 3. SHRI. PRASHANT PRAMODKUMAR MISHRA प्रशान्त मिश्रा

in the presence of .....

- 1) श्री अणुप्रकाश रामलखानीयदाव
- 2) Gandedh



THE...

**RECEIPT**

Received the sum of Rs. 15,05,000/- (Rupees Fifteen Lac Five Thousand Only) from  
1. Shri. Pramodkumar Kedarnath Mishra; 2. Smt. Chandrakala Pramodkumar Mishra  
& Shri. Prashant Pramodkumar Mishra vide varous cheques, as part payment in respect of  
B-502 on the 5<sup>th</sup> floor in "Om Shivam 'ARJUN'" Building, standing on Plot No.81, situate  
and lying at Kamothe Phase I, Sector 18, Taluka Panvel District Raigad, as agreed under  
these Agreements

पवल-२  
२०१७  
१८/२८

I SAY RECEIVED  
Rs. 15,05,000/-



(SHRI ANANDPRAKASH RAMLAKHAN YADAV)  
DIRECTOR OF M/S. OM SHIVAM BUILDERS PVT LTD.,

WITNESS: -

1. श्रीमती सुमित्रा देव

2. Jandesh



### Annexure

#### LIST OF AMENITIES TO BE PROVIDED IN THE BUILDING

- Superior quality vitrified flooring tiles.
- Ceramic Glazed tiles up to ceiling in Bath & WC.
- Granite/ Marble Kitchen Platform with stainless steel sink.
- Ceramic Glazed tiles in Kitchen – under the platform and dado upto beam
- Granite/ Marble window sills.
- Concealed plumbing with quality sanitary fittings.
- Hot and cold mixers in bathroom / Geyser point.
- Concealed copper wiring (ISI marked) with adequate points
- Telephone & TV cable connection points in living & bedrooms.
- Anodized / Powder coated high quality aluminium sliding windows.
- Lift of reputed company.
- Doors : Solid Flush doors for main entrance and other rooms. FRP doors for WC & bath.
- POP/ Gypsum finish internal walls with Distemper Paint.
- External Paint shall be semi acrylic water proof paint / Putty.



*[Handwritten signature]*

*[Handwritten signature in Hindi]*  
 श्री. प्रशान्त मेहता

Prashant Mehra



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE :**  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) (00-91-22-6650 0901)  
00-91 22 6650 0928  
FAX (00 91 22 2202 2509 / 6650 0933)

**HEAD OFFICE :**  
CIDCO Bhawan, CBD-Belapur  
Navi Mumbai - 400 614.  
PHONE : (00 91-22-6791 810)  
FAX : (00 91-22-6791 816)

Ref. No. CIDCO/BP-9456/ATPO(NM & KV)2013/2119--

Date : 31 DEC 2013

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	7	4	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

To,  
M/s. Om Shivam Builders Pvt. Ltd.,  
Through Director Shri. Anandprakash Ramtoshan Yadav,  
6, Sai Ashwadh CHS, Plot No 2C, Sector-15,  
Nerul, Navi Mumbai

Subj:- Amended approval to revised plan for Residential Building on Plot No 81, Sector-18, Kamothe, (12.5% scheme), Navi Mumbai.  
REF:-  
1) Your architect's application dated 26/07/2013 & 18/12/2013  
2) Earlier C.C. granted by this office vide letter No. CIDCO/BP/9456/ATPO(NM & KV)2013/2119, dtd 10/10/2013  
3) Final transfer order issued by MTS-II, vide letter No. CIDCO/Estate/12.5%/Kamothe/172/2010, dtd 21/11/2010  
4) Moveja NOC issued by AEO vide letter No. CIDCO/Estate/Kamothe/172/2011, dtd 19/05/2011  
5) Extension in time limit issued by MTS-II vide letter No. CIDCO/Estate/12.5%/Kamothe/172/2310, dtd 21/10/2011, valid upto 10/03/2015  
6) Approval of Sub-Station location issued by EE Panvel(U) Division vide letter No. EE/PNL-UT/24/3734, dtd 29/05/2011  
7) Revised Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/3368/2011, dtd 28/01/2013  
8) 50% IDC paid of Rs. 19,00,000/- vide Receipt No. 3814, dtd 22/08/2012

पत्र-२  
२०१७  
31/12/2013

Please refer to your application for amended development permission for Residential Building on Plot No 81, Sector-18, Kamothe, (12.5% scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential Building on the plot mentioned above. The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1961 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 Executive Engineer. The Developer / Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 100 mm above the proposed finished road edge level. In case, the building is having silt, the finished sit level to be minimum 100 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 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. The Developers / Builders shall take all precautionary measures 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.

