

353/21198

Wednesday, November 06, 2024

2:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 24402

दिनांक: 06/11/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल2-21198-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: एंजल सरन्या - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

2.55 PM ह्या वेळेस मिळेल.

  
Joint Sr Panvel 2  
सह दुय्यम निबंधक वर्ग-२  
(पनवेल -२)

वाजार मूल्य: ₹.7674640.13 /-

मोवदला ₹.11500000/-

भरलेले मुद्रांक शुल्क : ₹. 805000/-

1) देयकाचा प्रकार: DHC रकम: ₹.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124066509455 दिनांक: 06/11/2024

वैकेचे नाव व पत्ता:

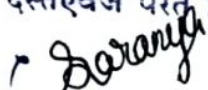
2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010528852202425S दिनांक: 06/11/2024

वैकेचे नाव व पत्ता:

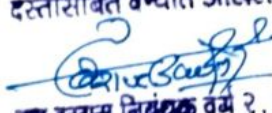
मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक पनवेल-२  
मुळ दस्तऐवज परत मिळाला.

  
पक्षकाराची सही

## गावाचे नाव : खारघर

(1)विवेखाचा प्रकार	करारनामा
(2)मोबदला	11500000
(3) वाजारभाव(भाडेपट्टयाच्या वावनिपट्टाकार आकारणी देतो की पट्टेभागे ने नमुद करावे)	7674640.13
(4) नु-मापन पोर्टरिगमा व परब्रमाक(अमल्यास)	1) पाविकेचे नाव:रायगड इतर वर्गाने . इतर माहिती मदतिका क्र.ई-1402,चीडावा मजला,ई-बीग,साई मन्नत,प्लॉट नं 1,1-अ,1-ब/1,1-ब/2,1-ब/3,ब 1-ब/6,सेक्टर नं 34ए,खारघर तकी मुंबई,ता पत्रकेल,त्रि रायगड,चर्टे लेख 632.67 चौ.फुट व एक ओपन कार पार्कींग(( SECTOR NUMBER 30/A. ))
(5) क्षेत्रफळ	1) 632.47 चौ फुट
(6)आकारणी किंवा नुई देण्यात असेल तेव्हा	
(7) दम्नोवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-युशब्द के. मंगल वय -37, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं 4 ए 154, वसायी पळ्हरशीने नगर, माळाड (वेस्ट), मुंबई , महाराष्ट्र, MUMBAI पिन कोड -400064 पॅन नं -AMYPM0311Q
(8)दम्नोवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-एजल सरन्या - - वय -34, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं की -202, वाकवणी ख्रिमिओन सी एच एम लि. प्लॉट नं 176, सेक्टर-30, खारघर, रायगड, तकी मुंबई , महाराष्ट्र, RAIGARH(MH) पिन कोड -410210 पॅन नं -CMMPA3330B 2) नाव:-जॉन्सन मुथप्पा - - वय -43, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं की -202, वाकवणी ख्रिमिओन सी एच एम लि. प्लॉट नं 176, सेक्टर-30, खारघर, रायगड, तकी मुंबई , महाराष्ट्र, राईगार ( ) पिन कोड -410210 पॅन नं -BIOPM5027L
(9) दम्नोवज करून दिल्याचा दिनांक	04/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/11/2024
(11)अनुक्रमांक खड व पत्र	21198/2024
(12)वाजारभावाप्रमाणे मुद्राक शुल्क	805000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दस्तासोबत बंध्यात आढेलेली सूची क्र. २  
  
 जह दुय्यम निबंधक वय २, पनवेल क्र. २

मूल्याकनामाटी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

Valuation ID	202411064059	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	06 November 2024 02:18:42 PM
मूल्यांकनाचे वर्ष	2024		
जिल्हा	रायगड		
तालुका	पालका		
उप मूल्य विभाग	20/34 खासघर सिडको से क्र 34		
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर /न भू क्रमांक	
वार्षिक मूल्य दर लक्ष्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
15100	98900	108500	123500
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	70.535 चौ मीटर	मिळकतीचा वापर	निवासी सदनिका
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे तप	0 TO 2वर्ष
	भाडे	मजला	11th to 20th Floor
			मिळकतीचा प्रकार
			बांधकामाचा दर
			बांधीव
			Rs 25289/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs 106318/-	
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर	
		= ( (106318-35100) * (100 / 100) ) + 35100	
		= Rs 106318/-	
A) वाढा मिळकतीचे घट		- वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 106318 * 70.535	
		= Rs 7499140.13/-	
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र		12.5 चौ मीटर	
खुल्या जमिनीवरील वाहन तळाचे मूल्य		= 12.5 * (35100*40/100)	
		= Rs 175500/-	
Applicable Rules		= 3, 9, 18, 19, 15	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मोडर्नाईज मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बालकनी) - वरील गळीचे मूल्य - बंदीस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदीस्त बालकनी - स्वयच्छिंत वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 7499140.13 + 0 + 0 + 175500 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs. 7674640/-	
		= र साहस्र साख चौन्हाहत्तर हजार सहा शे बाळीस /-	

Home Print

*(Signature)*  
सह दुय्यम निबंधक वर्ग-२  
(पनवेल -२)

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9 / 80



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

Bank/Branch: PNB/AIROLI (5894) 21594514446656  
 Pmt Txn id : 301024M1020978  
 Pmt DtTime : 30-10-2024@03:12:14  
 Stationery No: 21594514446656  
 ChallanIdNo: 03006172024102950039  
 Print DtTime: 31-10-2024@12:17:46  
 District : 1301/RAIGAD  
 GRAS GRN : MH0105288522024258  
 Office Name : IGR147/PNL2 PANVEL 2

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
 StDuty Amt : R 8,05,000/- (Rs Eight, Zero Five, Zero Zero Zero only)  
 RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

पवतल - २  
 299EC २०२४  
 २ / ४०

Article : B25/Agreement to sale/Transfer/Assignment  
 Prop Mvblty: Immovable  
 Prop Descr : 1402, E-wing, SAI MANNAT Plot, No.1, 1-A, 1-B-1,, 1-B-2, 1-B-3, 1-B-6, S  
 ector-34 AKharghar, RAIGAD, Maharashtra  
 Consideration: R 1, 5,00,000/-

Duty Paper: (PAN-BIOPM50271.) JOHNSON MUTHAPPA  
 Other Party: (PAN-AMYPM0311Q) KHUSHBOO K MANGAL

Bank official1 Name & Signature

*P. Pawhane*



Bank official2 Name & Signature

*K. K. Kurose*

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

*Kushboo*      *Johnson*      *Sevanga*

**Data of ESBTR for GRN MH010528852202425S**  
**Bank - PUNJAB NATIONAL BANK**

Bank/Branch : AIROLI  
 Pmt Txn id : 301024M1020978  
 Pmt DtTime : 30/10/2024 15.12.14  
 ChallanIdNo : 03006172024102950039  
 District : 1301 / RAIGAD  
 Office Name : IGR147 / PNL2\_PANVEL 2 JOINT SUB REGISTRAR  
 Stationary No : 21594514446656  
 Print DtTime : 31/10/2024 12.17.46  
 GRAS GRN : MH010528852202425S  
 GRN Date : 30/10/2024 16.12.36

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 8,05,000.00/- (Rs Eight Lakh Five Thousand Rupees Only )

