

353/2590

पावती

Friday, April 04, 2014

7:18 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2649

दिनांक: 04/04/2014

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल2-2590-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गणेश विठ्ठल बेंडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 31120.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 7:38 PM ह्या वेळेस मिळेल.

Joint S. Panvel 2

बाजार मुल्य: रु. 2434000/-

मोबदला: रु. 3528000/-

भरलेले मुद्रांक शुल्क : रु. 176400/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002267999201314R दिनांक: 29/03/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1120/-

गणेश विठ्ठल बेंडे
गणेश विठ्ठल बेंडे
अधिकारिची सहाई



04/04/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 2590/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) कामोठे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3528000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2434000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन ; इतर माहिती: सदनिका नं- 403,चौथा मजला, बिल्डींग नं - 4 ए, "हावरेज निर्मिती", प्लॉट नं- 15, सेक्टर नं- 22, कामोठे, ता.- पनवेल, जि.- रायगड. क्षेत्रफळ - कारपेट 339 चौ. फुट + एफ बी एरिया 50 चौ. फुट + सर्विस एरिया 15 चौ. फुट (Plot Number : 15 ;)
(5) क्षेत्रफळ	1) 339 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 हावरे इंजिनिअर्स आणि बिल्डर्स प्रा लि तर्फे अथोराईज सिग्नेटरी संजय डी माहुलकर यांचे कु मु शरद म्हादलेकर - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 416 वर्धमान मार्केट सेक्टर 17 वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:-AAACH2577C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश विठ्ठल बेंडे - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं 05,जाधव चाळ, भटवाडी, घाटकोपर पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, . . पिन कोड:-400084 पॅन नं:-ALNPB2731R 2): नाव:-विठ्ठल महादू बेंडे - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं 05,जाधव चाळ, भटवाडी, घाटकोपर पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, . . पिन कोड:-400084 पॅन नं:-AEMPB3418F
(9) दस्तऐवज करून दिल्याचा दिनांक	04/04/2014
(10)दस्त नोंदणी केल्याचा दिनांक	04/04/2014
(11)अनुक्रमांक,खंड व पृष्ठ	2590/2014.
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	176400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सहदुय्यम निबंधक, वर्ग २
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

Payment Successful. Your Payment Confirmation Number is 39472709

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH002267999201314R	BARCODE	Form ID :	Date: 29-03-2014
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-ALNPB2731R
Year	Period: From : 26/03/2014 To : 31/03/2099	Full Name	GANESH V BENDE	
Object	Amount in Rs.	Flat/Block No.	HAWARE NIRMITI FLAT 403	
0030046401-75	176400.00	Premises/ Bldg	BUILDING NO 4 A PLOT NO 15	
0030063301-70	30000.00	Road/Street, Area /Locality	SEC 22 KAMOTHE NAVI MUMBAI Maharashtra	
	0.00	Town/ City/ District	MUMBAI Maharashtra	
	0.00	PIN	4 1 0 2 1 0	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	206400.00	Amount in words	Rupees Two Lakh Six Thousand Four Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 39472709		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 6910333201		
Cheque- DD No.		Date	29-03-2014	
Name of Bank	IDBI BANK	Bank-Branch	123 NAVI MUMBAI - VASE	
Name of Branch		Scroll No.	SECTOR 17	

Agreement for sale

G. V. Bende

गणेश वेंडे

प व ल-२
२५१० २०१४
३ / ५६

AGREEMENT FOR SALE

THIS AGREEMENT made at Vashi Navi Mumbai this 4th day of April Two Thousand 2014 BETWEEN the Haware Engineers and Builders Private Limited, a company registered under the Companies Act, 1956 (I of 1956) having its registered office at 413-416, 4th Floor, Vardhaman Market Sector 17, Vashi, Navi Mumbai hereinafter referred to as the Builder [which expression shall, unless repugnant to the context or meaning thereof, mean and include its successor/s and assign/s] of the **One Part** AND Mr. Ganesh Vitthal Bende & Mr. Vitthal Mahady Bende hereinafter referred to as "the Purchaser/s" [which expression shall unless deemed to mean and include in respect of individuals their respective heirs, executors, administrators and assigns; in respect of Company, its successor/s and/or assign/s; and in respect of Partnership firm, its partner/s for the time being, survivor or survivors among them and the last surviving partner and their legal heirs, executors, administrators and assigns] of the **Other Part**.