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. 19,00,000/- vide Receipt No. 3814, dtd 22/08/2012, you may approach to the Office of Executive Engineer (KMT) to get the sewerage connection for your plot.

This set of approved plans supercedes all the plans approved earlier.  
Thanking you,

Yours faithfully,  
*Manjula*  
31/12/13  
(Manjula Nayak)  
Addl. Town Planning Officer (BP)  
Navi Mumbai & Khopla



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTDCOMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s Om Shivam Builders Pvt. Ltd., Through Director : Shri. Anandprakash Ramlakhan Yadav., on plot no. 81, Sector - 18, at Kamothe (12.5% Scheme), Navi Mumbai, as per the amended approved plans and subject to the following conditions for the development work of the proposed Residential Building (Basement + Gr. + 14 Floor with "A,B&C" Wing) Residential BUA = 4811.535 Sq.mt. & Commercial BUA = 830.640 Sq.mt. Total BUA = 5642.175 Sq.mt. ( Free of FSI Fitness Centre of BUA = 97.255 Sq.mt.)

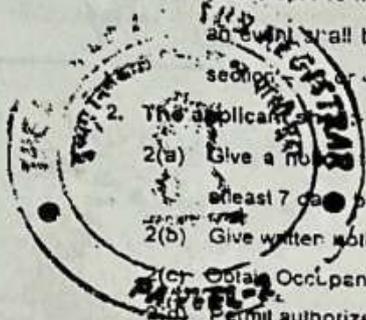
(Nos. of Residential Units - 107, Nos. of Commercial units - 20 Nos.)

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.

पबल	२
१२५०	२०१७
२०	२०

This certificate is liable to be revoked by the Corporation if:-

- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- (c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 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
- (c) Obtain Occupancy Certificate from the Corporation.
- (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 (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. 19,000/- 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/C4-267/94, 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.
    - f) 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 Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P No 27/UC-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

7020/2029  
22/22



2

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.  
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).  
22 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 recharge of groundwater at all times.

The authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of building 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 bylaws.