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

*Only for verification and to be printed and used*

Article : B25  
 Prop Mvblty : Immovable  
 Prop Descr : 1402, E-wing,SAI MANNAT Plot.No.1,1-A, 1-B-1,,1-B-2, 1-B-3, 1- , B-6,Sector-34-A  
 Kharghar,RAIGAD,Maharashtra  
 : 410210  
 Consideration : 1,15,00,000.00/-

Duty Payer : PAN-BIOPM5027L JOHNSON MUTHAPPA  
 Other Party : PAN-AMYPM0311Q KHUSHBOO K MANGAL

Bank Scroll No : 1  
 Bank Scroll Date : 31/10/2024  
 RBI Credit Date : 31/10/2024  
 Mobile Number : 9987125700



**Challan Defacement Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-353-21198	0005886620202425	06/11/2024-14.36.43	IGR147	30000.00
2	(iS)-353-21198	0005886620202425	06/11/2024-14.36.43	IGR147	805000.00
<b>Total Defacement Amount</b>					<b>8.35,000.00</b>

प व ल - २  
 २९९८ / २०२४  
 ३ / १८०



## Department of Stamp & Registration, Maharashtra

### Receipt of Document Handling Charges

PRN 1124066509455

Date 06/11/2024

Received from -, Mobile number 9987125700, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

### Payment Details

Bank Name SBIN Date 06/11/2024

Bank CIN 1600415202410608887 REF No. 467711260416



This is computer generated receipt, hence no signature is required.



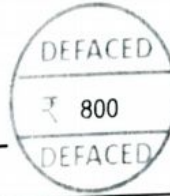
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1124066509455

Receipt Date 06/11/2024

Received from -, Mobile number 9987125700, an amount of Rs 800/-, towards Document Handling Charges for the Document to be registered on Document No. 21198 dated 06/11/2024 at the Sub Registrar office Joint S.R. Panel 2 of the District Raigarh.



**Payment Details**

Bank Name SBIN

Payment Date 06/11/2024

Bank CIN 10004152024110608887

REF No. 467711260416

Deface No 1124066509455D

Deface Date 06/11/2024

This is computer generated receipt, hence no signature is required.



AGREEMENT FOR SALE

*Saranya*  
*Johnson*

THIS AGREEMENT FOR SALE is made and executed at Navi Mumbai on this 06 day of 11, 2024, BETWEEN MRS. KHUSHBOO K. MANGAL (PAN NO. AMYPM0311Q), an Indian Inhabitant, residing at 4A/54, Mangal Evershine Nagar, Malad (w), Mumbai-400064, hereinafter called "the TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning therefore be deemed to mean and include their heirs, executors administrators and assigns) of the FIRST PART

AND

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₹	180

MRS. ANGEL SARANYA (PAN NO. CMMPA3330B) AND MR. JOHNSON MUTHAPPA (PAN NO. BIOPM5027L), an Indian Inhabitant residing at 202, Vakvani Vision CHS. Ltd., Plot No.176, Sector-30, Kharghar, Raigadh, Navi Mumbai- Maharashtra-410210, hereinafter called "the TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the SECOND PART.



*Khushboo*  
*Johnson*  
*Saranya*



WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Ltd., is the new Town Development Authority (hereinafter called as the Corporation) declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-a) of Section 113 of the Maharashtra Regional & Town Planning Act 1956 (Maharashtra XXXVII of 1956) (hereinafter referred to as said Act).

2. The State Government in pursuant to Section 113A of the said Act, has acquired lands described therein and vested such lands in the Corporation for development and disposal.

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3. The Corporation vides their letter dated : 15/11/2007, bearing No. CIDCO/Land/SATYO/OWE KHARGHAR/431/2007 informed the applicants viz. 1) Abdul Rahaman Ibrahim Patel 2) Sadia Bai Abdul



Gaffer Khan (hereinafter collectively referred to as "Original Licensees") the allotment of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, measuring 4799.73 Sq. Mtrs. Or thereabout bearing Plot NO. 1 at

Sector-34-A, Owe, Kharghar (hereinafter referred to as "said land") for residential purpose under the G E S and agreed to enter into agreement to lease with the "Original Licensees" on the terms and conditions mentioned in the said letter.

*Handwritten signature*

*Signature*

4. The Original Licensee on 15/11/2007 paid to the Corporation premium of Rs. 60,000/- (Rupees Sixty Thousand Only) being full premium agreed to be paid by the Original Licensees and obtained the possession of the said land.

5. The Corporation vide "Agreement to Lease" dated 15/11/2007 registered with Sub -Registrar Panvel-3, under registration No. PVL-3-11084/2007, grant a lease of said land for the purpose of constructing a building or buildings for residential use and permitted the original Licensees to occupy the said land from the date of the "Agreement to Lease" i.e. 15/11/2007.

6. Original Licensee vide their letter dated: 19/11/2007 requested the Corporation to grant them the permission to sell, transfer and assign their rights, interest in or the benefits in respect of the said land to M/S.

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OM SAI CONSTRUCTION which was granted by Corporation. Accordingly, the Corporation issued a demand for Rs.8,00,500/- vide its letter dated: 22/11/2007 to permit the original Licensees to transfer the rights, interest and benefits in the said land in favour of promoter. The promoter paid Transfer charges of Rs.800,500/- to the Corporation vide Receipt No. 244475 dated: 22/11/2007.



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7. The Corporation entered into a Tripartite Agreement dated: 22/11/2007 registered with Sub Registrar Panvel -3, under registration no. 11306/2007 with the Original Licensee and the Promoter, referred to as the "New Licensee" therein, permitting the Original Licensee to transfer their rights, interest and benefits in the said land and also to grant a lease to the Promoter in accordance with the terms and conditions as set out in the said tripartite agreement.

पुनर्वि	
2007	2007
22/11/2007	80
KHARGHAR / 431 / 2007	

8. The Corporation in accordance with tripartite agreement dated: 22/11/2007 issued transfer order no. CIDCO / VASAHT / SATYA / KHARGHAR / 431 / 2007 dated: 24/11/2007 replacing the name of the Promoter as the New Licensee in their record.



9. The Corporation vide their letter dated : 04/04/2008, bearing no. CIDCO/Land/SATYA/KHARGHAR/209A/MURBI/2008 informed the applicants vjz. 1) Anant Raghunath Patil 2) Raghunath Rajaram Patil (hereinafter collectively referred to as "Original Licensees") the allotment of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the Plan

*Handwritten signature*

*Signature*      *Signature*

annexed hereto and shown thereon by red colour boundary line, admeasuring 7749.90 Sq. Mtrs. Or thereabout being Plot No. 1-A at Sector-34-A, Owe, Kharghar (hereinafter referred to as "said land") for residential purpose under the G E S and agreed to enter into agreement to lease with the "Original Licensees" on the terms and conditions mentioned in the said letter.

10. The Original Licensee on 10/04/2008 paid to the Corporation premium of Rs. 96,875/- (Rupees Ninety Six Thousand Eight Hundred Seventy Five Only) being full premium agreed to be paid by the Original Licensees and obtained the possession of the said land.

11. The Corporation vide "Agreement to Lease" dated 10/04/2008 registered with Sub Registrar Panvel-3, under registration No. PVL3-04017/2008 consented to grant a transfer of said land for the purpose of constructing a building or buildings for residential use and permitted the Original Licensees to occupy the said land from the date of the Agreement to Lease i.e. 10/04/2008.