For HAWARE ENGINEERS & BUILDERS PVT. LTD.


AUTHORISED SIGNATORY

G. Bende

ABGHELS 75

WHEREAS

(i) The City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai 400 021, hereinafter referred to as "the CIDCO" is Government Company wholly owned by the State Government and is also New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the State Government in exercise of its powers under Sub-sections (1) and (3-A) of the Section 143 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act").

(ii) The State Govt. has pursuant to the section 113(A) of the MRTP Act been acquiring the lands described therein and vesting such lands in the CIDCO for development and disposal.

(iii) The State Govt. of Maharashtra has by its Resolution No LQN/1985/1710/CR-217/85-UD/10 dated 6th March 1990 and subsequent resolution No. CID/1094/2094/PK287/UD/10 dated 28th October 1994 ordered to grant 12.5% land in lieu of the land acquired for the development of Navi Mumbai to the persons whose lands were acquired by the State Govt. of Maharashtra and subsequently vested in the CIDCO by the State Govt. for the development of Navi Mumbai.

(iv) Lands held by (1a) Shri Sagar Purshottam Atawane, (1b) Smt.usha Purshottam Atawane, (1c) Nandini Sachin Shende and (1d) Smt.Swati Shrikant Tipradi (being the heirs of late Shri Prushottam Atmaram Atawane) (2) Shri Manohar alias Anant Atmaram Atawane, (3) Shri Yeshwant alias Sharad Atmaram Atawane, (4) Shri Madhukar alias Sudhakar Atmaram Atawane and (5) Smt.Suman Dayanand Yelmalli [being the heirs of late Smt. Ramabai Atmaram Atawane] all Indian Inhabitants, hereinafter collectively referred to as "the Licensees", were also acquired by the State Government of Maharashtra under the said Act.

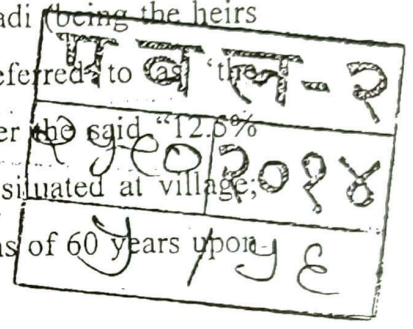
For HAWARE ENGINEERS & BUILDERS PVT. LTD

AUTHORISED SIGNATORY

S. Bende
198 of HE 15 1995

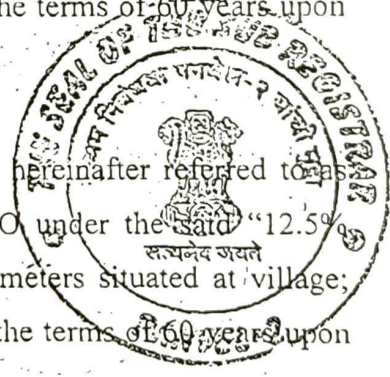
(v) (1a) Shri Sagar Purshottam Atawane, (b) Smt.Usha Purshottam Atawane, (1c) Nandini Sachin Shende and (1d) Smt.Swati Shrikant Tipradi (being the heirs of late Shri Prushottam Atmaram Atawane) (2) Shri Manohar alias Anant Atmaram Atawane, (3) Shri Yeshwant alias Sharad Atmaram Atawane, (4) Shri Madhukar alias Sudhakar Atmaram Atawane and (5) Smt.Suman Dayanand Yelmalli [being the heirs of late Smt. Ramabai Atmaram Atawane] the Licensees hereinafter referred to as the 'said Parties of the First Part' were entitled to obtain from the CIDCO under the "12.5% Scheme " the plot of land admeasuring 3,000 square meters situated at village; Kamothe, Taluka Panvel, District; Raigad on lease for the terms of 60 years upon usual terms and conditions.

