

**1) DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land Known as Plot No. 121 situated at Sector No. R-5, Village Vadghar, Node Pushpak, under the scheme promulgated by the state government vide Resolutions of urban Development Department No. CID-1812/CR-274/UD-10 dated 1<sup>st</sup> March 2014 (Popularly Known as "Rehabilitation & Resettlement scheme")/ under the scheme promulgated by the state government vide Resolution of Urban Development Department No. CID-1812/CR-274/UD-10 dated 28<sup>th</sup> May 2014 for resettlement of the Original Licensee whose structure was required for the development of proposed Navi Mumbai International Airport & allied activities on the terms and conditions more particularly specified in said Agreement to 22.5% Scheme, admeasuring 360.00 Sq. Mtrs., and bounded as follows, that is to say:

On or towards the North by : Plot No. 113,114  
On or towards the South by : 11.00 Mtrs. wide road  
On or towards the East by : Plot No. 120.  
On or towards the West by : Plot No. 122.



**DOCUMENTS INSPECTED:**

For the purpose of investigation of title of the said Plot, I also perused the following documents :

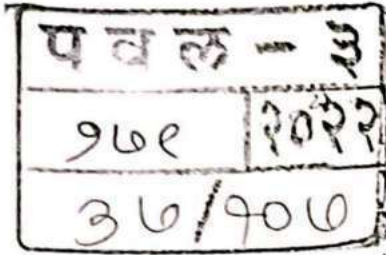
- 1) **Agreement to Lease dated 15<sup>th</sup> May, 2018** executed between City and Industrial Development Corporation and 1) **MR. RAJESH YASHWANT PATIL** 2) **MRS. DWARKA YASHWANT PATIL** having their address, House No. 324, At. Waghivaliwada, Post.Pargaon, Tal. Panvel, Dist. Raigad-410206 3) **MRS. RESHMA SANTOSH BHAGAT**, having her address, Matru-Pitru Chhaya Niwas, Near Hanuman Temple, Sector No.14, Kamothe, Tal. Panvel, Dist. Raigad-410206, which was registered before the Sub-Registrar of Assurance at Panvel-1 vide its Registration

2

For Shree Riddhi Siddhi Constructions

Partner

Receipt No. 6325 under Registration Document Serial No PVL-5235-2018 dated 16<sup>th</sup> May 2018.



Tripartite Agreement dated 17<sup>th</sup> June 2019 executed between the Corporation of the First Part, and 1) MR. RAJESH ASHWANT PATIL 2) MRS DWARKA YASHWANT PATIL 3) MRS. RESHMA SANTOSH BHAGAT, as the Original Licensees of the Second Part and 4) M/s. SHREE RIDDHI SIDDHI CONSTRUCTIONS, a Partnership firm duly registered under the Indian Partnership Act. 1932, consisting of three partners namely 4.1. MR. ANIL PRASANCHAND SINGHAVI 4.2. MR. PRAVEENKUMAR JETHMAL PUNMIYA 4.3. MR. DINESH RAMPRAKASH NEHARIYA as the New Licensee of the said plot, as the New Licensee of the Third Part, duly registered with concern Sub. Registrar of Assurances at Panvel-2, vide its Registration Receipt No. 8671 and Registration Document Serial No. PVL-2-7409-2019 dated 17/06/2019.



- 3) CIDCO Final Order Letter bearing No. लिडको/अनुसूचक/ज/नगुंजावि/२०१९/२११२ दिनांक २६/०७/२०१९
- 4) Development permission along with Commencement Certificate issued by ASSOCIATE PLANNER (Building Permission) Navi Mumbai dated 20/09/2019 of Plot No. 121 situated at Sector No. R-5, at Village Vadghar, Node Pushpak, Tal. Panvel, Dist. Raigad, vide their letter bearing Reference No. CIDCO/BP-17050/TPO(NM&K)/2019/5606 dated 20/09/2019.

And I have to report and certify as under:

*[Handwritten signature]*

3

For Shree Riddhi Siddhi Constructions

*[Handwritten signature]*  
Partner

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

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३/१०९

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company incorporate under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2<sup>nd</sup> floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Section 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (1) of Section 113 of the said Act.

That the State Government has acquired land within the design area of New Bombay land vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of New Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That the immovable property admeasuring 360.00 Sq. Mtrs. bearing Plot No. 121 situated at Sector No. R-5, Village Vadghar, Node Pushpak Tal. Panvel, Dist. Raigad, Navi Mumbai is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of 1) MR. RAJESH YASHWANT PATIL 2) MRS. DWARKA YASHWANT PATIL 3) MRS. RESHMA SANTOSH BHAGAT under the Agreement to Lease dated 15<sup>th</sup> May, 2018 and the original licensee executed Tripartite Agreement dated 17<sup>th</sup> June 2019 executed between Corporation of the First Part, and 1) MR. RAJESH YASHWANT PATIL 2) MRS. DWARKA YASHWANT PATIL 3) MRS.



For Shree Riddhi Siddhi Constructions

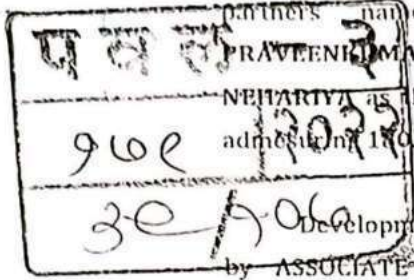
*D. R. Vekhi*  
Partner

*D. R. Vekhi*  
*D. R. Vekhi*  
*D. R. Vekhi*

*[Signature]*

*[Signature]*

RESHMA SANTOSH BHAGAT as the Original Licensees of the Second Part and 2) M/s. SHREE RIDDHI SIDDHI CONSTRUCTIONS, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three



partners namely MR. ANIL PRASANCHAND SINGHAVI, MR. PRAVEENKUMAR JETHMAL PUNMIYA & MR. DINESH RAMPRAKASH NEHARIYA as the New Licensee for the 50% Undivided Share Transfer - admission of 17000 Sq.Mtrs. of the said plot.

Development permission along with Commencement Certificate issued by ASSOCIATE PLANNER (Building Permission) Navi Mumbai dated 20/09/2019 of Plot No. 121 situated at Sector No. R-5, at Village Vadghar, Node Pushpak, Tal. Panvel, Dist. Raigad, vide their letter bearing Reference No. CIDCO/BP-17050/TPO(NM&K)/2019/5606 dated 20/09/2019..

On the basis of the above documents placed before me, I hereby certify that 1) MR. RAJESH YASHWANT PATIL 2) MRS. DWARKA YASHWANT PATIL 3) MRS. RESHMA SANTOSH BHAGAT And 4) M/s. SHREE RIDDHI SIDDHI CONSTRUCTIONS, consisting of three partners namely 4.1. MR. ANIL PRASANCHAND SINGHAVI 4.2. MR. PRAVEENKUMAR JETHMAL PUNMIYA 4.3. MR. DINESH RAMPRAKASH NEHARIYA, are entitled to develop the said property and that the title of the said property is clear and marketable.



*Pratibha N. Pawar*

PRATIBHA N. PAWAR  
ADVOCATE

PLACE: CBD BELAPUR, NAVI MUMBAI.  
DATE: 03/10/2019



Adv. Pratibha N. Pawar B.A.L.L.B.  
ADVOCATE HIGH COURT  
Office: A-202, Shree Handi Dham, Plot No. 59,  
Sector-11, C.B.D. Belapur, Navi Mumbai - 400 614.  
Tel: 022 - 27579060, 9323368060

For Shree Riddhi Siddhi Constructions

*D. K. Keshvi*  
Partner

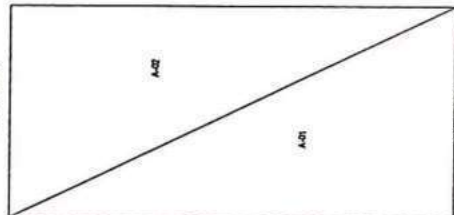
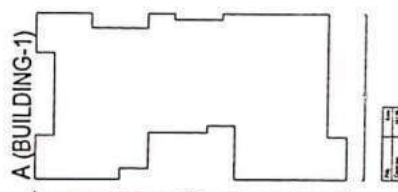
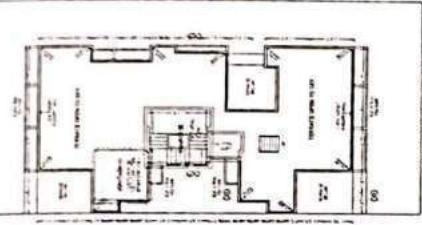
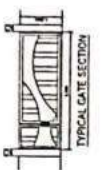
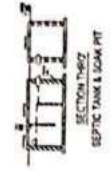
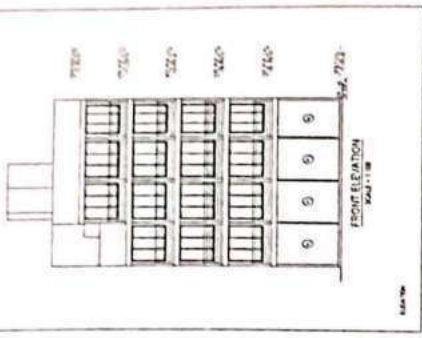
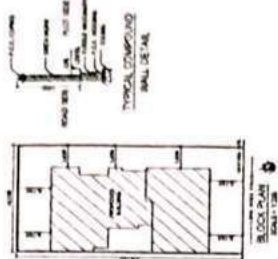
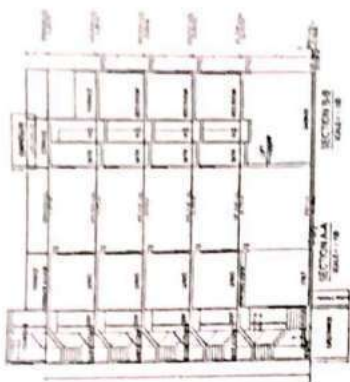
*D. K. Keshvi*  
*D. K. Keshvi*  
*D. K. Keshvi*