12. Original Licensee vide their letter dated: 13/09/2011 requested the Corporation to grant letter the permission to sell, transfer and assign their rights, interest in or the benefit in respect of the said land to M/S. OM SAI CONSTRUCTION which was granted by Corporation. Accordingly, the Corporation issued a demand for Rs. 12,32,000/- vide its letter dated: 13/09/2011 to permit the original licensee to transfer the rights, interest and benefits in the said land in favour of promoter. The promoter paid transfer charges of Rs. 12,32,000/- to the Corporation vide Receipt No. 383553 dated: 04/10/2011.

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299EC/2008  
10/04/2008  
१० / १३०



*[Handwritten signature]*

*[Handwritten signature]*

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13. The Corporation entered into a Tripartite Agreement dated 05/10/2011 registered with Sub Registrar Panvel-1, under registration no. 12807/2011 with the Original Licensee and the promoter, referred to as the "New Licensee" therein, permitting the Original Licensee to transfer their rights, interest and benefits in the said land and also to grant a lease to the Promoter in accordance with the terms and conditions as set out in said Tripartite Agreement.

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The Corporation in accordance with tripartite agreement dated: 05/10/2011 issued transfer order no. CIDCO / VASAHAAT / SATYA / KHARGHAR / 209-A / 2011 dated: 10/10/2011, replacing the name of the Promoter as the New Licensee in their record.



14. The Corporation vide their letter dated: 18/06/2008 bearing no. CIDCO/Land/ SATYO /OWE/KHARGHAR/629/2008, informed the applicants viz 1) Iqbal Abdul Latif, 2) Abdul Ruf Abdul Latif Patel, 3) Naorahmed Abdul Latif Patel, 4) Nazeer Ahmed Abdul Latif Patel 5) Nazma Abdul Rashid Patel 6) Almash Khalid Nachan and 7) Hasina Jalij Madar (hereinafter collectively referred to as "Original Licensees") the allotment of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan

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annexed hereto and shown thereon by a red colour boundary line, admeasuring 299.98 sq mtrs. or thereabout being Plot No. 1-B-1 at Sector-34-A, Owe, Kharghar (hereinafter referred to as "said land") for residential purpose under the GES and agreed to enter into agreement to lease with the "Original Licensees" on the terms and conditions mentioned in the said letter.

15. The Original Licensee on 14/05/2008 paid to the Corporation premium of Rs. 3,750/- (Rupees Three Thousand Seven Hundred and Fifty Only) being full premium agreed to be paid by the Original Licensees and obtained the possession of the said land.

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16. The Corporation vide "Agreement to Lease" dated: 27/06/2011 registered with Sub Registrar Panvel-3, under registration No. PVL3-06572/2011 consented to grant a transfer of said land for the purpose of constructing a building or buildings for residential use and permitted the Original Licensees to occupy the said land from the date of the Agreement to Lease i.e. 27/06/2011.



17. Original Licensee vide their letter dated: 05/07/2011 requested the Corporation to grant letter the permission to sell, transfer and assign their rights, interest in or the benefit in respect of the said land to M/S. OM SAI CONSTRUCTION which was granted by Corporation.

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Accordingly, the Corporation issued a demand for Rs. 1,76,000/- vide its letter dated: 01/06/2011 to permit the original licensee to transfer the rights, interest and benefits in the said land in favour of promoter. The promoter paid transfer charges of Rs. 1,76,000/- to the Corporation

vide Receipt No. 372908 dated: 01/07/2011.

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18. The Corporation entered into a Tripartite Agreement dated 01/07/2011 registered with Sub Registrar Panvel-3, under registration no. 06704/2011 with the Original Licensee and the promoter, referred to as the "New Licensee" therein, permitting the Original Licensee to transfer their rights, interest and benefits in the said land and also to grant a lease to the Promoter in accordance with the terms and conditions as set out in said Tripartite Agreement.



19. The Corporation in accordance with tripartite agreement dated 01/07/2011 issued transfer order no. CIDCO/VASAHAT/SATYA/KHARGHAR/629/2011 dated : 05/07/2011, replacing the name of the Promoter as the New Licensee in their record.

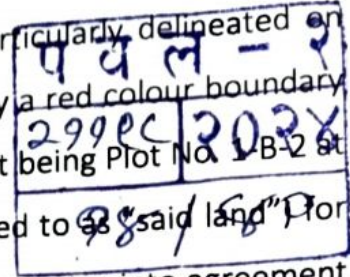
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PLOT NO. 1-B-2

20. The Corporation vide their letter dated : 25/07/2010 bearing no. CIDCO/Land/ SATYO /OWE/KHARGHAR/622/2010, informed the applicants viz 1) Abdul Rzak Miya Patel and 2) Jahur Ahmed Gulam Mohamad Patel (hereinafter collectively referred to as "Original Licensees") the allotment of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, admeasuring 349.98 sq mtrs. or thereabout being Plot No. 1-B-2 at Sector-34-A, Owe, Kharghar (hereinafter referred to as "said land") for residential purpose under the GES and agreed to enter into agreement to lease with the "Original Licensees" on the terms and conditions mentioned in the said letter.



21. The Original Licensee on 25/08/2010 paid to the Corporation premium of Rs. 4,375/- (Rupees Four Thousand Three Hundred and Seventy Five Only) being full premium agreed to be paid by the Original Licensees and obtained the possession of the said land.



22. The Corporation vide "Agreement to Lease" dated : 23/09/2010 registered with Sub Registrar Panvel-2, under registration No. URN-3-09556/2010 consented to grant a transfer of said land for the purpose of constructing a building or buildings for residential use and permitted the Original Licensees to occupy the said land from the date of the Agreement to Lease i.e. 23/09/2010.

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23. Original Licensee vide their letter dated: 14/10/2010 requested the Corporation to grant letter the permission to sell, transfer and assign their rights, interest in or the benefit in respect of the said land to M/S.

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CONSTRUCTION which was granted by Corporation. Accordingly the Corporation issued a demand for Rs. 1,60,000/- vide its letter dated: 14/10/2010 to permit the original licensee to transfer the rights, interest and benefits in the said land in favour of promoter. The promoter paid transfer charges of Rs. 1,60,000/- to the Corporation vide Receipt No. 341847 dated : 14/10/2010.



24. The Corporation entered into a Tripartite Agreement dated : 14/10/2010 registered with Sub Registrar Panvel-1, under registration no. PVL1-12164/2010 with the Original Licensee and the promoter, referred to as the "New Licensee" therein, permitting the Original Licensee to transfer their rights, interest and benefits in the said land and also to grant a lease to the Promoter in accordance with the terms and conditions as set out in said Tripartite Agreement.

25. The Corporation in accordance with tripartite agreement dated: 14/10/2010 issued transfer order no. CIDCO / VASAHAAT / SATYA / KHARGHAR / 622 / 2010 dated : \_\_\_\_\_, replacing the name of the Promoter as the New Licensee in their record.