(vi) (1) Shri Sagar Purshottam Atawane, (b) Smt.Usha Purshottam Atawane, (1c) Nandini Sachin Shende and (1d) Smt.Swati Shrikant Tipradi (being the heirs of late Shri Prushottam Atmaram Atawane) hereinafter referred to as 'the Licenseses' were also entitled to obtain from the CIDCO under the said "12.5% Scheme " the plot of land admeasuring 7,150 square meters situated at village; Kamothe, Taluka Panvel, District; Raigad on lease for the terms of 60 years upon usual terms and conditions.



(vii) Shri Manohar alias Anant Atmaram Atawane hereinafter referred to as 'the Licensee' was also entitled to obtain from the CIDCO under the said "12.5% Scheme " the plot of land admeasuring 4,450 square meters situated at village; Kamothe, Taluka Panvel, District; Raigad on lease for the terms of 60 years upon usual terms and conditions.

(viii) Shri Yeshwant alias Sharad Atmaram Atawane hereinafter referred to as 'the Licensee' was entitled to obtain from the CIDCO under the said "12.5% Scheme " the plot of land admeasuring 4,200 square meters situated at village; Kamothe, Taluka Panvel, District; Raigad on lease for the terms of 60 years upon usual terms and conditions.



(ix) Shri. Madhukar alias Sudhakar Atmaram Atawane hereinafter referred to as the 'said Parties of the Fifth Part' were entitled to obtain from the CIDCO under the said "12.5% Scheme " the plot of land admeasuring 4,300 square meters situated at village; Kamothe, Taluka Panvel, District; Raigad on lease for the terms of 60 years upon usual terms and conditions.

Handwritten signature: S. Bende
Handwritten text: १९०८/१६/१५

(xxi) Prior to the execution of these presents the Flat/Shop Purchaser has paid to the Promoter a sum of Rs. 10,19,450/- (Rupees Ten Lacs Nineteen Thousand Four Hundred Fifty/ only, being part payment of the sale price of the flat/shop agreed to be sold by the Promoter to the Flat/Shop Purchaser as advance payment or deposit (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Flat/Shop Purchaser agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

(xxii) Under section 4 of the said Act the Promoter is required to execute a written agreement for sale of said flat/shop to the flat purchaser, being in fact these presents and also to register said agreement under the Regulation Act.

(xxiii) The Builder got prepared the plans of the intended Building and submitted them to the CIDCO for approval. The concerned Officer of the Town Planning of the CIDCO has by his Commencement Certificate No. 240/2008 CIDCO/EE/(BP)/ATPO/337 dated 7-9-2002 approved the plans and granted its permission to the Builder to commence erection of the intended building or buildings on the said land on the terms and conditions set therein. (A copy of the said Commencement Certificate is annexed hereto and marked as ANNEXURE "B").

(xxiv) The Builder intends to erect on the said land building consisting of residential flats/shops in accordance with the plans approved by the CIDCO and sell to their intending buyers the said residential flats/shops along with Terraces, Parking Spaces and Top Terrace upon the terms and conditions contained herein.

(xxv) The Purchaser has approached the Builder to purchase Flat/Shop in the building being constructed on the said land and the Builder has agreed to sell to the Purchaser and the Purchaser has agreed to buy from the Builder residential flat/shop bearing No. 403 on the 4th floor in — Type, Bldg. No. 4A admeasuring 339.00 Sq.ft. Carpet Area with attached terrace of — Sq.ft. and F.B. Area 50.00 Sq.ft. in the 15.0059.11 Building being erected on the said land [hereinafter referred to as "the said

For HAWARE ENGINEERS & BUILDERS PVT. LTD.