*[Signature]*

# ANNEXURE - 'B'

पवेल - 3

969	2022
80 AOC	



AREA CALCULATION	
Plot Area	10000.00
Building Area	1000.00
Open Area	9000.00
Other Area	0.00
<b>Total Area</b>	<b>10000.00</b>

Sl. No.	Particulars	Area	Remarks
1	Plot Area	10000.00	
2	Building Area	1000.00	
3	Open Area	9000.00	
4	Other Area	0.00	
5	<b>Total Area</b>	<b>10000.00</b>	

Sl. No.	Particulars	Area	Remarks
1	Plot Area	10000.00	
2	Building Area	1000.00	
3	Open Area	9000.00	
4	Other Area	0.00	
5	<b>Total Area</b>	<b>10000.00</b>	

Sl. No.	Particulars	Area	Remarks
1	Plot Area	10000.00	
2	Building Area	1000.00	
3	Open Area	9000.00	
4	Other Area	0.00	
5	<b>Total Area</b>	<b>10000.00</b>	

Sl. No.	Particulars	Area	Remarks
1	Plot Area	10000.00	
2	Building Area	1000.00	
3	Open Area	9000.00	
4	Other Area	0.00	
5	<b>Total Area</b>	<b>10000.00</b>	

Shree Siddhi Siddhi Constructions

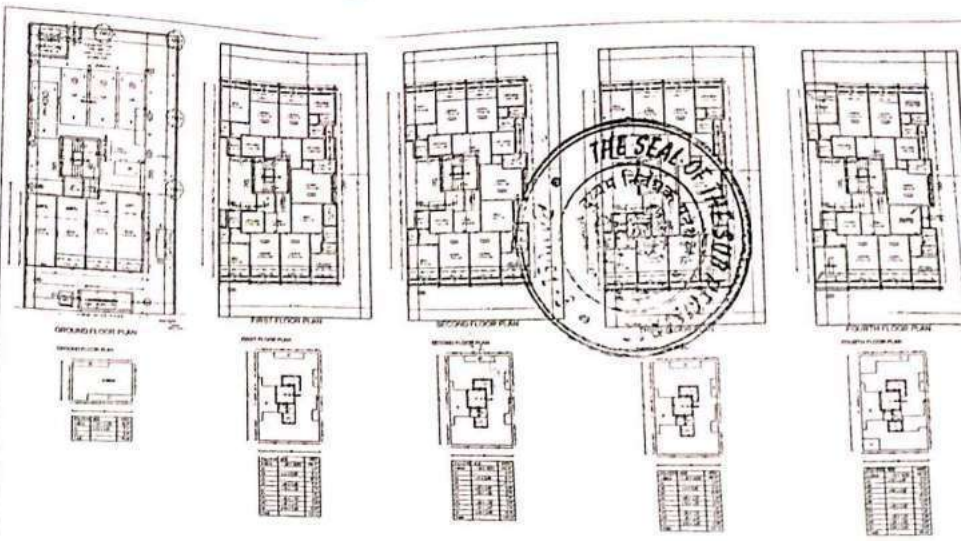
*D. Nehru*  
Partner

*D. Nehru*  
*D. Nehru*  
*D. Nehru*

*[Signature]*

SEAL OF APPROVAL  
 APPROVED SUBJECT TO THE CONDITIONS  
 SET FORTH IN THIS ORDER  
 REGISTERED ARCHITECTS  
 PANNELL'S

24-487-3  
 902 2022  
 89/900



For Salee Riddani Sidihi Constructions

*D. Riddani*  
 Partner

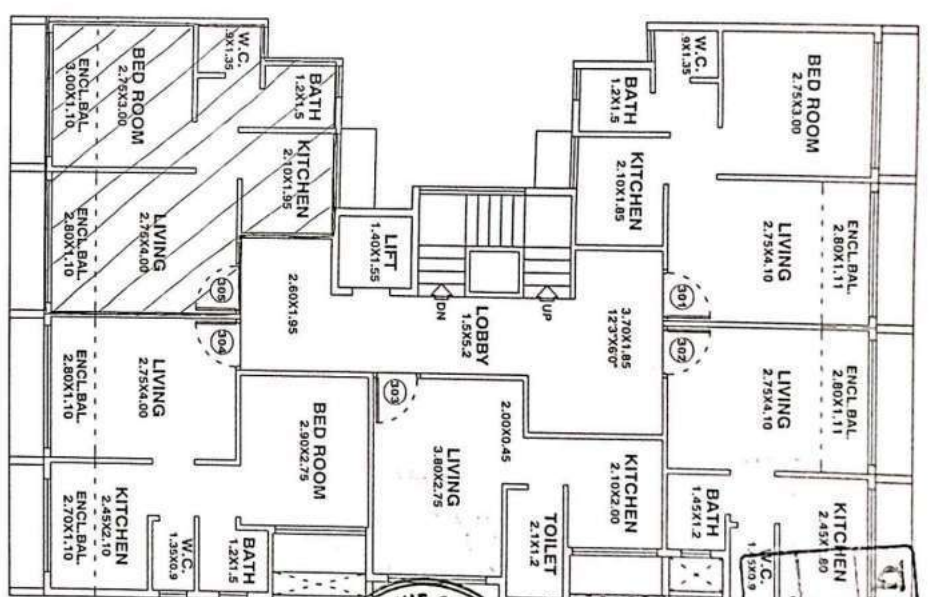
*D. Riddani*  
*D. Riddani*  
*D. Riddani*

*[Signature]*

ANNEXURE-C'

24-487-3  
 902 2022  
 89/900

THE SEAL OF THE SUB-REGISTRAR  
 PANNELL'S



THIRD FLOOR PLAN

FLAT/SHOP NO. 1 305	BUYERS SIGN: (1)	DEVELOPERS SIGN:
CANARY AREA (987F1): 24-487 SQ. MTR.	BUYERS SIGN: (2)	
PROJECT: PROPOSED RESIDENTIAL BUILDING ON PLOT NO. - 121, SECTOR-15, PUSHPAK NAVI KUMBHAL.	DEVELOPED BY: MR. R. V. PATIL, MR. N. S. BHARGAT, MS. SHREE RIDDANI SIDIHI CONSTRUCTIONS, MR. A. P. SINGHANI, MR. P. J. PUNHIVIA, MR. D. B. NEMBARWA	ARCHITECTS: TANSACH DESIGN STUDIO
	NORTH	

Sitee Riddani Sidihi Constructions

*D. Riddani*  
 Partner

*D. Riddani*  
*D. Riddani*  
*D. Riddani*

*[Signature]*

Reference No. : CIDCO/BP-17050/TPQ(NM & K)/2019/5606 Date : 26/9/2019

Reference No. : CIDCO/BP-17050/TPQ(NM & K)/2019/5606 Date : 20/9/2019

To,  
Mr.R.Y.Patil,Mrs.D.Y.Patil,Mrs.R.S.Bhagat and  
M/s....

**ASSESSMENT ORDER NO. 2019/5452**

Sub : Payment of New development charges for Residential + Mercantile / Business  
Commercial Building Plot No. 121, Sector R-5 at Pushpak(New) , Navi Mumbai.