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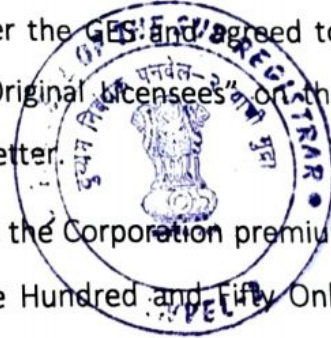
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PLOT NO. 1-B-3

26. The Corporation vide their letter dated : 09/04/2004 bearing no. CIDCO/Land/ SATYO /OWE/KHARGHAR/287/2010, informed the applicant 1) KAMLA BAI SADU THAKUR (hereinafter collectively referred to as "Original Licensees") the allotment of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, admeasuring 199.99 sq mtrs or thereabout being Plot No. 1-B-3 at Sector-34-A, Owe, Kharghar (hereinafter referred to as "said land") for residential purpose under the GPS and agreed to enter into agreement to lease with the "Original licensees" on the terms and conditions mentioned in the said letter.

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27. The Original Licensee on 09/04/2010 paid to the Corporation premium of Rs. 2,500/- (Rupees Two Thousand Five Hundred and Fifty Only) being full premium agreed to be paid by the Original Licensees and obtained the possession of the said land.

28. The Corporation vide "Agreement to Lease" dated : 22/12/2010 registered with Sub Registrar Panvel-3, under registration No. PVL3-13091 consented to grant a transfer of said land for the purpose of constructing a building or buildings for residential use and permitted the Original Licensees to occupy the said land from the date of the Agreement to Lease i.e. 24/12/2010.

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29. Original Licensee vide their letter requested the Corporation to grant letter the permission to sell, transfer and assign their rights, interest in or the benefit in respect of the said land to Shri. Vikesh K. Choithramani,

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which was granted by Corporation. Accordingly, the Corporation issued a demand for Rs. 1,50,000/- vide its letter dated : 24/12/2010 to permit the original licensee to transfer the rights, interest and benefits in the said land in favour of Shri. Vikesh K. Choithramani. He paid transfer charges of Rs. 1,50,000/- to the Corporation vide Receipt No. 351172



dated 24/12/2010. The Corporation entered into a Tripartite Agreement dated : 24/12/2010 registered with Sub Registrar Panvel-1, under registration no. PVL-3-13156/2010 with the Original Licensee and the promoter, referred to as the "New Licensee" therein, permitting the Original Licensee to transfer their rights, interest and benefits in the said land and also to grant a lease to the Promoter in accordance with the terms and conditions as set out in said Tripartite Agreement.

31. The Corporation in accordance with tripartite agreement dated: 24/12/2010 issued transfer order no. CIDCO / VASAHT / SATYA / KHARGHAR / 287 / 2010 dated: \_\_\_\_\_, replacing the name of the Shri. Vikesh K. Choithramani as the New Licensee in their record.

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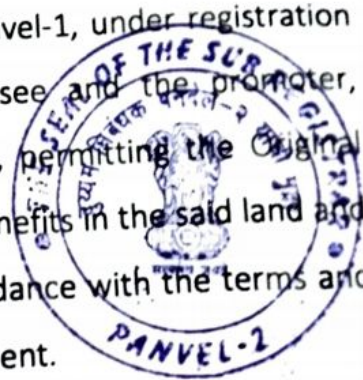
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32. The New Licensee vide his letter dated : 10/01/2011 requested the Corporation to grant him the permission to sell, transfer and assign his right, interest in or the benefits in respect of the said land to M/S. OM SAI CONSTRUCTION, which was granted by Corporation.



33. The Corporation entered into a Tripartite Agreement dated : 11/01/2011 registered with Sub Registrar Panvel-1, under registration no. PVL-1-00550/2011 with the New Licensee and the promoter, referred to as the "New Licensee" therein, permitting the Original Licensee to transfer his rights, interest and benefits in the said land and also to grant a lease to the Promoter in accordance with the terms and conditions as set out in said Tripartite Agreement.



34. The Corporation in accordance with tripartite agreement dated: 11/01/2011 issued transfer order no. CIDCO / VASAHAAT / SATYA / KHARGHAR / 287 / 2011 dated: 13/01/2011 replacing the name of the Promoter as the New Licensee in their record.

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PLOT NO. 1-B-6

35. The Corporation vide their letter dated : 19/10/2010 bearing no. CIDCO / Land / SATYO / OWE / KHARGHAR / 443 / 2010, informed the applicants viz Khatijabibi Hussainmiya Khamse 2) Nasimabibi Asghar Koilkar (hereinafter collectively referred to as "Original Licensees") the

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allotment of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, measuring 359.98 sq mtrs. or thereabout being Plot No. 1-B-6 at Sector-34-A, Owe, Kharghar (hereinafter referred to as "said land") for



residential purpose under the GES and agreed to enter into agreement to lease with the "Original Licensees" on the terms and conditions mentioned in the said letter.

36. The Original Licensee on 03/09/2010 paid to the Corporation premium of Rs. 4,680/- (Rupees Four Thousand Six Hundred and Eighty Only) being full premium agreed to be paid by the Original Licensees and obtained the possession of the said land.

37. The Corporation vide "Agreement to Lease" dated : 03/09/2010 registered with Sub Registrar Panvel-3, under registration No. PVL-3/08831 consented to grant a transfer of said land for the purpose of constructing a building or buildings for residential use and permitted the Original Licensees to occupy the said land from the date of the Agreement to Lease i.e. 03/09/2010.

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38. Original Licensee vide their letter dated: 07/09/2010 requested the Corporation to grant letter the permission to sell, transfer and assign their rights, interest in or the benefit in respect of the said land to M/S. OM SAI CONSTRUCTION which was granted by Corporation. Accordingly, the Corporation issued a demand for Rs. 1,60,000/- vide its letter dated : 18/10/2010 to permit the original licensee to transfer the rights, interest and benefits in the said land in favour of promoter. The promoter paid transfer charges of Rs. 1,60,000/- to the Corporation vide Receipt No. \_\_\_\_\_ dated : 14/10/2010.

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39. The Corporation entered into a Tripartite Agreement dated : 21/10/2010 registered with Sub Registrar Panvel under registration no. PVL3-10424/2010 with the Original Licensee and the promoter referred to as the "New Licensee" therein, permitting the Original Licensee to transfer their rights, interest and benefits in the said land and also to grant a lease to the Promoter in accordance with the terms and conditions as set out in said Tripartite Agreement.



40. The Corporation in accordance with tripartite agreement dated: 21/10/2010 issued transfer order no. CIDCO / VASAHT / SATYA / KHARGHAR / 443 / 2010 dated: 25/10/2010 replacing the name of the Promoter as the New Licensee in their record.

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41. Whereas by their letter M/S. OM SAI CONSTRUCTION have requested CIDCO LTD., to grant permission for the amalgamation of Plot No. 1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6 in Sector-34A, Owe, Kharghar, Navi Mumbai, and on the payment of necessary administrative charges by M/S. OM SAI CONSTRUCTION, CIDCO LTD, by its letter dated : 25/01/2012 has granted its permission for Amalgamation of Plot No. 1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6 in Sector-34A, Owe, Kharghar, Navi Mumbai subject to the terms and conditions contained therein.

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42. The Promoter/s through their Architect "Dimensions" has prepared the building plans. The Promoter/s had entered into standard agreement with the Architects for preparing plans of the said Building and also appointed a B.L Agarwal & Associates for the preparation of the structural design and drawings of the building and the PROMOTER accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.