[Signature]
AUTHORISED SIGNATORY

[Signature]
G. Bende

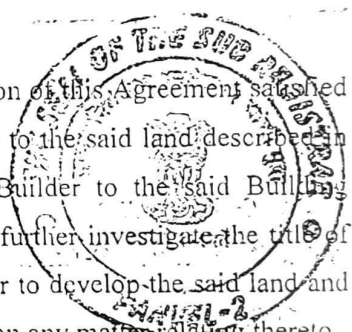
1986/11/12/11

and/or additional wings of any structure on the said land and/or carry out any additional construction on the said Property. The Purchaser/s hereby irrevocably agree/s and give/s his/her/their/its consent to the Builder carrying out amendments, alterations, modifications and/or variations to the layout plan in respect of the said land and the Building Plans for the said Building for constructing additional areas/additional floors on the said Building as also for constructing independent additional structures thereon (whether or not envisaged as at present). It is, however, agreed by the Builder that the Builder shall obtain prior consent in writing of the Purchaser/s in respect of any variation or modification in the Building Plans which may adversely affect the premises agreed to be purchased by the Purchaser/s as herein stated.

Handwritten signature in a rectangular box.

3. The Builder hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the CIDCO at the time of sanctioning the said plans and/or thereafter and shall before handing over possession of the flat/shop to the Purchaser/s obtain from the CIDCO Occupation and/or Completion Certificate in respect of the said flat/shop.

4. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of CIDCO to the said land described in the First Schedule hereunder written and of the Builder to the said Building thereon and the Purchaser/s shall not be entitled to further investigate the title of CIDCO to the said land or to the right of the Builder to develop the said land and no requisition or objection shall be raised upon it or on any matter relating thereto.



5. The Purchaser hereby agrees to purchase from the Builder one flat/shop bearing No. 403 on the 4th floor in _____ Type, Bldg. No. 4A admeasuring 339.00 Sq.ft. Carpet Area with attached terrace of _____ Sq.ft. and F.B. Area 50.00 Sq.ft. as shown in the floor plan thereof here to annexed in the building known as 'Haware's Nirmiti' situated at Plot No. 15, Sector No. 22, Kamothe, Navi Mumbai as shown on the plan hereto attached for a lump sum price of Rs. 35,28,000/- (Rupees Thirty Five Lacs Twenty Eight Thousand only) ✓ Nicks
In addition to the said lump sum price as mentioned above the Purchaser has agreed to pay to the Builder the following charges viz: CIDCO transfer charges, + Service area 15.06 Sq.ft

For HAWARE ENGINEERS & BUILDERS PVT. LTD

AUTHORISED SIGNATORY

10/06/2014

13. The Builder shall, in respect of any amount unpaid by the Purchaser under this Agreement, have a first lien and or charge on the said flat/shop/Car park under the stilt or parking space agreed to be acquired by the Purchaser.

14. Any delay or indulgence by the Builder in enforcing the terms of this Agreement or any forbearance on their part or giving extensions of time by the Builder to the Purchaser for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Builder of any breach of this Agreement by the Purchaser nor shall be the same in any manner prejudice the rights of the Builder.

15. Without prejudice to the Builder's rights under this Agreement and or in law, the Purchaser shall be liable to pay interest at 18% per annum on all amounts due and payable by the Purchaser under this Agreement, if such amount remains unpaid for more than seven days after its due date.

16. The Builder shall not be liable for any loss, damage, injury or delay due to the Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to the CIDCO/NMMC/Any Local Authority concerned, causing delay in giving and supplying permanent water connection or such other service connections necessary for using and or occupying the said flat/shop.

17. On obtaining the part occupancy/occupancy certificate from the NMMC or any other local authority the Builder shall be entitled to hand over possession of the said flat/shop to the Purchaser even though permanent electricity and water connections are not sanctioned by the concerned authorities. The Purchaser shall not be entitled to make any claim or demand on the Builder for the delay in getting the permanent electric and water connections. On the Builder offering possession of the flat/shop to the Purchaser, Purchaser shall be liable to bear and pay their proportionate share in the consumption of electricity and water.