Rel : 1. Architects and Engineers fee  
Your Proposal No. CIDCO/BP-17050/TPQ(NM & K)/2019 dated 09 September, 2019

2) Location : Plot No. 121, Sector R-5 at Pushpak(New) , Nav Mumbai.  
3) Plot Use : Residential + Mercantile / Business (Commercial)  
4) Plot Area : 359.68  
5) Permissible : . . . 5  
6) Rate of the Sub : 13600

Sr. No.	Particulars	Formula	Formula Calculation Values	Amount
1	Rate of the Sub	Rate	Resil: 539.52 * 8	4315
<b>Total Assessed Charges</b>				<b>4315</b>

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/2165	08/29/2019	4315	CIDCO/BP/2019/2032	6/11/2019	Net Banking
2	CIDCO/BP/2019/2165	09/18/2019	392089	CIDCO/BP/2019/2165	19/11/2019	Net Banking

Unique Code No. 2019 04 021 02 2244 01 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 121, Sector R-5 at Pushpak(New) , Navi Mumbai.

Document certified by PATIL  
MITHILESH JANARDHAN,  
Name : PATIL, MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

Document certified by PATIL  
MITHILESH JANARDHAN,  
Name : PATIL, MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

For Shree Riddhi Siddhi Constructions

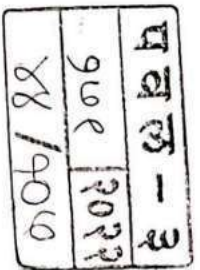
*D. Patil*  
Partner

*D. Patil*  
*D. Patil*  
*D. Patil*

For Shree Riddhi Siddhi Constructions

*D. Patil*  
Partner

*D. Patil*  
*D. Patil*  
*D. Patil*



Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606

Date : 20/9/2019

To,  
Mr. R.Y. Patil, Mrs. D.Y. Patil, Mrs. R.S. Bhagat and  
M/s....

ASSESSMENT ORDER NO. 2019/5452

Unique Code No. 2 0 1 9 0 4 0 2 1 0 2 2 2 4 4 0 1

Sub : Shree Riddhi Siddhi Constructions & Other Workers Welfare Cess charges for Residential +  
Mercantile / Business (Commercial) Building on Plot No. 121, Sector R-5 at  
Pushpak (New), Navi Mumbai.

Ref : 1) Your Proposal No. CIDCO/BP-17050/TPO(NM & K)/2019 dated 09 September, 2019

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

- 1) Name of Assessee : Mr R Y Patil, Mrs D Y Patil, Mrs R S Bhagat and M/s. Shree Riddhi Siddhi Constructions Partners Mr. A. P. Singhavi, Mr. P. J. Punmiya, Mr. D. R. Nehariya
- 2) Location : Plot No. 121, Sector R-5 at Pushpak (New), Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 359.63
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 889.44 Sq.mtrs.
- A) ESTIMATED COST OF CONST. : Rs. 19360
- B) AMOUNT OF CESS : Rs. 168323.58

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	2019040210224401	18/9/2019	168324	2019040210224401	19/9/2019	Net Banking



Document certified by PATIL  
MITHILESH JI. NARDHAN.  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

*DAVELI*  
*DAVELI*  
*DAVELI*

Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606

Date : 20/9/2019



COMMENCEMENT CERTIFICATE

चल - ३  
908 2022  
86/906

To,

Mr. R.Y. Patil, Mrs. D.Y. Patil, Mrs. R.S. Bhagat and  
M/s. Shree Riddhi Siddhi Constructions Partners  
Mr. A. P. Singhavi, Mr. P. J. Punmiya, Mr. D. R.  
Nehariya  
A-69, Janata Market, Sector 23, Turbhe, Navi  
Mumbai.  
PIN - 400705

Sub : Development Permission for Residential [ Resi+Comm ] + Mercantile / Business  
(Commercial) [ Resi+Comm ] Building on Plot No. 121, Sector R-5 at Pushpak (New),  
Navi Mumbai.

Ref : 1. Architects application for development permission dtd 9/9/2019

Dear Sir / Madam,



Document certified by PATIL  
MITHILESH JANARDHAN.  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

For Shree Riddhi Siddhi Constructions

*DAVELI*  
Partner

*DAVELI*  
*DAVELI*  
*DAVELI*



Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606 Date : 20/9/2019

Please refer to your application for Development Permission for Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] Building on Plot No. 121, Sector R-5 at Pushpak(New), Navi Mumbai.

The Development Permission is hereby granted to construct Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

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

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

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



Document certified by PATIL MITHILESH JANARDHAN. Name : PATIL MITHILESH JANARDHAN Designation : Associate Planner Organization : CIDCO OF

Page 5 of 12

For Shree Riddhi Siddhi Constructions

D. R. K. S. Partner

D. R. K. S. Partner

Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606 Date : 20/9/2019

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

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Document certified by PATIL MITHILESH JANARDHAN. Name : PATIL MITHILESH JANARDHAN Designation : Associate Planner Organization : CIDCO OF

Page 6 of 12

For Shree Riddhi Siddhi Constructions

D. R. K. S. Partner

D. R. K. S. Partner



Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606

Date : 20/9/2019

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXIII) of 1966 to M/s **Mr. R. Y. Patil, Mrs. D. Y. Patil, Mrs. R. S. Bhagat and M/s. Shree Riddhi Siddhi Constructions Partners Mr. A. P. Singhavi, Mr. P. J. Punmiya, Mr. D. V. Phartia, A. G. Janardhan, Market, Sector 23, Turbhe, Navi Mumbai.** for Plot No. **121**, Se. or R-5, **Wade+Pushpak+Jev**. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** in **1 Ground Floor + 4 Floor** Plot Builtup Area [ Residential [ Resi+Comm ] = 473.98, Mercantile / Business (Commercial) [ Resi+Comm ] = 63.50 Total BUA = 539.28 ] Sq m.

**Nos. Of Residential Units :- 20, Nos. Of Mercantile / Business (Commercial) Units :- 4**

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.

- 1. This Certificate is liable to be revoked by the Corporation if :-**
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1963.
- 2. The applicant shall :-**

Document certified by PATIL MITHILESH J. ANARDHAN.  
Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO OF

Document certified by PATIL MITHILESH JANARDHAN.  
Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO OF

For Shree Riddhi Siddhi Constructions

*D. Phartia*  
*D. Phartia*  
*D. Phartia*  
Partner

Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606

Date : 20/9/2019

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level at least 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
  4. 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.
  5. A certified copy of the approved plan shall be exhibited on site.
  6. The amount of **Rs 13,416.00/-** deposited with CIDCO as **Security** 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.
  7. "Every Building shall be provided with underground and over head water tanks. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground 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".
  8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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१०/१०/१९



For Shree Riddhi Siddhi Constructions

*D. Phartia*  
Partner  
*D. Phartia*  
*D. Phartia*

Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606 Date : 20/9/2019

9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-21-7/94, UD-11/RD/10/03/2005, dated 19th 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 of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
  - d) Number of Residential flats/Commercial Units with areas.
  - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As 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-23(01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All buildings must have open spaces/amenities spaces of Housing Society and new construction / additions on plots having area not less than 300.00 Sq. m. shall have Rain Water Harvesting structures having minimum total capacity as provided in schedule (enclosed).
- Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.



Document certified by PATIL MITHILESH JANARDHAN.  
 Name : PATIL MITHILESH JANARDHAN  
 Designation : Associate Planner  
 Organization : CIDCO OF

For Shree Siddhi Siddhi Constructions  
 Partner

*D. Ravchi*  
*D. Ravchi*  
*D. Ravchi*

*[Signature]*

Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5606 Date : 20/9/2019

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these by-laws.

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

For Shree Siddhi Siddhi Constructions

*D. Ravchi*  
 Partner

*D. Ravchi*  
*D. Ravchi*  
*D. Ravchi*

*[Signature]*

**SCHEDULE**

**RAIN WATER HARVESTING**

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

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... may be adopted for harvesting the rain water drain from the terrace and the paved surface. The minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/ underground storage tank of required capacity may be constructed above or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off facility so that the rain water may be drawn off for domestic, washing and such other purposes. The storage tanks shall be provided with an overflow.

The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

- a) 40 mm stone aggregate as bottom layer up to 50% of the depth.



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

For Shree Riddhi Siddhi Constructions

D. Ravechi  
Partner

D. Ravechi  
D. Ravechi  
D. Ravechi

*[Signature]*

- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
  - c) Coarse sand as upper middle layer up to 20% of the depth.
  - d) A thin layer of fine sand as top layer.
  - e) Top 10% of the pits/trenches will be empty and a splash is provided in such a way that roof top water falls on the splash portion of the pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
  - g) Perforated concrete slabs shall be provided on the pits/trenches.
  - v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/ pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain dirt, to be discharged to the street. All pipes and opening shall be covered with mosquito (insect) net. For efficient discharge of rain water, there shall be at least two rain water pipes per 100 sq. mt. of roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused to the walls or foundation of the building or those of an adjacent building.
4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by

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

For Shree Riddhi Siddhi Constructions

D. Ravechi  
Partner

D. Ravechi  
D. Ravechi  
D. Ravechi

*[Signature]*

Reference No. : CIDCO/BP-17050/TPO(NM & K)/2019/5600  
 passing the first rain-water has been provided.  
 Provided further that it will be ensured that for such use, proper disinfectants and the  
 purification arrangements have been made.