43. The Executive Engineer and Additional Town Planning Officer of CIDCO has by his letter No.CIDCO/ATPO(BP)/2012/2477 dated : 30/03/2012 approved the plans and granted to the promoter permission to commence erection of the intended buildings consisting of 331 numbers of residential units aggregating to a total Floor Space Index of 20638.171 Sq. Mtrs. with stilt and 27 upper floors on the said plot on the terms and conditions set therein.

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44. By virtue of the said Tripartite Agreement the PROMOTER is entitled in law to erect the building/s consisting Flats / Car Parking and have exclusive and sole right to sell such Flats and to receive the sale price in respect thereof and also to allot / reserve the Car Parking space open or stilt on first come first serve basis on terms and condition as may be determined by the PROMOTER.

45. The PROMOTER has paid development charges for building on Plot No. 1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6 and CIDCO LTD. have granted development permission and issued commencement certificate vide letter no. CIDCO/ATPO/2478 dated: 30/03/2012 for construction of residential building on land of Plot No. 1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6, Sector-34-A, Kharghar, Navi Mumbai.



46. BY Agreement for Sale dated: 21/11/2016 between MRS. KHUSHBOO K. MANGAL, for Flat No. 1402, E- Wing, on 14<sup>th</sup> floor in the building called SAI MANNAT, area admeasuring about Flat area – 632.47 Sq. ft. Carpet area together with all benefits and undivided proportionate share in the common area such as common passage, lift, staircase, meter room, underground tank, overhead water tank etc. And the said document was registered with the sub registrar of assurance of Panvel-4 bearing registration Receipt no. 12271 and Documents Sr. No. PVL-4-9929-2016 dated 21/11/2016.



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*Saranga*

*Mangal*



47. The TRANSFEROR is a member and shareholder of the Sai Mannat Co-operative Housing Society Limited, a co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960 vide registration no. NBOM/CIDCO/HSG(TC)8512/JTR/YEAR 2020-2021 dated 21/08/2020, having its registered office at Kharghar, Nav

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(hereinafter referred to as the "Society"), owning and holding ten fully paid-up shares of the Society each having a face value of Rs. 50/- bearing Distinctive nos. 2911 to 2920 (both inclusive) represented by original Share Certificate no. 0288 (hereinafter referred



to as the "Shares"), and by virtue thereof and incidental thereto, the transferor has the absolute and exclusive right to hold, possess, use, occupy and enjoy free from all encumbrances, the said Premises as owner thereof.

48. The Transferor hereby agrees to sell to the Transferees, the Shares and the Flat No. 1402, E- Wing, on 14<sup>th</sup> floor, in the building called SA MANNAT, area admeasuring about Flat area – 632.47 Sq. ft. Carpet area on Ownership basis under provisions of the said Act as hereinafter mentioned and upon the Transferor under these presents and complying with all the terms and conditions thereof.

49. The Transferees hereby agrees to purchase and the Transferor hereby agrees to sell the said Premises and Shares subject to the terms and conditions of the Agreement to Lease/Lease Deed of the Land executed by the Co – operative Societies Act, 1960 as per the terms of lease entered with the Society.

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50. The Transferees have approached the Transferor for the purchase of the Shares and the Premises both the parties hereto agreed to fix the price of the said Premises and the Share at Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only).

51. The Transferor accordingly informed the Society regarding the sale and transfer of the Premises in favour of the Transferees. Transferor requested the Society for its NOC for transferring the said Premises and Shares in favour of the Transferees a herein and the same shall be made available by the Society on or before registration of ALL DEEDS.

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52. As per mutual agreement and understanding the Transferor have agreed to transfer the said Premises in the Society to the Transferees upon the terms and conditions hereinafter appearing.

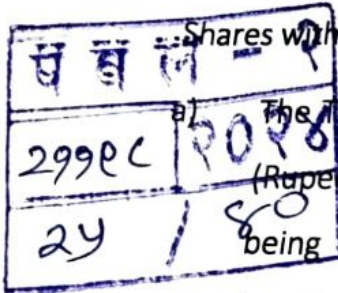


53. The Transferor has therefore sold and transferred the said Premises to the Transferees and the Transferees has purchased the said Premises a from the Transferor on the terms and conditions and for the consideration stated herein above.

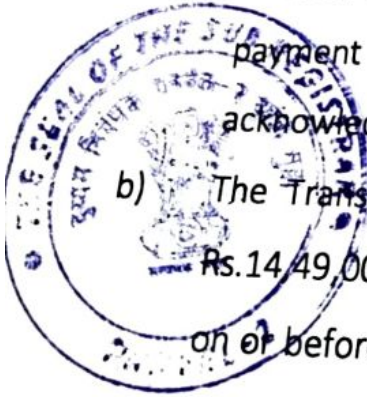
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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Transferor hereby agree to transfer, assign and / or sell to the Transferees and the Transferees hereby agree to acquire and purchase from the Transferor the said Shares, and the Premises and all the rights title and benefits there under for a total sale price of Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) (less the entire applicable tax deducted at source (TDS) in accordance with the applicable provisions of the Income Tax Act, 1961), being the price of the Premises and Shares with all rights and benefits in / under the said Premises.



a) The Transferees has paid to Transferor a sum of Rs. 10,51,000/- (Rupees Ten Lakhs Fifty One Thousand Only) by way of cheque being the part amount of sale consideration towards sale transfer / assignment of the said premises (the receipt and payment whereof the Transferors doth hereby admit and acknowledge).



b) The Transferees shall pay the Transferor, balance amount of Rs.14,49,000/- (Rupees Fourteen Lakhs Forty Nine Thousand Only) on or before 30 days from the date of execution and registration of this Agreement.

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- c) The balance payment of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) shall be paid by the Transferee to the Transferor by way of loan within 45 days from the date of Registration of this Agreement from any financial institute and before the execution and registration of the Sale Deed.
- d) The Transferee shall deduct 1% TDS on the Consideration as applicable under Section 194(iii) and submit the TDS Certificate to the Transferor before registration of the Sale Deed.

2. Possession of the said Premises shall be handed over by the Transferor to the Transferees on receipt of full and final amount of sale price as stated hereinabove which shall be simultaneously done upon execution and registration of the Sale Deed.

3. The Transferor immediately on receipt of full and final payment of consideration as stated above shall make an application to the sale premises & have agreed to make and execute and cause to be executed the necessary documents applications, transfers, and other writings as may be require for the purpose of the Transferring to the name of the Transferees the said Premises and deposit amount if any, lying and to the credit of the Transferor, as the owner of the said Premises.

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4. The Transferees shall pay the stamp duty and registration charges in respect of this agreement, and the transfer charges to be payable by the builder/Society, shall be borne and paid by the Transferees equally.

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5. The Transferor hereby declares:-



That the said Premises are not subject to any litigations, adverse claims. The said Premises has mortgaged with ICICI BANK outstanding of loan amount is Rs.34,69,411.40/-

That the Transferor is hand over the said Premises as per the CIDCO approved plan. Transferor is not responsible for any structural or any changes to flat after sold.

iii) That the Transferor have full and absolute right and authority to sell and / or transfer the Premises and rights, title and benefits there under in favour of the Transferees and to handover to the Transferees the possession of the said Premises as aforesaid and the Transferor and any one on their behalf have not done any act, deed or omission whereby the Transferor may be prevented from transferring their rights, in the Premises.