18. The Builder shall deliver possession of the said flat/shop/car parking to the Purchaser within a period of Thirty Six months. The Builder shall not incur any liability if they are unable to deliver possession of the said flat/shop by the aforesaid date if the completion of the building is delayed by reasons of non-availability of steel or cement or any other building material or by reason of war,

For HAWARE ENGINEERS & BUILDERS PVT. LTD.

AUTHORISED SIGNATORY

G. Bente

1986 THE 12/12

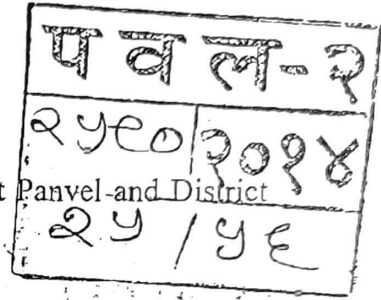
FIRST SCHEDULE

(The Description Of The Land.)

ALL THAT PIECE AND PARCEL OF LAND bearing No. 15 (GES) admeasuring 23248.04 sq. meters situated at Sector- 22 of Kamothe node of Navi Mumbai and bounded as follows:

- On or towards the North : 9 m Wide Road.
On or towards the South : 20 m Wide Road.
On or towards the East : P. No. 2 to 10.
On or towards the West : 20 M Wide Road.

falling within the registration jurisdiction of the Sub District Panvel and District Raigad.



For HAWARE ENGINEERS & BUILDERS PVT. LTD


AUTHORISED SIGNATORY

G. Bende

विश्वनाथमहादेवकोठे

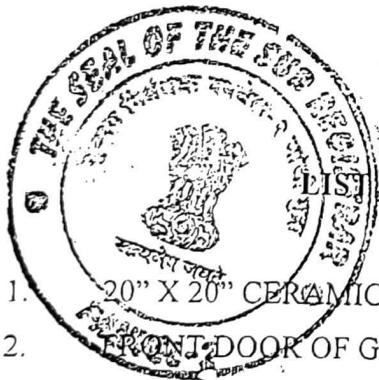


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SECOND SCHEDULE
(Specifications And Amenities)

SUPER DELUXE AMENITIES OF FLATS

1. CONCEALED ELECTRIC COPPER WIRING.
2. CONCEALED PLUMBING.
3. 2 X 2 VETRIFIED FLOORING.
4. BLACK GRANITE PLATFORM WITH STAINLESS STEEL SINK.
5. GLAZED TILES 2 FEET ABOVE KITCHEN PLATFORM.
6. WASH BASIN.
7. WOODEN FLUSH DOORS IN ALL ROOMS.
8. DECORATIVE MAIN DOOR.
9. PVC DOORS FOR BATH/WC.
10. POWDER COATED ALUMINIUM SLIDING WINDOW.
11. EXTERNAL ACRYLIC PAINT.
12. INTERNAL POP FINISHED EMULSION PAINT.
13. PROVISION FOR EXHAUST FAN IN KITCHEN.



LIST OF AMENITIES FOR SHOP

1. 20" X 20" CERAMIC TILES.
2. FRONT DOOR OF GI ROLLING SHUTTER
3. CONCEALED ELECTRIC POINT.
4. WITH/WITHOUT W/C
5. INTERNAL/EXTERNAL PAINTING.