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Thanking You

Yours faithfully,

Document certified by PATIL  
 MITHILESH JANARDHAN  
 Name : PATIL MITHILESH  
 JANARDHAN  
 Designation : Associate  
 Planner  
 Organization : CIDCO OF  
 ASSOCIATE PLANNER (BP)

For Shree Riddhi Siddhi Constructions

*D. Anchi*  
 Partner

*D. Anchi*  
*D. Anchi*  
*D. Anchi*

पवल - ३  
 १७९ / २०२२  
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ANNEXURE - E

FLATS / SHOPS IN THE SHARE OF M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS (PROMOTER) IN THE SAID PROJECT "ADINATH SRUSHTI", PLOT NO.121, SECTOR- R5, PUSHPAK, VADGHAR NODE, TAL-PANVEL, DIST-RAIGAD.

SR.NO.	FLAT NO./ SHOP NO.	FLOOR
1	SHOP-1	GROUND
2	SHOP-2	GROUND
3	101	FIRST
4	103	FIRST
5	105	FIRST
6	301	THIRD
7	302	THIRD
8	303	THIRD
9	304	THIRD
10	305	THIRD
11	402	FOURTH
12	405	FOURTH



For Shree Riddhi Siddhi Constructions

*D. Anchi*  
 Partner

*D. Anchi*  
*D. Anchi*  
*D. Anchi*

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**ANNEXURE - F**

FLATS /SHOPS IN THE SHARE OF SHRI. RAJESH YASHIWANT PATIL & SMT. DWARKA YASHIWANT PATIL & SMT. RISHMA PATIL & SMT. SANTOSH BHAGAT (CO-PROMOTERS) IN THE SAID PROJECT "ADINATH SRUSHTI", PLOT NO.121, SECTOR- R5, PUSHPAK, VADGHAR NODE, TAL-PANVEL, DIST-RAIGAD.



SR.NO.	FLAT NO./ SHOP NO.	FLOOR
1	SHOP-3	GROUND
2	SHOP-4	GROUND
3	102	FIRST
4	104	FIRST
5	201	SECOND
6	202	SECOND
7	203	SECOND
8	204	SECOND
9	205	SECOND
10	401	FOURTH
11	403	FOURTH
12	404	FOURTH

For Shree Riddhi Siddhi Constructions

*D. Anchi*  
*D. Anchi*  
*D. Anchi*  
Partner

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**ANNEXURE - G**

**SPECIFICATION AND AMENITIES FOR FLAT**



- 1) 2' X 2' Vitrified tiles flooring in all the rooms.
- 2) Granite top kitchen Platform with stainless steel sink.
- 3) Full Glazed tiled bathroom.
- 4) Full glazed tiles W.C. and toilets.
- 5) Dado 2 ft. of glazed tiles above kitchen platform.
- 6) Decorative skin on outer side of main doors and internal wooden flush doors with oil paint.
- 7) Marble frame doors with Bakelite sheet shutters for WC, toilets & bathrooms.
- 8) Good quality lift
- 9) Aluminum sliding windows with marble window sill.
- 10) Concealed plumbing with S. S. fittings.
- 11) Concealed copper wiring with adequate fan and tube light points.
- 12) External paint with pure acrylic paint and internally distemper point finish.
- 13) Elegant Elevation of "ADINATH SRUSHTI".

For Shree Riddhi Siddhi Constructions

*D. Anchi*  
*D. Anchi*  
*D. Anchi*  
Partner

ANNEXURE 'H'

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५९/१००



Maharashtra Real Estate Regulatory Authority  
REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(See rule 6(A))

This registration is granted under section 5 of the Act to the following project under project registration number P5200023579  
Project: ADINATH SRUSHTI, Plot Bearing / CTS / Survey / Final Plot No - 121 at Karanjade, Panvel, Italgari, 410206, District Thane, Pin 400705

1. Shree Riddhi Siddhi Constructions having its registered office / principal place of business at Tehsil Thane, District Thane, Pin 400705
2. This registration is granted subject to the following conditions, namely-
  - The promoter shall enter into an agreement for sale with the allottees.
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees as the case may be of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.
  - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 14/01/2020 and ending with 30/09/2023 unless reviewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 (f) of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasan Prakash Prabhakar  
(Secretary, MahaRE RA)  
Date: 28-05-2020 12:24:50

Dated 18/05/2020  
Place Mumbai

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

For Shree Riddhi Siddhi Constructions

D. Rishi  
Partner

D. Rishi

D. Rishi

D. Rishi

पत्र - ३  
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गावाचे नाव: पानवेल  
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दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: मे. श्री रिद्धी सिद्धी

पावती क्र. 1162 दिनांक 22/01/2020

कान्ठक्यान्स सर्वे भागीदार दिनेश रामप्रकाश नेहारीया . .  
नोंदणी क्र. ₹ 100.00  
दस्त हस्ताक्षरी क्र. ₹ 320.00  
पृष्ठांची संख्या 16  
एकूण ₹ 420.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे  
7:07 PM वा वेळेस मिळेल

बाजार मूल्य: ₹. 1/-  
मोबदला ₹. 0/-  
भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
  - 2) देयकाचा प्रकार: DHC रक्कम: ₹ 320/-
- नोंदणी घेण्यासाठी ऑर्डर क्रमांक: 2201202011262 दिनांक: 22/01/2020  
यंत्रणेचे नाव व पत्ता

D. Rishi



मुळ दस्तावेज परत मिळ

दस्तावेज  
दुपय निवर्तन: पत्र-१०९-२२  
मूळ दस्तावेज परत मिळाले  
एककार्षी राठी



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2201202011262 Date 22/01/2020

Received from MS SHREE RIDDHI SIDDHI CONSTRUCTIONS, Mobile number 0000000000, an amount of Rs.320/-, 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.

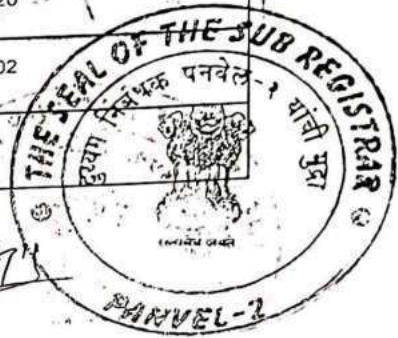
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Payment Details

Bank Name IBKL Date 22/01/2020

Bank CIN 10004152020012209901 REF No. 250023802

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



Riddhi

कारका यशवंत पाटील

SHREE RIDDHI SIDDHI CONSTRUCTIONS  
 Oraveh

Partner

Oraveh





महाराष्ट्र MAHARASHTRA

© 2019 ©



जिल्हा कोषागार कार्यालय, ठाणे  
13 DEC 2019  
मुद्राक प्रमुख लिपीक / लिपीक

13/12/2019

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GENERAL POWER OF ATTORNEY

Date: 22/01/2020

TO ALL TO WHOM THESE PRESENTS SHALL COME

We SHRI. RAJESH YASHWANT PATIL (PAN No. CJCPP0246G) aged 36 years, SMT. DWARKA YASHWANT PATIL, (PAN No. EXJPP7303B), aged 56 years, both Indian Inhabitant, residing at - House No.324, Waghivali Wada, Post-Pargaon, Tal-Panvel, Dist-Raigad & SMT. RESHMA SANTOSH BHAGAT (PAN NO. BGRPB9179F), aged 37 years, residing at Matru Pitru Chhaya Niwas, Near Hanuman Temple, Sector-14, Kamothe, Panvel, Dist-Raigad.

SEND GREETINGS:

SHREE RIDDHI SIDDHI CONSTRUCTIONS

*Rajesh Patil*  
Partner



*Rajesh Patil*  
Partner

जोखपत्र - २ 23 DEC 2019

प्लॉट नं. 121  
 पुस्तक क्र. 505  
 मालिक: SHREE RIDDHI SIDDHI CONSTRUCTIONS  
 पत्रकार: REJESH Y. RAJI  
 पत्ता: BELUR, NAVI MUMBAI

पवल - २  
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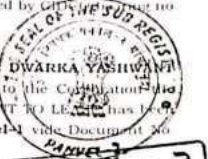
संतोष रमेश वेढर  
 वॉचमन  
 23 DEC 2019



पवल - ३  
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AND WHEREAS by an AGREEMENT TO LEASE dated 15.05.2018, made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION / PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT, PLOT NO.121, situated in SECTOR-R5, PUSHPAK, VADGHAR NODE, TAL- THE SAID PLOT) to SHRI. RAJESH YASHWANT PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT (herein referred to as "THE LESSOR" / "THE LICENSEE/S"), the CIDCO leased Plot of Land being Department no. CID-1812/CR-274/UD-10 dated 25.06.2014 (popularly known as the "REHABILITATION & RESETTLEMENT SCHEME") / under the provisions of the 1812/CR-274/UD-10 dated 28.05.2014 as per circular issued by CIDCO no. CIDCO/ Vya.Sa/ Aa.Vi.Ta./2014 dated 19/09/2014.