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iv) That the Transferees shall and will at all times hereinafter peacefully and equitably occupy possess and enjoy the said Premises without any interruption, claim and demand whatsoever from the Transferor or any other persons or person lawfully or equitably claiming by from under or in trust for the Transferor.

v) That Transferor has also agreed that they will at the request of the Transferees, execute and cause to be done and executed all such acts, deeds matters things documents for more perfectly assuring unto the transferees, the premises as may be required by the Transferees.

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6. The Transferor doth hereby declare that all the Municipal taxes and water charges, maintenance charges and other outgoing in respect of the Premises shall be borne and paid by the Transferor up to the month in which the Transferor hand over to the Transferees, vacant and peaceful possession of the said premises, and thereafter the same shall be borne and paid by the Transferees. The Transferor have also performed and observed all the rules and regulations and bye - laws of the Society till date.



*Khushi*

*Suranga*

*Amrita*

- 7. The Transferees shall transfer the electricity connection as per the procedure of the electricity board and shall bear all costs exclusively.
- 8. Neither the Transferor nor any of their predecessor in title have received any notice either from Corporation and / or from any other statutory body or authorities regarding the acquisition and / or requisition of the said premises, and the Transferor or their heirs, executors, administrators shall not claim any right, title and interest in the said premises and share and benefits under the said Agreement.

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- 9. The Transferor shall comply with all the legal and other formalities for effectively transferring the said Premises to the name of the Transferee.
- 10. The Transferor shall at all times hereafter at the request and cost of the Transferees execute any documents as Transferees may requires for perfectly assuring unto and to the Transferees, all the rights, title and interest into and upon the said Premises.



- 11. The Transferor shall deliver to the Transferees the original letter duly signed and addressed to the Society for transferring to the name of the Transferees in records of the society (i) the said premises (ii) Share and deposits, if any lying to the credit to the name of the Transferor in the records of the Society, (iii) the transfer forms duly signed by the Transferor as required by the Society to transfer the Share and Premises directly in the name of the Transferees (iv) all the original documents pertaining to the said Premises and any other document necessary for transfer of the said Premises and Share.

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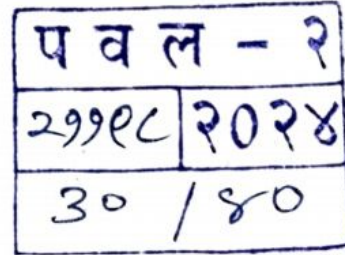
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12. The Transferor and their heirs hereby indemnify the Transferees keep indemnified the Transferees and their heir executors and administrators against any litigation /action/suit/claim pending before these presents before any Court of Law in respect of the said Premises as may be initiated by any person/s claiming through under or in trust for the Transferor.

FIRST SCHEDULE

All that piece or parcel of land known as Plot No. 1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6, Sector-34-A in village / site Kharghar, Navi Mumbai containing by measurement 13759.550 Sq. Mtrs. or thereabout and bounded as follows that is to say :

On the North by : 15.00 mtr. wide Road  
On the East by : Nodal Area  
On the South by : 15.00 mtr. wide Road  
On the West by : 11.00 mtr. wide Road



SECOND SCHEDULE

Flat No 1402, E-wing, on the 14<sup>th</sup> Floor, admeasuring about Flat area 632.47 Sq. Ft. Carpet in the building known as 'SAMANNAT', on Plot No.1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6, , Sector-34-A, in Kharghar, Navi Mumbai, Tal. & Dist. Thane and the said plot bounded as follows:-

On the North by :  
On the East by :  
On the South by :  
On the West by :



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND  
SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST





Signed and Delivered by the

Within named "TRANSFEROR"

MRS. KHUSHBOO K. MANGAL



In the Presence of

1.  Prakash Shivsharan
2. Ramesh Jadar 



Signed and Delivered by the

Within named "TRANSFEREES"

MRS. ANGEL SARANYA - 

MR. JOHNSON MUTHAPPA - 

In the Presence of

1.  Prakash Shivsharan
2. Ramesh Jadar 



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RECEIPT

RECEIVED OF AND FROM the TRANSFEREES as within named, MRS. ANGEL SARANYA AND MR. JOHNSON MUTHAPPA, the sum of Rs.10,51,000/- (Rupees Ten Lakhs Fifty One Thousand Only), being the PART PAYMENT amount of sale price towards the sale of Flat No 1402, E-wing, on the 14<sup>th</sup> Floor, admeasuring about Flat area -632.47 Sq. Ft. Carpet in the building known as 'SAI MANNAT', on Plot No.1, 1-A, 1-B-1, 1-B-2, 1-B-3 & 1-B-6, , Sector-34-A, in Kharghar, Navi Mumbai. The details of payments are as follows:

SR. NO.	DATE	REF. NO.	AMOUNT
1.	07/10/2024	IDIBH24281185641	RS.10,00,000/-
2.	07/10/2024	428111113146	RS.51,000/-

I SAY RECEIVED

Rs. 10, 51,000/-

*Khushboo*

MRS. KHUSHBOO K. MANGAL

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32 / 80

WITNESSES:

1. *[Signature]* Prakash Shivcharan
2. Ramesh Jadau *[Signature]*





## गावाचे नाव 1) खारघर

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6550000	
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5707376 885	
(4) भू-मापन, पोटहिम्सा व घरक्रमांक (अमल्याम)	1) सालिकेचे नाव गयगड उत्तर वर्जन , इतर माहिती 2034 र 719004 खल्या तिमिनाकर द 31 800 मदनिका क्र ई-1402, चौदावा मजला, ई-ऑफिस, साई मन्नेत, प्लॉट नं. 1-व/2, 1-व/3, व 1-व/6, सेक्टर नं. 34 ग, खारघर, नवी मुंबई, महाराष्ट्र, पिन कोड - 400703 चौ फुट व एक ओपन कार पार्कींग ( ( Plot Number : 1, 1-अ, 1-ब/1, 1-ब/2, 1-ब/3, व 1-ब/6 : SECTOR NUMBER : 34 ग, . ) )	
(5) क्षेत्रफळ	1) 632.47 चौ फुट	
(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. ओम साई कन्स्ट्रक्शन तर्फे भागीदार अमित मधु वरिजा यांचे अखेरचे दिवाण अनंत भुजबळ -- वय -29, पत्ता - प्लॉट नं: 19 व 20, माळा नं. 4, इमारतीचे नाव - इमारतीचे नाव - प्लॉट नं: 1701,, रोड नं. सेक्टर नं. 19 डी, बाधी नवी मुंबई, महाराष्ट्र, पिन कोड -400703 पॅन नं. -AABFO2858B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - खशबू के. मगल -- वय -29, पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - प्लॉट नं: 4 ए/54, रोड नं: मगल क्वार्टर नगर, मालाड, पश्चिम, मुंबई, महाराष्ट्र, पिन कोड - 400064 पॅन नं:- AMYPM0311Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2016	
(10) दस्त नोंदणी केल्याचा दिनांक	21/11/2016	
(11) अनुक्रमांक, खंड व पृष्ठ	9929/2016	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	327500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		

सह. दुय्यम निबंधक वर्ग-२.  
पनवेल-४.



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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शहर व औद्योगिक विकास महामंडळ

मुख्य कार्यालय:  
'नेर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई-४०० ०२१.  
ध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००  
फॅक्स : +९१-२२-२२०२२५०९



CIDCO/ATPO(BP)/2012/2477--  
To,  
M/s. Om Sai Construction,  
Partner Mr. Manish M. Bathija & Two Others,  
E-401, Persipolis, Sector-17, Vashi, Navi Mumbai.