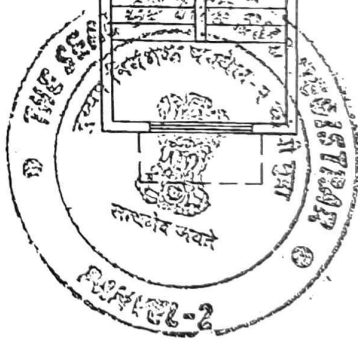
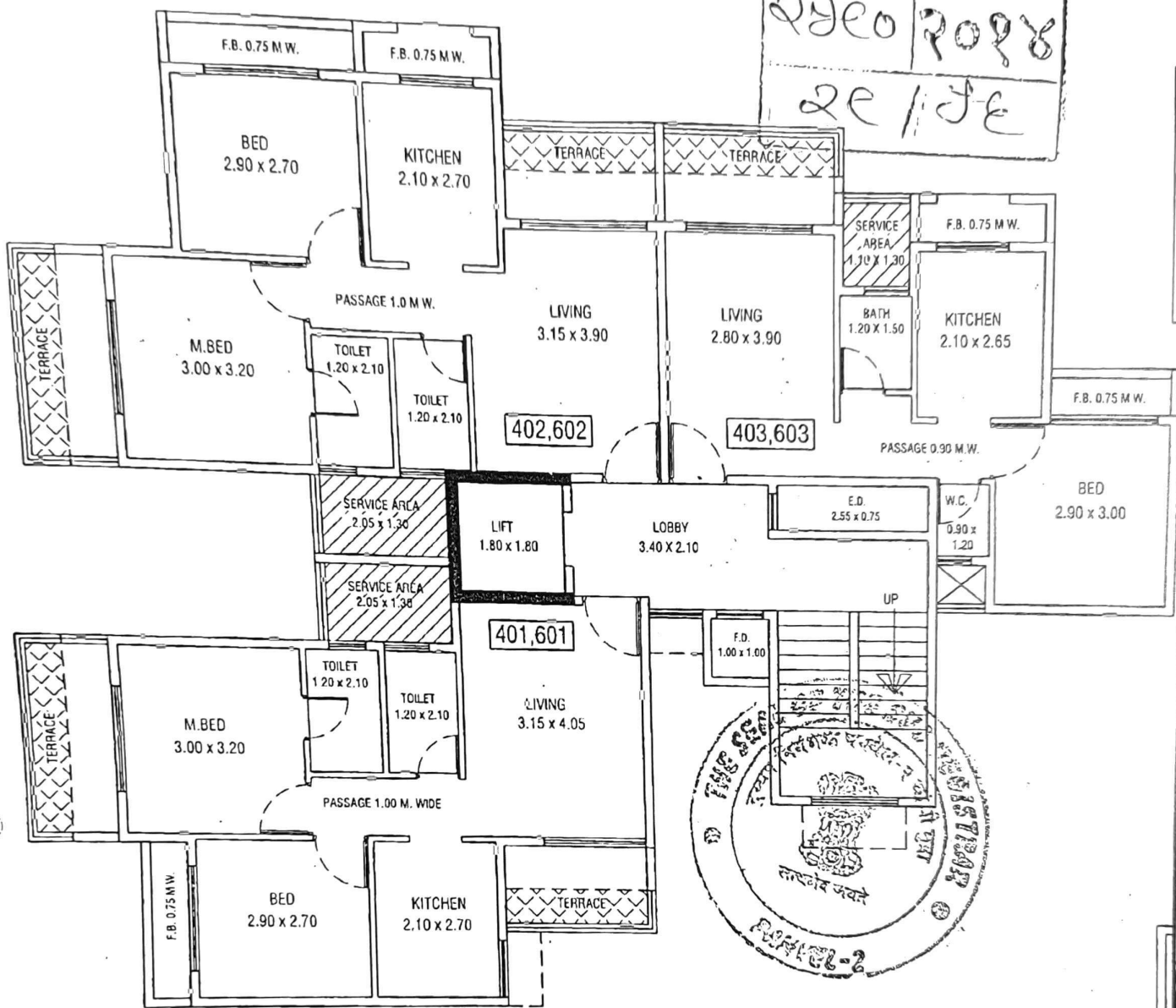
For HAWARE ENGINEERS & BUILDERS PVT. LTD