AND WHEREAS SHRI. RAJESH YASHWANT PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT have paid to the Corporation the required lease premium and thereafter the said AGREEMENT TO LEASE has been registered at the Office of Sub Registrar Assurances Panvel-2 vide Document No. 5235/2018, on dated 16.05.2018.

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AND WHEREAS by a TRIPARTITE AGREEMENT dated 17.06.2019, made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION / CIDCO) (therein referred to as THE LESSOR / PARTY OF THE FIRST PART) and SHRI. RAJESH YASHWANT PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT (therein referred to as ORIGINAL LICENSEE / PARTY OF THE SECOND PART) and M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS, a partnership firm represented by its Partners 1) MR. ANIL PRASHANCHAND SINGHVI, 2) MR. DINESH RAMPRAKASH NEHARIA, and 3) MR. PRAVEENKUMAR JETHMAL PUNMIYA, (therein referred to as THE PARTY OF THE THIRD PART), SHRI. RAJESH YASHWANT PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT have transferred and assigned 50% undivided rights, interests and benefits in the said plot in favour of M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS, on the terms and conditions set out in the said Tripartite Agreement.



AND WHEREAS the said Tripartite Agreement dated 17.06.2019 has been registered at the Office of Sub Registrar Assurances Panvel-2 vide Document No. 7409/2019, on dated 17.06.2019 and M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS have paid Stamp Duty of Rs.49,300/- and Registration Fee of Rs.9,900/-.

AND WHEREAS by virtue of Tripartite Agreement dated 17.06.2019, SHRI. RAJESH YASHWANT PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT & M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS have 50%-50% share in the said plot of land and also 50%-50% share in the total constructed area in the building to be constructed on the said Plot of Land.

SHREE RIDDHI SIDDHI CONSTRUCTIONS  
 Partner

श्री. राजेश यशवंत पाटील  
 Project

AND WHEREAS WE SHRI. RAJESH YASHWANT PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT & M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS have mutually decided among ourselves about the distribution of the Flats & Shops with its number and areas and also decided with mutual consent to sale the flats & shops to be sold by M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS and also the flats & shops to be sold or to be occupied by SHRI RAJESH YASHWANT PATIL, SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT

WHEREAS M/S. SHREE RIDDHI SIDDHI CONSTRUCTION'S is entering into an agreement with other several purchaser/s to sale the flats & shops (mentioned in the schedule of the property) in the said building to be constructed on the said land to extent of the 50% constructed units.

AND WHEREAS since we are busy with our other daily work & other business, we are unable to appear before the Sub-Registrar, Panvel, Government, Semi Government, CIDCO Ltd., M.S.E.D. Co. Ltd., Water connection Department, etc., for completion the Legal Formalities concerned of M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS regarding selling of Flats/Shops in the said Building Project (more particularly described in the Schedule hereunder) it has become necessary for us to give Power of Attorney to MR. DINESH RAMPRAKASH NEHARIA being our true and lawful attorney for us and on our behalf to perform all the following acts, deeds and things, viz.

1. To appear and represent us before Sub-Registrar Office, to sign & execute all types of documents such as Agreement For Sale, Sale Deed, Deed of Assignment, Conveyance Deed, Deed of Confirmation, Deed of Rectification, Deed of Declaration, etc., in connection with sale & transfer of Flats/Shops in the name prospective Purchasers, mentioned in the Schedule hereunder on our behalf, to apply for and complete the procedure of transfer of such flats/shops in the name of Prospective Purchaser/s, in the department of M.S.E.D. Co. Ltd., CIDCO Ltd., and other concerned authorities.

2. To sign & execute all other deeds, instruments and assurances which our said Attorney, shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the property as we could do ourselves, if personally present.

3. To present any such conveyances or any other deeds or documents for registration, to admit execution and receipt of consideration before the Sub-Registrar of Registrar having authority for and to have such deeds or documents registered for conveying the said property to such purchaser as may be required in respect as we could do the same ourselves.

4. To appear before the Sub-Registrar of Assurances in any district appointed to register documents under the law applicable thereto for the time being in force for sale of flats/shops/offices being situated in the Plot to be constructed on the Plot and to execute Agreement for Sale, Deeds or any other documents and writing and to present or lodge the documents necessary or proper for effectual completion and registration to be executed before the Office of the Sub-Registrar of assurances for and on our behalf for all deeds, documents, writings by virtue of these presents.

5. To pay all costs, charges and expenses including stamp duty and registration fee on our behalf as may be required for purchase of property.

6. To pay all taxes and assessment to all concerned authorities and to apply for refund and to obtain and execute valid and effective discharge from all such authorities.

7. To handover the peaceful and vacant possession of Flat/Shop to the prospective purchasers as attorney deems think fit and proper.

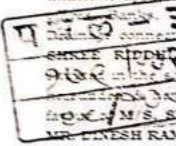
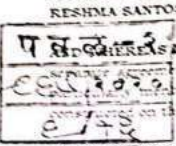
8. To appoint Architect, RCC Engineers, various Consultants & Contractors for the construction on the above mentioned plot.

9. Also to apply for Commencement Certificate/ Amended Commencement Certificate and Construction permission on the said Plot from CIDCO Ltd., pay necessary charges for the same to CIDCO and after completion of construction work apply for Occupancy Certificate from CIDCO or any other concerned authority, apply for Airport NOC and various other approvals from concerned authorities.

10. We also authorize M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS through its partner MR. DINESH RAMPRAKASH NEHARIA to execute and to execute; Conveyance Deed in respect of the said Plot with the prospective member before the office of Jt. Registrar of Co-operative Societies as well as before sub-registrar of Assurance-Panvel.

11. Generally to do all such acts and things as attorney shall think expedient for the purpose aforesaid as fully and effectively in all respects, we hereby undertake to rectify and confirm all and what said attorney should lawfully do and cause to be done by virtue of this deed.

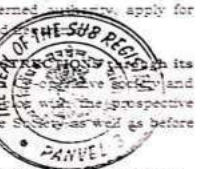
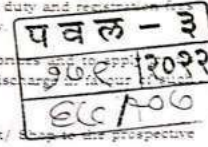
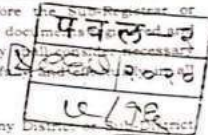
KNOW ALL MEN BY THESE PRESENTS, we the executors above named do hereby authorize and appoint M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS, PAN No. ABPFS1539L, a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, having its Registered Office at Shop No. A-49, Janata Market, 4th Floor, Navi Mumbai 400708, through its partner MR. DINESH RAMPRAKASH NEHARIA being our true and lawful attorney for us and on our behalf to perform all the following acts, deeds and things, viz.



13/07/2022  
 SHREE RIDDHI SIDDHI CONSTRUCTIONS  
 Partner

SHREE RIDDHI SIDDHI CONSTRUCTIONS  
 Partner

SHREE RIDDHI SIDDHI CONSTRUCTIONS  
 Partner



G. S. S. S.

305/1211 RS/ Karan Jadhav  
MR. Sushil R. Kadam

Receipt (payt)

398/179

पावती

Original/Duplicate

Thursday, January 06, 2022

11:42 AM

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 197 दिनांक: 06/01/2022

गावाचे नाव: वडघर

दस्तावेजाचा अनुक्रमांक: पत्रल3-179-2022

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: सुरशिंग रामचन्द्र कदम - -

नोंदणी फी

₹. 13300.00

दस्त हाताळणी फी

₹. 2140.00

पृष्ठांची संख्या: 107

एकूण:

₹. 15440.00

आपणाम मूळ दस्त, धवनेल प्रिंट, मूर्ती-२ अंदाजे

12:02 PM हा वेळेत मिळेल.