- ASSESSMENT ORDER NO.1113/2011-12 REGISTER NO.03 PAGE NO.1113**
- SUB - Payment of development charges for Residential Building on Plot No 1, 1-A, 1-B/1, 1-B/2, 1-B/3 & 1-B/6, Sector-34-A at Kharghar (12.5% Scheme), Navi Mumbai
- REF:-
- 1) Your architects application dated.30/12/2011 & 28/03/2012
  - 2) Delay condonation NOC issued by M(TS-II) vide letter dtd.03/02/2012
  - 3) Final transfer order issued by M(TS-II) vide letter for Plot No. 1, dtd.27/11/2007, Plot No. 1-A, dtd.NIL, Plot No.1B/1, dtd.05/07/2011, Plot No.1B/2, dtd.19/10/2010, Plot No.1B/3, dtd.13/01/2011 & Plot No.1B/6, dtd.25/10/2010
  - 4) Extension in time limit NOC issued by M(TS-II) vide letter dtd.03/02/2012
  - 5) PSIDC NOC issued by EE(Elect-I) vide letter dtd.29/02/2012
  - 6) Amalgamation NOC issued by M(TS-II) vide letter dtd.25/01/2012
  - 7) Fire NOC Issued by Fire Officer, CIDCO vide letter dtd.30/03/2012
  - 8) MSDEDCL NOC issued by Pnl-U/Tech. Vide letter dtd.24/02/2012
  - 9) 50% IDC paid of Rs.6879775/- vide Receipt No 8063, dtd.29/03/2012

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**  
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

Name of Assessee	M/s. Om Sai Construction, Partner Mr. Manish M. Bathija & Two Others,
Location	Plot No.1, 1-A, 1-B/1, 1-B/2, 1-B/3, 1-B/6, Sector-34-A at Kharghar (12.5% Scheme), Navi Mumbai
Land use	Residential
Plot area	13759.550 Sq. mtrs
Permissible FSI	1.5
Rates as per Stamp Duty Ready Reckoner, for Sec-34-A, Kharghar	Rs.27500/-
<b>AREA FOR ASSESSMENT FOR RESIDENTIAL</b>	
Plot area	13759.550 Sq.mtrs.
Built up area	20638.171 Sq.mtrs
<b>DEVELOPMENT CHARGES FOR RESIDENTIAL</b>	
On plot area @ 0.5% of (6) above	13759.550 Sq.mtrs. X 27500 X 0.5% = Rs. 1891938.125
On built up area @ 2% of (6) above	20638.171 Sq.mtrs X 27500 X 2% = Rs. 11350994.050
<b>TOTAL</b>	<b>Rs. 13242932.175</b>
Total Assessed development charges	8(i) + 8(ii) = Rs. 13242932.175, Say Rs. 13242933/-
Date of Assessment	29/03/2012
Due date of completion	Upto 15/11/2013
Development charges paid of Rs. 1,32,45,000/-	Vide Receipt No. 8063, dtd. 29/03/2012

Application Code No. 2012-03-021-02-1521-01 is for this Development Permission on Plot No.1, 1-A, 1-B/1, 1-B/2, 1-B/3 & 1-B/6, Sector-34-A at Kharghar (12.5% Scheme), Navi Mumbai

Yours faithfully,  
*(Handwritten Signature)*  
(R. B. Pali)  
Addl. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

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



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

(CIN - U99999 MH 1970 SGC - 014574)

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

Ref. No. CIDCO/BP-11018/TPO(NM)/2017/

2093

Unique Code No	2	0	1	2	0	3	0	2	1	0	2	1	5	2	1	0	1
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Date: 3 JUL 2017

To,  
M/s Om Sai Construction,  
Through its Partners Mr. Manish M. Bathija & others Two,  
B-401, Persipolis, Sector-17,  
Vashi, Navi Mumbai.

**Sub:** - Occupancy Certificate for Residential Building on Plot No 1, 1-A, 1-B/1, 1-B/2, 1-B/3 & 1-B/6, Sector - 34A at Kharghar (12.5% Scheme), Navi Mumbai

- Ref :-**
- 1) Your Architect's letter dated 22/07/2017
  - 2) Extension in time limit issued by EO(12.5%) vide letter No CIDCO/Est(12.5% Sch)/Kharghar/629/2017/21412, dtd. 21/07/2017
  - 3) Fire NOC issued by Chief Fire Officer vide letter No CIDCO/FIRE/HQ/603/2017, dtd. 27/07/2017
  - 4) DCC NOC issued by EE(KHR-II) vide letter No CIDCO/EE(KHR-II)/2017/182, dtd. 26/07/2017
  - 5) No dues certificate issued by EO(12.5% Sch) vide letter No CIDCO/Est(12.5% Sch)/Kharghar/629/2017/21812, dtd. 21/07/2017
  - 6) 100% IDC paid of Rs 1,37,59,550/- vide (i) Receipt No 8063, dtd. 29/03/2012, Amount of Rs 68,79,775/- (ii) Receipt No 17110, dtd. 26/07/2017, Amount of Rs 68,79,775/-

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Dear Sir,  
Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with As-Built drawings duly approved

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

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

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

You have to pay the necessary charges due to GST if applicable in future as per CIDCO policy and as informed to you in writing, and if not paid the permission granted will be revoked.

Since, you have 100% IDC paid of Rs 1,37,59,550/- vide (i) Receipt No 8063, dtd. 29/03/2012, Amount of Rs 68,79,775/-, (ii) Receipt No 17110, dtd. 26/07/2017, Amount of Rs 68,79,775/-, you may approach to the office of Executive Engineer (W/S) to get the water supply connection to your plot.

Note: This Occupancy Certificate is granted subject to pending Regular Civil Suit No 5417/2012 on plot No 1-B/3, in Hon'ble Civil Court, (S.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.

Thanking you,

Yours faithfully  
M.P. Patil  
(Mithilesh Patil)  
Associate Planner (BP)





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

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

Ref. No. CIDCO/BP-11018/TPO(NM)/2017/

Unique Code No | 2 | 0 | 1 | 2 | 0 | 3 | 0 | 2 | 1 | 0 | 2 | 1 | 5 | 2 | 1 | 0 | 1

Date : 31 JUL 2017

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Lower Ground Floor, Upper Ground Floor & First Floor Podium, Residential Building ('A', 'B', 'C', 'D' & 'E' Wing 2nd to 26 Floors), [(Residential BUA = 20152.00 Sq.mtrs.), (Total BUA = 20152.00 Sq.mtrs.), Residential Units = 325 (Three Hundred Twenty Five Nos.)] (Free of ESI Fitness Centre BUA= 199.993 sq.mtrs. & Society Office BUA = 26.327 Sq.mtrs) on Plot No. 1-B/1, 1-B/2, 1-B/3 & 1-B/6, Sector-34-A at Kharghar(12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Dimensions Architects Pvt Ltd, has been inspected on 26/07/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 21/07/2017 and the development is fit for the use for which it has been carried out.

You have to pay the necessary charges due to GST if applicable in future as per CIDCO policy and as informed to you in writing, and if not paid the permission granted will be revoked.

2017	2018
20152.00	20152.00
325	325



Note : This Occupancy Certificate is granted subject to pending Regular Civil Suit No.541/2012 on plot No.1-B/3, in Hon'ble Civil Court, (S.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.