AUTHORISED SIGNATORY

G. Bende

1989 THE 11/11

प व ल-२
 २५०२०१४
 २६/१६



TYPICAL FLOOR PLAN.
 (4TH & 6TH FL.)
 BUILDING NO. 4 A

MASTER COPY
 only if red

DEVELOPERS :	PROJECT	NORTH	TITLE :	ARCHITECTS:																
SAWARE ENGINEERS & BUILDERS PVT. LTD.	PROPOSED PHASE IV "NIRMITI" RESIDENTIAL CUM COMMERCIAL COMPLEX ON PLOT NO. 15, SEC 22, KAMOTHE, NAVI MUMBAI.		TYPICAL FLOOR PLAN (4TH & 6TH FL.) (BLDG NO 4A)	SPACE CONSULTANT.																
116, VARDHAMAN MARKET, SEC - 17, VASHI, NAVI MUMBAI. TEL. - 67919800, FAX. - 67919899			<table border="1"> <tr> <td>DATE NO</td> <td>DATE BY</td> <td>DATE BY</td> <td>DATE BY</td> </tr> <tr> <td>12-03-12</td> <td>DILIP</td> <td></td> <td></td> </tr> <tr> <td>REVISION</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SERIAL</td> <td>DATE</td> <td>DESCRIPTION</td> <td>BY</td> </tr> </table>	DATE NO	DATE BY	DATE BY	DATE BY	12-03-12	DILIP			REVISION				SERIAL	DATE	DESCRIPTION	BY	416, VARDHAMAN MARKET, SEC - 17, VASHI, NAVI MUMBAI. TEL. - 67919848 FAX. - 67919899
DATE NO	DATE BY	DATE BY	DATE BY																	
12-03-12	DILIP																			
REVISION																				
SERIAL	DATE	DESCRIPTION	BY																	



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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

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

Ref. No. CIDCO/ATPO(BP)/2012 **2306** --

Date: **2 MAR 2012**

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	3	6	3	0	1
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To,
M/s Haware Engineers & Builders Pvt. Ltd.,
416, Vardhaman Market, Sector-17,
Vashi, Navi Mumbai.

Sub:- Amended approval revised plan to Residential Building on Plot No. 15, Sector-22 at Kamothe (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 24/03/2011 & 28/02/2012
 - 2) Part OC granted by this office vide letter dtd.30/06/2006, 19/03/2007, 31/03/2008, 06/05/2009 & 31/03/2010
 - 3) DCC NOC issued by EE(Kmt) vide letter dtd.02/01/2012
 - 4) Earlier Amended C.C. granted by this office vide letter dtd.31/03/2010
 - 5) Revised Fire NOC issued by Fire Officer, CIDCO vide letter dtd.30/03/2011
 - 6) Time extension issued by M(TS-II) vide letter dtd.08/12/2011
 - 7) Maveja NOC issued by AEO vide letter dtd. 06/01/2012
 - 8) Total till date IDC paid of Rs.1,77,77,500/- as per details below :
 - i) IDC paid of Rs.23,16,000/- vide Challan No.114613, dtd.29/06/2006
 - ii) IDC paid of Rs. 23,16,000/- vide Challan No.111560, dtd.17/11/2006
 - iii) IDC paid of Rs. 7,88,000/- vide Challan No. 108342, dtd.12/03/2007
 - iv) IDC paid of Rs. 7,88,000/- vide Challan No.108897, dtd.28/05/2007
 - v) IDC paid of Rs.12,00,000/- vide Challan No. 105292, dtd.31/03/2008
 - vi) IDC paid of Rs.8,63,000/- vide Challan No. 103259, dtd.03/10/2008
 - vii) IDC paid of Rs.5,29,500/- vide Challan No. 104292, dtd.06/05/2009
 - viii) IDC paid of Rs.74,87,000/- vide Challan No. 122303, dtd.29/03/2010
 - ix) IDC paid of Rs.14,90,000/- vide Receipt No. 7635, dtd.31/01/2012
 - x) IDC paid of Rs.14,90,000/- vide Receipt No. 7635, dtd.31/01/2012

प व ल - २
२५०२०१४
३०/५६

Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No.15, Sector -22 at 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,1966 is also enclosed herewith for the structures referred above.

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

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

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.

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 to avoid epidemic.

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

This set of approved plans supercedes all the plans approved earlier.