Sub Registrar, Panvel 3  
सह दुय्यम नियंत्रक पत्र-३

पत्रवेळ क्र. ३

वाजार मूल्य: ₹. 1315942.5/-

मोबदला ₹. 1325000/-

भरलेले मुद्रांक शुल्क: ₹. 79500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0501202223627 दिनांक: 06/01/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 140/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0501202223681 दिनांक: 06/01/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 13300/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH011235912202122E दिनांक: 06/01/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अनल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

S.D 137001

₹: 200/-

13900



सूची क्र.2

दुय्यम निवर्धक : मद्र दु.नि.पनवेल 3

दस्त क्रमांक : 179/2022

नोंदणी :

Regn 63m

06/01/2022

गावाचे नाव : वडघर

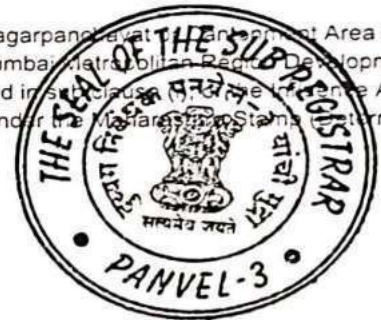
(1) विक्रीच्या प्रकार	बरागनामा
(2) मॉडल	1325000
(3) वाजाराभाव (भाडेपट्ट्याच्या वाढवितवटाकाराक आकारणी देतो की पट्टेदार ने नमुद करावे)	1315942.5
(4) भू-माण, पॉटिंगमा व घरक्रमांक (असल्यास)	1) पाकिंचे नाव: रायगड इतर वर्गाने, इतर माहिती: मदनिका नं.305, निमरा मजला, आदिनाथ मूठी, प्लॉट नं.121, सेक्टर - आर - 5, पुणक वडघर नोंद, ना.पनवेल, जि.रायगड क्षेत्र - कागपेट 24.487 चौ.मी वाढवती 6.380 चौ.मी ( Plot Number : 121 ; SECTOR NUMBER : R - 5 : )
(5) क्षेत्रफळ	1) 24.487 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा-या/विद्वन टेंवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव - मे.श्री गिडी मिडी कमट्टकशनम तर्फे भागिदार दिनेश आर.नेह्रगिया यांचे कु.मु.भगत अरुण केळकर - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए - ११, लतना मार्केट, सेक्टर - २३, पुणे, तवी मुंबई, अर्वाक नं:-, रोड नं:-, महाराष्ट्र, टाणे. पिन कोड:-400705 पॅन नं:-ABPFS1539L 2): नाव - मान्यना देणार राजेश यशवंत पाटील यांचे कु.मु.श्री गिडी मिडी कमट्टकशनम तर्फे भागिदार दिनेश आर.नेह्रगिया यांचे कु.मु.भगत अरुण केळकर वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर क्र.३०४, मु.वाघिबली वाडा, पो.पारगाव, ना.पनवेल, जि.रायगड, अर्वाक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमगाव). पिन कोड:-410206 पॅन नं:-CJCPP0246G 3): नाव - मान्यना देणार दारका यशवंत पाटील यांचे कु.मु.श्री गिडी मिडी कमट्टकशनम तर्फे भागिदार दिनेश आर.नेह्रगिया यांचे कु.मु.भगत अरुण केळकर वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर क्र.३०४, मु.वाघिबली वाडा, पो.पारगाव, ना.पनवेल, जि.रायगड, अर्वाक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमगाव). पिन कोड:-410206 पॅन नं:-EXJPP7303B 4): नाव - मान्यना देणार रेश्मा मंतोय भगत यांचे कु.मु.श्री गिडी मिडी कमट्टकशनम तर्फे भागिदार दिनेश आर.नेह्रगिया यांचे कु.मु.भगत अरुण केळकर वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मातृ पितृ द्याया निवाम, हनुमान मंदिर जवळ, सेक्टर - १४, कामोटे, तवी मुंबई, अर्वाक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमगाव). पिन कोड:-410206 पॅन नं:-BGRPB9179F
(8) दस्तावेज करत देणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव - सुरशिंग रामचंद्र कदम - वय:-67; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मदनिका नं.१०२, माई वीना विल्डिंग, प्लॉट नं.८०, सेक्टर - २१, कामोटे, तवी मुंबई, अर्वाक नं:-, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410209 पॅन नं:-AFYPK0423N
(9) दस्तावेज करत दिल्याचा दिनांक	06/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	06/01/2022
(11) अनुक्रम क्र. व पृष्ठ	179/2022
(12) वाजाराभावाप्रमाणे मुद्राक शुल्क	79500
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	13300
(14) शेर	

सह दुय्यम निवर्धक वर्ग-२  
पनवेल क्र. ३

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or any other Urban 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 the said Rules, the determination of True Market Value of Property) Rules, 1995.



Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used Al	Deface Number	Deface Dd
1	BURSHING RAMCHANDRA KADAM	eChallan	02300042022010559822	MH011235912202122E	79500.00	SD	0005396265202122	06/01/20
2	BURSHING RAMCHANDRA KADAM	eChallan		MH011235912202122E	13300	RF	0005396265202122	06/01/20
3		DHC		0501202223681	140	RF	0501202223681D	06/01/20
4		DHC		0501202223627	2000	RF	0501202223627D	06/01/20

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charge]

मूल्यांकन पत्रक ( प्राप्ति क्षेत्र - बांधीव )

Valuation ID 20220106294

06 January 2022, 10:13:56 AM

पवेल 3

मूल्यांकनाचे वर्ष 2021  
जिल्हा रायगड  
तालुक्याचे नांव पनवेल  
गांवाचे नांव वडघर  
हेजाचे नांव Rural

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
4180					

बांधीव क्षेत्राची माहिती

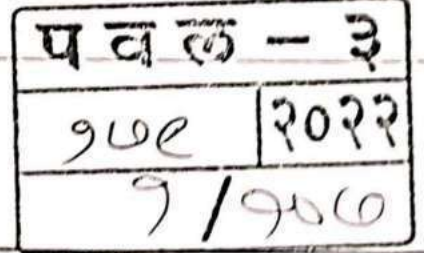
मिळकतीचे क्षेत्र -	33.315 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.4180/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
= (39500 \* (100 / 100)) \* 1  
= Rs.39500/-

मजला निहाय घट/वाढ = 100% of 39500 = Rs.39500/-



A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 39500 \* 33.315  
= Rs.1315942.5/-

Applicable Rules 3, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिल वाहन तळाचे मूल्य + लगतच्या मळीचे मूल्य + वरील मळीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + गेझ/गार्डन मजला क्षेत्र मूल्य + बंदिल बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 1315942.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.1315942.5/-  
= २ तेरा लाख पंधरा हजार नऊ शो वेचालीस/-

Home

Print







CHALLAN  
MTR Form Number-6



SRN	MH011235912202122E	BARCODE		Date	05/01/2022-16 13 05	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name		PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name		SURSHING RAMCHANDRA KADAM	
Location		RAIGAD		Flat/Block No.		FLAT NO-305 3RD FLOOR ADINATH BRUSHTI	
Year		2021-2022 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		PLOT NO-127/25 SUR-425 PETHIAK VADGI	
030046401 Stamp Duty		79500.00		Area/Locality		TAL-PANVEL DIST-RAIGAD	
030053301 Registration Fee		13300.00		Town/City/District		90E 2022	
				PIN		11/02/2022	
				Remarks (If Any)		SecondPartyName=SHREE RIDDHI SIDDHI CONSTRUCTIONS-	
Total		92,800.00		Amount In Words		Ninety Two Thousand Eight Hundred Rupees Only	

पुतल - ३  
90E 2022  
11/02/2022

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No. 0225061010	
Cheque/DD No.				Bank Date		RBI Date 05/01/2022-123025	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		No. Verifiable	



Department ID : Mobile No. : 9820407873  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

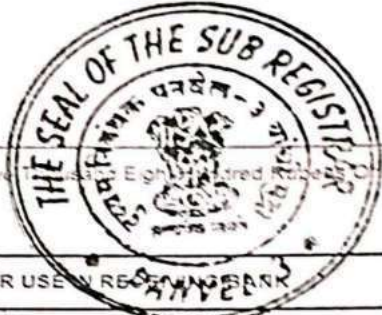
*[Handwritten Signature]*

**CHALLAN**  
MTR Form Number-6



GRN	MH011235912202122E	BARCODE		Date	05/01/2022-16:13:05	Form ID	25.2
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Department: Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	Amount In Rs.	TAX ID / TAN (If Any)				
			PAN No (If Applicable)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name	SUSHING RAMCHANDRA KADAM			
Location	RAIGAD		Flat/Block No.	FLAT NO. 305 3RD FLOOR, TINA... USHTI			
Year	2021-2022 One Time		Premises/Building	900 2022			
Account Head Details			Road/Street	PLOT NO-121 SECTOR-R5 PASHPAK			
0030046401	Stamp Duty	79500.00	Area/Locality	VAUGHARAODE			
0030063301	Registration Fee	13300.00	Town/City/District	TAL PANVEL DIST RAIGAD			
			PIN	4	1	0	2 0 5
Remarks (If Any)							
SecondPartyName=SHREE RIDDHI SIDDHI CONSTRUCTIONS-							
Total		92800.00	Amount In Words	Ninety Two thousand Eight Hundred Rupees Only			