*(Signature)*  
 (Mithilesh J. Patil)  
 Associate Planner (BP)

0288  
0288

# SAI MANNAT CHS LTD.

Certificate

Co-operative Housing Society Ltd.

Under the M.C.S. Act, 1960)

(T.C.) 8512/JTR/YEAR 2020-2021, Dt. 21/08/2020

In favour of **MRS. KHUSHBOO K. MANGAL**

**E - 1402**

Number of **10**

of Rs. 50/- each

Numbered **2911** to **2920**

at **Sai Mannat** Co-op. Hsg.

at **Kharghar, Navi Mumbai - 410210**

in favour of the said Society.

Under the common seal of the said Society at

**Kharghar, Navi Mumbai - 410210.**

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

*[Signature]*  
Hon. Secretary

*[Signature]*  
Hon. Chairman



Share Certificate No. 0288

Member's Register No. 0288

No of Shares 10

# SAI MANNAT CHS LTD.

Share Certificate

(AUTHORISED SHARE CAPITAL 2,00,000/- DIVIDED INTO 4,000 SHARES OF RS. 50 EACH)

**Sai Mannat** Co-operative Housing Society Ltd.

Plot No. 1, 1-A, 1-B/1, 1-B/2, 1-B/3 and 1-B/6, Sector - 34 A, Kharghar, Navi Mumbai- 410210.

(Registered under the Maharashtra Cooperative Societies Act, 1960)

Registration No. **NBOM/CIDCO/HSG.(T.C.) 8512/JTR/YEAR 2020-2021, Dt. 21/08/2020**

This is to certify that **MRS. KHUSHBOO K. MANGAL**

**E - 1402** is the registered holder of **10** paid up shares of Rs. 50/- each numbered from **2911** to **2920** both inclusive, in

**Sai Mannat** Co-operative Housing Society Ltd., **Kharghar, Navi Mumbai - 410210**

subject to the Bye-laws of the said Society.

Given under the common seal of the said Society at **Kharghar, Navi Mumbai - 410210**

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Authorized  
M.C. Member

*[Signature]*  
Hon. Secretary

*[Signature]*  
Hon. Chairman

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KASH S SHIVSHARAM  
MUTTPA SHIVSHARAM

Permanent Account Number  
ABDPY0845G



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAMESHCHANDRA  
M B YADAV

21/04/1971

Permanent Account Number  
ABDPY4948H

Ramesh  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CMMPA3330B

Name  
SARANYA

Father's Name  
RAMANATHAN

Date of Birth  
15/03/1990

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JOHNSON MUTHAPPA

ASHIRVADAM MUTHAPPA

08/11/1981

Permanent Account Number  
BIOPM5027L

Signature



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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KHUSHBOO K MANGAL

KAMAL KISHORE MANGAL

19/12/1987

Permanent Account Number  
AMYPM0311Q

Signature





दस्त गोपबारा भाग-1

पत्रक 2 39/80  
दस्त क्रमांक: 21198/2024

21198  
दि. 06 नोव्हेंबर 2024 2:37 म.न.

पत्रक 2/21198/2024  
मूल्य रु. 76.74.640/-

मूल्य रु. 8.05.000/-

मावदला: रु. 1,15,00,000/-

पत्रक 2 याचे कार्यालयाने  
दि. 21/11/2024 वर दि. 06-11-2024

दि. 2:34 म.न. वा. हजर केला.

पावनी 24402

पावनी दिनांक: 06/11/2024

मादरीकरणाने नाव: एंजल सरन्या - -

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 800 00

पृष्ठांची संख्या: 40

एकूण: 30800.00

Saranye.

मादरीकरणाने मही:

Sr Panvel 2

Joint Sr Panvel 2

पत्रक प्रकार: इतरनामा

पत्रक मूल्य (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न

कोणत्याही कोणत्याही नागरी क्षेत्रात  
दि. 106 / 11 / 2024 02 : 34 : 37 PM ची वेळ: (मादरीकरण)

दि. 206 / 11 / 2024 02 : 35 : 54 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

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लिहून देणार

Saranye.

लिहून

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2024 2 40 07 PM

क्रमांक 2/21198/2024

पत्राचार - 1-2-2024

दस्तावेज माग-2

क्रमांक 80/80

दस्तावेज क्रमांक 21198/2024

पत्राचारचे नाव व पत्ता

नाम वृंदा व मंगल

पत्ता एन 1 - , माळा न - , इमारतीचे नाव - , व्यक्ती न - , रोड न 4 ए  
54, मतापी एकरशीत नगर, माळाड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI  
पिन नंबर AMYPM03110

पत्राचारचा प्रकार

विहून घणार  
वय -37  
स्वाक्षरी -

छायाचित्र

उत्सा प्रमाणित



नाम एन 1 - , माळा न - , इमारतीचे नाव - , व्यक्ती न - , रोड न 4 ए

202 वाकवणी व्हिमिओन सी एच एम वि एन 176, सेक्टर-30,  
वाडगाव रायगाव, नवी मुंबई, महाराष्ट्र, RAIGARH(MH)  
पिन नंबर CMMPA3330B

विहून घणार  
वय -34  
स्वाक्षरी -



नाम व्हिमिओन मुशगा -

पत्ता एन 1 - , माळा न - , इमारतीचे नाव - , व्यक्ती न - , रोड न 4 ए  
202 वाकवणी व्हिमिओन सी एच एम वि एन 176, सेक्टर-30,  
वाडगाव रायगाव, नवी मुंबई, महाराष्ट्र, राईगाव ( )  
पिन नंबर BIOPM5027L

विहून घणार  
वय -43  
स्वाक्षरी -



पत्राचार करून घणार न्यायकीन करणामा चा दस्तावेज करून दिल्याचे कवून करतान  
3 ची वेळ: 06 / 11 / 2024 02 38 : 27 PM

दस्तावेज अस निवडीत करतान की न दस्तावेज करून दणा-याना व्यक्तीश ओळखनात, व त्याची ओळख पटविनात

पत्राचारचे नाव व पत्ता

नाम प्रकाश शिवशरण -

वय 54

पत्ता एन 1 - , नवी मुंबई  
पिन नंबर 400708

स्वाक्षरी

छायाचित्र

उत्सा प्रमाणित



नाम रमेशचंद्र यादव -

वय 50

पत्ता एन 1 - , नवी मुंबई  
पिन नंबर 400708

स्वाक्षरी



प्रमाणित करणेत येते की, सदर दस्तावेज एकूण 80

पाने आहेत. पुस्तक क्र. 9

क्रमांक 299 EC वर नोंदवून

वेळ: 06 / 11 / 2024 02 39 : 21 PM

पत्राचार  
Panel 2



सह दुय्यम निबंधक वग-२, पनवेल-२,  
दिनांक 06 माहे 99 सन 2024

Details

Buyer	Type	Amount	Use At	Deface Number	Date
HNSON JTHAPPA	eSBTR/Simple Receipt	805000 00	SD	0005886620202425	06/11/2024
	DHC	800	RF	1124066509455D	06/11/2024
HNSON JTHAPPA	eSBTR/Simple Receipt	30000	RF	0005886620202425	06/11/2024

mp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

21198 /2024

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Document for correctness through thumbnail (4 pages on a side) printout after scanning  
Immediately after registration.

For feedback please write to us at feedback.isanta@gmail.com