Thanking you,

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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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Ref. No. CIDCO/ATPO(BP)/2012-2306 - 38

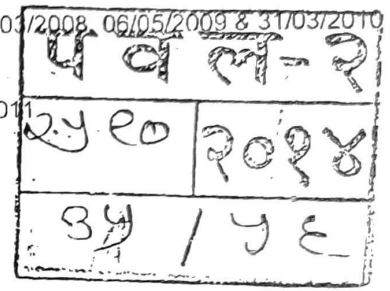
Date: 2 MAR 2012

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	3	6	3	0	1
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Thanking you,

Yours faithfully,

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

Share Certificate No.: 420
Member's Regn. No.: 4A/403

No. of Shares : 10
Date of Issued : 24th March 2015

SHARE CERTIFICATE

(AUTHORISED SHARE CAPITAL OF RS. 500/- DIVIDED INTO
10 SHARES OF RS. 50/- EACH)

HAWARE'S NIRMITI 1 TO 7 CO. OP. HOUSING SOCIETY LTD.

REG.NO :-NBOM/CIDCO/HSG(TC)/6024/JTR/YEAR 2014-2015

Plot No 15, Sector 22, Kamothe, Khandeshwar, Panvel - 410209.

This is to certify that Shri/Smt./Ms. *Ganesh Vitthal Bende & Vitthal*

Mahadu Bende is/are the registered holder of **TEN** fully paid up Shares of

Rs. 50 each numbered from 4191 to 4200 both inclusive, in **Haware's Nirmiti 1 to 7 Co-op. Hsg. Society Ltd.**, subject to the Bye-Laws of the said Society.

Share Certificate has been issued under the common seal of the said Society at Plot No. 15, Sector 22, Kamothe, Khandeshwar, Panvel.

Chairman

G. Bende

Member's Signature

Date : 01.09.2024

Secretary

[Signature]

M. C. Member

[Signature]



Please Tick
West

PMAY Yes/No	Annual Gross Income
CIF No.	PAL
Existing SBI A/C No. <u>30193383486</u>	Tie up (if applicable)
LOS Reference No.:	Take Over

Applicant Name: <u>Mr. Ganesh Vitthal Bende - cf- 8510403707</u>
Co-Applicant Name: <u>Mr. Vitthal Mahadev Bende - cf- 87470000280</u>
Contract (Resi.) Mobile: <u>9892860727</u>

Loan Amount: <u>Rs 35.00 lakh</u>	Tenure:
Interest Rate:	EMI:
Loan Type: <u>LAP</u>	SBI LIFE: YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location:
Property Cost:
Name of Developer / Vendor:

RBO-	Zone-	Branch-	Code No.
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1	<u>14/11/24</u> <u>Shilpa mangale</u>	RESIDENCE VERIFICATION	
SEARCH - 2	<u>14/11/24</u>	OFFICE VERIFICATION	
VALUATION - 1	<u>Vastukeda</u>	SITE INSPECTION	
VALUATION - 2			

Gross Amount:

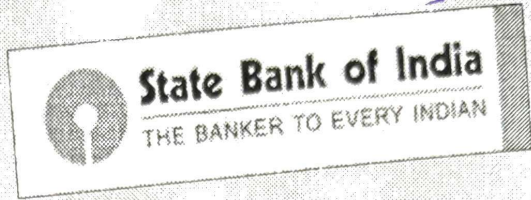


STATE BANK OF INDIA
Ghatkopar (West) Branch

Reference Staff PF ID : _____

Reference Staff Name : _____

Rs. 352



M.R. CHANESHA VITTHAL BENDE

M. 98928 60727

UNLOCK the true value
of your home to meet your personal need



A (PERSONAL DETAILS)

ANESHA VITTHAL BEN

Mr Mrs Ms Dr. Other

Status Married Unmarried Other Name of Spouse SC

Dependents 03 No. of Children 02 Name of Father VI

Maiden Name TARABAI VITTHAL

INDIAN Residential Status Resident

Birth GUR Photo Identification (ID)

Identification (ID): Number

No. 927032290234

ILR No. ALNPB2731R Passport No.

Qualification Attained DIPLOMA + GRADUA

Address: Staying at the present address for the past 43 Years and

Flat / Apartment No. or Name ROOM NO 05,

Street Name & No. and Area/Location RB KADAM MI