Payment Details: BANK OF MAHARASHTRA			FOR USE IN REGISTERING				
Cheque-DD Details			Bank CIN	Ref. No.	02300042022010559822	220057561010	
Cheque/DD No.			Bank Date	RBI Date	05/01/2022-16:14:35	Not Verified with RBI	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch			Scroll No. . Date		Not Verified with Scroll		

Department ID : Mobile No. : 9820407873  
 NOTE :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चालन केवल दुर्यम निबंधक कार्यालयत नोंदणी करारवाच्या दस्तासाठी लागू आहे. नोंदणी न करारवाच्या दस्तासाठी सादर चालन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(I)S)-398-179	0005398265202122	06/01/2022-11:42:32	IGR148	13300.00
2	(I)S)-398-179	0005398265202122	06/01/2022-11:42:32	IGR148	79500.00
<b>Total Defacement Amount</b>					<b>92,800.00</b>

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

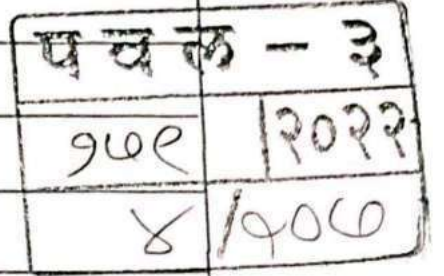
PRN 0501202223681 Date 05/01/2022

Received from , Mobile number 9820407873, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

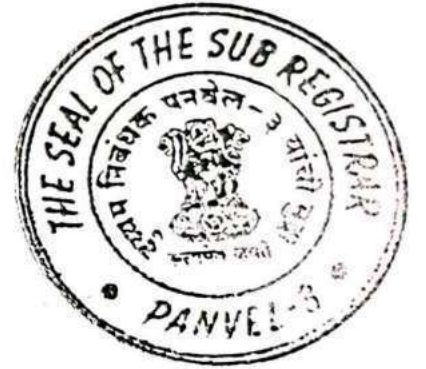
Payment Details

Bank Name MAHB Date 05/01/2022

Bank CIN 10004152022010513261 REF No. 900766331



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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0501202223627
Date	05/01/2022
Received from , Mobile number 9820407873, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name	MAHB
Date	05/01/2022
Bank CIN	10004152022010513216
REF No.	900693772
This is computer generated receipt, hence no signature is required.	

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

**Receipt of Document Handling Charges**

PRN 0501202223681 Receipt Date 06/01/2022

Received from , Mobile number 9820407873, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered on Document No. 179 dated 06/01/2022 at the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

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**Payment Details**

Bank Name	MAHB	Payment Date	05/01/2022
Bank CIN	10004152022010513261	REF No.	900766331
Deface No	0501202223681D	Deface Date	06/01/2022

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 0501202223681

Receipt Date 06/01/2022

Received from , Mobile number 9820407873, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered on Document No. 179 dated 06/01/2022 at the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

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**Payment Details**

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Bank Name MAHB

Payment Date 05/01/2022

Bank CIN 10004152022010513261

REF No. 900766331

Deface No 0501202223681D

Deface Date 06/01/2022

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 0501202223627

Receipt Date 06/01/2022

Received from , Mobile number 9820407873, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 179 dated 06/01/2022 at the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

DEFACED

₹ 2000

DEFACED

**Payment Details**

Bank Name MAHB

Payment Date 05/01/2022

Bank CIN 10004152022010513216

REF No. 900693772

Deface No 0501202223627D

Deface Date 06/01/2022

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



**AGREEMENT FOR SALE**

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THIS AGREEMENT made and entered into at Panvel Dist-Raigad (NAVI MUMBAI) this 6<sup>th</sup> day of Jan 2022 BETWEEN **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** (A Registered Partnership Firm, having its Office at A-69, Janata Market, Sector-23, Turbhe, Navi Mumbai-400 705. (hereinafter called and referred to as the "VENDORS/PROMOTERS") [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and legal representatives] of the **FIRST PART**



AND

**SHRI. RAJESH YASHWANT PATIL** (PAN:CJCPP0246G) & **SMT. DWARKA YASHWANT PATIL** (PAN:EXJPP7303B) adult, Indian Inhabitant, residing at House No.324, At-Waghivali Wada, Post-Pargaon, Tal-Panvel, Dist-Raigad; & **SMT. RESHMA SANTOSH BHAGAT** (PAN: BGRPB9179F) adult, Indian inhabitant, residing at, Matru-Pitru Chhaya Niwas, Near Hanuman Temple, Sector-14, Kamothe, Tal-Panvel, Dist-Raigad; hereinafter referred to as "**THE CONFIRMING PARTY/ORIGINAL LICENSEE/ CO-PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

AND

**MR. SURSHING RAMCHANDRA KADAM** Age 67 YRS.

Residing at **FLAT NO.102 SAI VILLA BUILDING, PLOT NO.82, SECTOR-21, KAMOTHE, NAVI MUMBAI- 410 209** hereinafter called the "**ALLOTTEE/S / PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors and administrators and his/her/their permitted assigns) of the **THIRD PART**.

For Shree Riddhi Siddhi Constructions

*D. Ravechi*

Partner

*D. Ravechi*

*D. Ravechi*

*D. Ravechi*

*[Signature]*



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(2)

a) AND WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation") having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021, is a New Town Development Authority, under provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - 1966) hereinafter referred to as the said Act.



b) AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

c) AND WHEREAS the Corporation, as a part of the development of Navi Mumbai has decided to establish an international Airport namely "Navi Mumbai International Airport" with the approval of the state and central Government (hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto). The corporation has acquired land and structures erected on land owned by the Original Licensee for the development of aforesaid Project.

**Details of land acquired along with structures standing thereon:-**

Village	Taluka & District	Award No.	S.No./ H.No	Area acquired (H.A)	Name of the Awardee
Vaghiv alivada	Panvel Raigad	VAW-ICOGS -46	131/B/0	165.13	RAJESH YASHWANT PATIL, DWARKA YASHWANT PATIL, RESHMA SANTOSH BHAGAT

**Relevant details of structure(s)**

Award No.	Name of the structure owner	Building no. As per survey	Structure no. as per survey	Use of Structure	Area Admissible for determining eligibility	Area of the plot to be allotted
VAW-ICOGS-46	RAJESH YASHWANT PATIL, DWARKA YASHWANT PATIL, RESHMA SANTOSH BHAGAT	46	VV-110	Residential	118.10	360 Sq. Mtrs.

d) AND WHEREAS as per directives and policies of the state government and as per the award declared by the Collector (Land Acquisition) concerned, the corporation has allotted Compensatory Plot to the Original Licensee vide its Allotment Letter no. 2015/2822 dated 30.07.2015.

For Shree Riddhi Siddhi Constructions

*D. Ravchi*

Partner

*D. Ravchi*  
*D. Ravchi*  
*D. Ravchi*

*[Signature]*

(3)

- e) The following mentioned plot was allotted to the "ORIGINAL LICENSEE/ CO-PROMOTER" in lieu of his acquired and structure stated hereinabove.

**Description of Land Allotted:-**

Place/Node	Plot No.	Sector No.	Area In Sq. Mtr.	Admissible FSI
PUSHPAK	121	R5	360	1.5

- f) **AND WHEREAS** by an **AGREEMENT TO LEASE** dated: **15.05.2018**, made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION / CIDCO), therein referred to as 'THE LESSOR' and **SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT** therein referred to as "THE LICENSEE" and herein after referred to as the "ORIGINAL LICENSEE/CO-PROMOTER"; the CIDCO leased Plot of land being **PLOT NO.121**, situated in **SECTOR- R5, PUSHPAK, VADGHAR NODE** admeasuring **360 SQ. MTRS, TAL. PANVEL, DIST. RAIGAD**; (hereinafter referred to as "THE SAID PLOT"); "ORIGINAL LICENSEE" under the scheme promulgated by state government vide resolution of Urban Development Department no.CID-1812/CR-274/UD-10 dated 25/06/2014 (popularly known as the "REHABILITATION & RESETTLEMENT SCHEME")/ under the promulgated by the state government vide resolution of Urban Development Department no. CID-1812/CR-274/UD-10 dated 28.05.2014 as per circular issued by CIDCO bearing no. CIDCO/Vya.Sa/Aa.Vi.Ta./2014 dated 19/09/2014.

- g) **AND WHEREAS** the Original Licensee has paid to the Corporation the required lease premium and thereafter the said Agreement to Lease has been registered at the Office of Sub Registrar Assurances **Panvel-1** vide **Document No.5235/2018**, on dated **16.05.2018**.
- h) **AND WHEREAS** the aforesaid Agreement to Lease is with the benefits and rights to construct any new building(s), permitted by the concerned local authority.
- i) **AND WHEREAS** the physical possession of the same has been handed over to the Original licensee.
- j) **AND WHEREAS** the Original Licensee is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said plot with the benefit and rights to enter upon the land for Development and Construction of buildings for Residential and Commercial purposes.