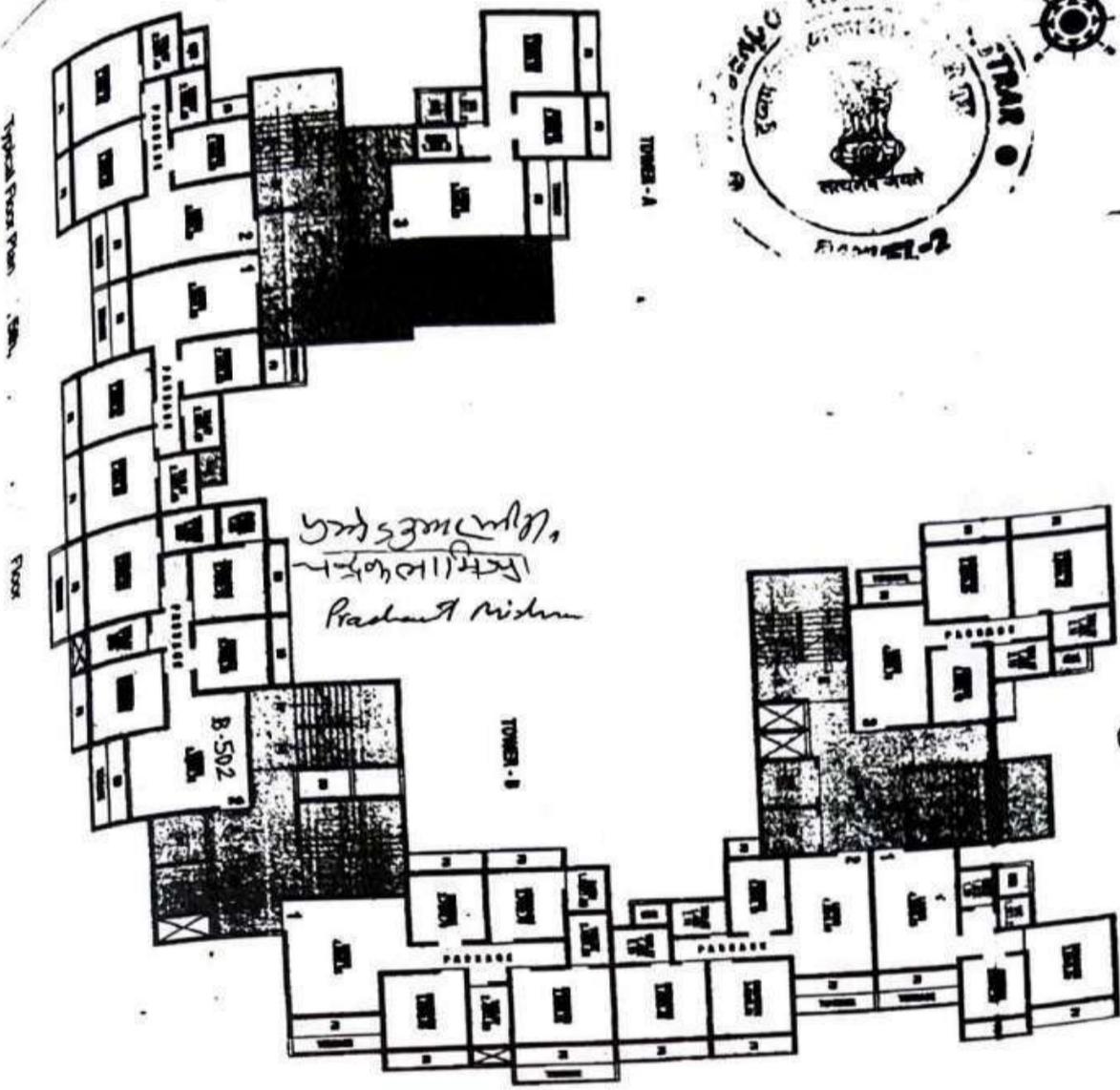
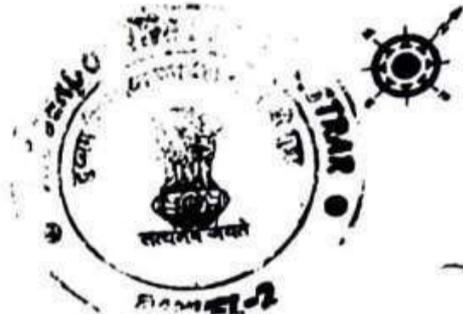
ADDL TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

C.C. TO: Architect:  
M/s. C. M. Samant,  
Vashi, Navi Mumbai.

- C.C. TO: Separately to:
1. M (TS)
  2. CUC
  3. EE (KHR/PNU/KLM/DRON)
  4. EE (WS)



70-25-4  
 9050 2026  
 23/24



20/11/2024  
 20/11/2024

INCOME TAX DEPARTMENT

GOVT. OF INDIA

OM SHIVAM BUILDERS PVT

LTD

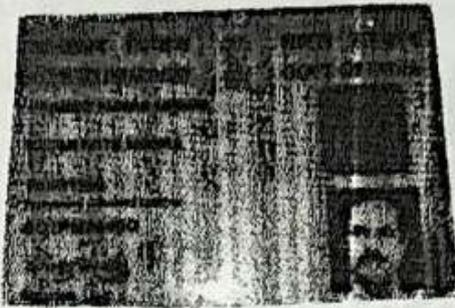
13/03/2003  
Permanent Account Number

AAAC06260B

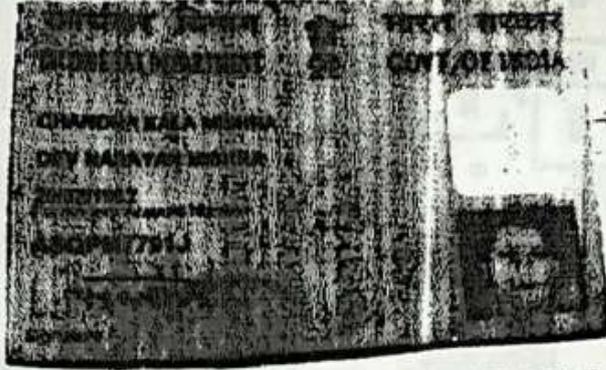
Signature



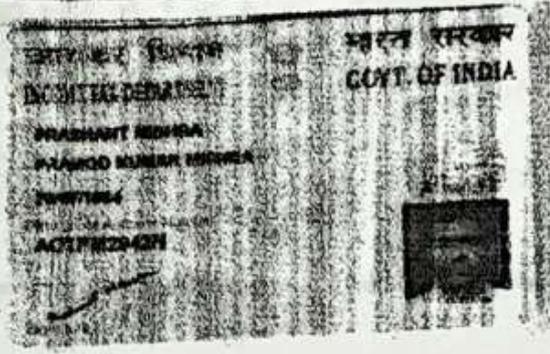
125-2  
98402096  
28/01



अभिषेक



सहकारिता



Pradeep Nigra





दस्त गोपवारा भाग-1

पवेल 2 26/22  
दस्त क्रमांक: 1950/2017

353/1950  
गुस्वार, 02 मार्च 2017 6:04 म.नं.

दस्त क्रमांक: पवेल 2 /1950/2017

मोबदला: ₹. 80,25,600/-

बाजार मूल्य: ₹. 76,72,000/-

भरलेले मुद्रांक शुल्क: ₹.4,82,000/-

पावती दिनांक: 02/03/2017

पावती: 2534

सादरकरणाचे नाव: प्रमोदकुमार केदारनाथ मित्रा -

दु. नि. सह. दु. नि. पवेल 2 यांचे कार्यालयात

अ. क्र. 1950 वर दि. 02-03-2017

रोजी 5:55 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 28

₹. 30000/-

₹. 560.00

एकूण: 30560.00

*प्रमोदकुमार मित्रा*

दस्त हजर करणाऱ्याची सही:

Joint Sign Parvel 2

Joint Sign Parvel 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्रं. 1 02 / 03 / 2017 05 : 54 : 57 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 02 / 03 / 2017 05 : 58 : 32 PM ची वेळ: (फी)

दस्त देव जासोद. जोडने-न कागद 4, कुलमुजतवार पर व्यक्ती इन्ट दि बनायट आडयान आल्यास याची संपूर्ण जबाबदारी निपादनाची राहिल.

लिहून देणार

लिहून घेणार

*प्रमोदकुमार मित्रा*

*Prashant Mishra*



02/03/2017 6 03:40 PM

दस्त गोपवारा भाग-2

पत्रक 2 20076  
दस्त क्रमांक 1950/2017

दस्त क्रमांक : पत्रक 2/1950/2017  
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. ओम शिवम बिल्डर्स प्रा. लि. तर्फे इन्व्हेस्टर आनंदपकाश रामलखन यादव - - पत्ता:प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: बी- 104,ओम शिवम रेसीडन्सी,प्लॉट नं-8479,से- 17,कामोठे,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, शहानगर:(00:). पॅन नंबर:AAACO62608	सिद्ध घेणार वय :-53 स्वाक्षरी:-		
2	नाव:प्रमोदकुमार केदारनाथ मिश्रा - - पत्ता:प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: ए- 102,मुमी टॉवर,प्लॉट नं-35,36,36ए व 37,से- 36,कामोठे,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, शहानगर:(00:). पॅन नंबर:AOTPM2940Q	सिद्ध घेणार वय :-58 स्वाक्षरी:-		
3	नाव:चंद्रकला प्रमोदकुमार मिश्रा - - पत्ता:प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: ए- 102,मुमी टॉवर,प्लॉट नं-35,36,36ए व 37,से- 36,कामोठे,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, शहानगर:(00:). पॅन नंबर:ASQPM7791J	सिद्ध घेणार वय :-51 स्वाक्षरी:-		
4	नाव:प्रशांत प्रमोदकुमार मिश्रा - - पत्ता:प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: ए- 102,मुमी टॉवर,प्लॉट नं-35,36,36ए व 37,से- 36,कामोठे,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, शहानगर:(00:). पॅन नंबर:AOTPM2942N	सिद्ध घेणार वय :-33 स्वाक्षरी:-		



वरील पक्षकारांनी या करारनामाचा दस्त एवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ: 03 / 2017 06 : 01 : 00 PM

यापुढील वेळी असे निवेदीत करतात की ते दस्तरेवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संतोष कुमार यादव - - वय:40 पत्ता:से. 20 नेरूळ नवी मुंबई पिन कोड:400706		
2	नाव:संदेश शाम व्यापारी - - वय:32 पत्ता:से-42,नेरूळ,नवी मुंबई पिन कोड:400706		

शिकका क्र.4 ची वेळ:02 / 03 / 2017 06 : 02 : 12 PM

शिकका क्र.5 ची वेळ:02 / 03 / 2017 06 : 02 : 19 PM नॉटणी पुस्तक 1 मध्ये

Joint by Panvel 2

sr. Epayment Number  
1 MH00896566201617R  
2 MH008925927201617S

Defacement Number  
0004916092201617  
0004916087201617

1950 /2017

- Know Your Rights as Registrants
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
  2. Get print immediately after registration.
- For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

पवल-२  
१९५०/२०१७  
२८/२८



प्रमाणित करणेत घेने की, सदर दस्तास एकूण २८  
पाने आहेत, पुस्तक क्रमांक १९५०  
सह दुय्यम निबंधक वर्ग-२, पनवेल-२  
दिनांक ०२ माहे ०३ सन २०१७



मी नक्कल केली  
मी वाचली  
मी रुजवात घेतली  
अस्सल बरहुकूम नक्कल

श्री./श्रीमती अड. अशका थावलकर याच्या  
दि. २५/११/२०१७ च्या अर्जानुसार मागणी केल्यावरून  
बरहुकूम नक्कल दिली. दिनांक २५/११/२०१७

सहदुय्यम निबंधक वर्ग-२  
(पनवेल-२)

सहदुय्यम निबंधक, वर्ग-२  
(पनवेल-२)



भारत सरकार  
GOVT. OF INDIA  
आयकर विभाग  
INCOME TAX DEPARTMENT  
प्रभाकर कुमार मिश्रा  
PRASHANT KUMAR MISHRA  
20/07/1984  
आयकर विभाग  
AOTPM2942N  
प्रभाकर मिश्रा  
Signature

*Prashant*

भारत सरकार  
GOVT. OF INDIA  
आयकर विभाग  
INCOME TAX DEPARTMENT  
चंद्रा कला मिश्रा  
CHANDRA KALA MISHRA  
देव नारायण मिश्रा  
DEV NARAYAN MISHRA  
22/08/1962  
आयकर विभाग  
ASQP7791J  
प्रभाकर मिश्रा  
Signature

*Prashant*

भारत सरकार  
GOVT. OF INDIA  
आयकर विभाग  
INCOME TAX DEPARTMENT  
प्रशान्त मिश्रा  
PRASHANT MISHRA  
प्राणोद कुमार मिश्रा  
PRANOD KUMAR MISHRA  
20/07/1984  
आयकर विभाग  
AOTPM2942N  
प्रभाकर मिश्रा  
Signature

*Prashant*

भारत सरकार  
INCOME TAX DEPARTMENT

प्रशांत कुमार मिश्रा

रुद्राक्ष नाथ मिश्रा

20/07/1984

AOTPM2040C

*Signature*

भारत सरकार  
GOVT. OF INDIA



*Handwritten signature*

भारत सरकार  
INCOME TAX DEPARTMENT

चन्द्रा काल मिश्रा

देव नारायण मिश्रा

20/02/1962

पोस्टल अकाउंटिंग

ASOPM7791J

*Signature*

भारत सरकार  
GOVT. OF INDIA

*Handwritten signature*

भारत सरकार  
INCOME TAX DEPARTMENT

प्रशांत मिश्रा

प्राणोद कुमार मिश्रा

20/07/1984

AOTPM2842N

*Signature*

भारत सरकार  
GOVT. OF INDIA



*Handwritten signature*