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For Shree Riddhi Siddhi Constructions

*D. Ravechi*  
Partner

*D. Ravechi*  
*D. Ravechi*  
*D. Ravechi*

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k) **AND WHEREAS** by a **TRIPARTITE AGREEMENT** dated: **17.06.2019**, made at CBD Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION / CIDCO)** (therein referred to as **THE LESSOR / PARTY OF THE FIRST PART**) and **SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT** (therein referred to as **ORIGINAL LICENSEE / PARTY OF THE SECOND PART**) and **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**, a partnership firm represented by its Partners **1) MR. ANIL PRASHANCHAND SINGHVI, 2) MR. DINESH RAMPRAKASH NEHARIA, and 3) MR. PRAVEENKUMAR JETHMAL PUNMIYA**, (therein referred to as **THE PARTY OF THE THIRD PART**), the Original Licensee therein has transferred and assigned 50% undivided rights, interests and benefits in the said plot in favour of **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**, the Party of the Third Part therein (the Promoters / Party of the First part herein) on the terms and conditions more particularly set out in the said Agreement

l) **AND WHEREAS** the said Tripartite Agreement dtd. **17.06.2019** has been registered at the Office of Sub Registrar Assurance **Panvel-2** vide Document No. **7409/2019**, on dtd. **17.06.2019**.

m) **AND WHEREAS** thereafter, **CIDCO LTD** transferred and assigned 50% undivided rights, interests and benefits in the said plot in favour of the Promoters / Party of the First Part vide **Transfer Order No. CIDCO/ ACL&SO/ NMIA/ 2019/2192** dated **26.07.2019**. All the expenses incurred for the aforementioned Tripartite Agreement and the aforementioned Transfer Order in respect of the said plot are entirely borne and paid for by the Party of the First Part.

n) **AND WHEREAS** thereafter both the parties herein have jointly applied to CIDCO Ltd for the development permission of the said Plot along with the approved plans and specifications through duly appointed Architects **M/S. TRIARCH DESIGN STUDIO** and M/s. CIDCO Ltd. has issued development permission vide **COMMENCEMENT CERTIFICATE (Reference no. CIDCO /BP-17050/ TPO (NM&K)/ 2019/ 5606** dated **20.09.2019** to both the parties. Copy of the Commencement Certificate is annexed herewith as "**ANNEXURE-D**".

o) **AND WHEREAS** by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the rights, title and interest in the said 50% undivided plot of land.

p) **AND WHEREAS** due to pre-occupation of other works and adequate lack of technical knowledge of construction work, **SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT** the Original

For Shree Riddhi Siddhi Constructions

*[Signature]*  
Partner  
*[Signature]*  
*[Signature]*

*[Signature]*

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Licensee and the present joint licensee of 50% undivided rights, interests and benefits in the said plot are not to participate in day to day construction activity to be carried out on the said plot pursuant to the aforesaid Commencement Certificate.



- q) **AND WHEREAS** both parties being the joint licensees of the said plot, and having obtained the Commencement Certificate in joint name, it has been decided between the parties, that the total constructed area of said plot, be allocated and distributed between **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** and **SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT** as agreed upon mutually between both parties.
- r) **AND WHEREAS** to facilitate **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to deal with their respective share of **FLATS /SHOPS** in an expedient and unrestrained manner, **SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT** agreed to be a **SIGNATORY CONFIRMING PARTY** on Agreement for Sale or Allotment Letter or any other legal and lawful document that **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** may execute with any person or persons or entity of their choice for monetary consideration or in any other manner otherwise they deem fit, for purpose of selling, allotting, and/or transferring any of the flats/shops; for their portion of constructed area as agreed upon mutually between both parties.
- s) **AND WHEREAS SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT**, the Original Licensee, also gave their express consent to **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to exclusively retain the revenue, benefits and proceeds arising out of such sale / allotment / transfer; in terms of monetary consideration or in any other manner otherwise **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** may deem fit for their portion of the constructed area as agreed upon mutually between both parties
- t) **AND WHEREAS SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT**, the Original Licensee, also gave their express consent to **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to accept and acknowledge and to issue receipts for valuable consideration received from the prospective Flats/Shops Purchasers for flats/shops as they may deem fit and proper for their portion of the constructed area as agreed upon mutually between both the parties.
- u) **AND WHEREAS** in their name and on their behalf, **SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT**, the Original

For Shree Riddhi Siddhi Constructions

*D. Ravchi*

Partner

*D. Ravchi*  
*D. Ravchi*  
*D. Ravchi*

*[Signature]*

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Licensee, empowered **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to appear before the Sub-Registrar or any other competent authority; to present for registration and to deposit and lodge before the Sub-Registrar or any other competent authority, all Agreements for Sale or Allotment letter of any other legal and lawful document for the Flats/Shops sold, allotted or transferred to any person or persons or entity of their choice as **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** may deem fit which are signed and executed by them as a CONFIRMING PARTY for their portion of constructed area on said plot as agreed upon mutually between **THEM** and **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**.



v) **AND WHEREAS SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT** nominated, constituted and appointed the Promoters **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to be their true and lawful attorneys to perform in their name and on their behalf; the aforesaid acts, deed, matters and things stated in the aforementioned recitals, more particularly described in the Power of Attorney dated **22.01.2020** registered with Office of the Sub Registrar of Assurances, **Panvel-2** vide registration no. **967-2020** for the Flats/Shops belonging to the share of **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** out of the total constructed area on the said plot.

w) **AND WHEREAS M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**, the Promoters, are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove: as per plans sanctioned and development permission Commencement Certificate) mentioned hereinabove, including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities

AA) **AND WHEREAS** the Promoters have proposed to construct on the project land a building project known as "**ADINATH SRUSHTI**" consisting of **Ground + 4 floors** for residential cum commercial purposes.

BB) **AND WHEREAS**, the Promoters have sole and exclusive right to sell the Flat / Shop mentioned in the aforesaid agreement in the proposed building(s) to be constructed by the promoters; on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flat/ Shop therein and to receive the sale price / consideration in respect thereof.

CC) **AND WHEREAS** the List of area share of the said project between **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS (PROMOTER) & SHRI. RAJESH YASHWANT PATIL & SMT. DWARKA YASHWANT PATIL & SMT. RESHMA SANTOSH BHAGAT (CO-PROMOTER)** is annexed hereto and marked as **ANNEXURE-E & ANNEXURE-F** respectively.

for Shree Riddhi Siddhi Constructions

*D. Ravehi*  
Partner

*D. Ravehi*

*D. Ravehi*

*D. Ravehi*

*[Signature]*

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- DD) **AND WHEREAS** the Allottee(s) is/are offered Flat bearing number 305 on the **THIRD** floor, (hereinafter referred to as the said "Flat") of the Building project called "**ADINATH SHREE**" (hereinafter referred to as the said "Building") being constructed of the said project, by the Promoters
- EE) **AND WHEREAS** the Promoters have registered the project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority (MAHAREGAA) vide Registration No. **F52000023979**; authenticated copy is attached in **ANNEXURE-H**;
- FF) **AND WHEREAS** the Promoters have appointed a structural Engineer and RCC Consultant namely **STRUCON CONSULTING ENGINEERS** for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of building(s).
- GG) **AND WHEREAS** on demand from the allottee (s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **TRIARCH DESIGN STUDIO** and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under
- HH) **AND WHEREAS** the authenticated copy of Certificate of Title issued by the Advocate of the Promoters, showing the nature of the title of the Promoter to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as "**ANNEXURE-A**".
- II) **AND WHEREAS** the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "**ANNEXURE-B**".
- JJ) **AND WHEREAS** the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "**ANNEXURE-C**".
- KK) **AND WHEREAS** while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building(s) shall be granted by the concerned local authority



For Shree Radini Sirohi Constructions

*D. K. Sirohi*

Partner

*D. K. Sirohi*  
*D. K. Sirohi*  
*D. K. Sirohi*

*[Signature]*

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LL) **AND WHEREAS** the Promoters have accordingly commenced construction of the said building(s) in accordance with the said proposed plans.

MM) **AND WHEREAS** the Allottee(s) have applied to the Promoters for allotment of a Flat bearing number **305** on the **THIRD** Floor of the said building project known as **"ADINATH SRUSHTI"** being constructed of the said Project.



The carpet area of the said Flat is **24.487** square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

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

PP) **AND WHEREAS** prior to the execution of these presents, the Allottee(s) have paid to the Promoters a sum of **RS.1,00,000/- (RUPEES ONE LAKH ONLY)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

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

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

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

For Shree Riddhi Siddhi Constructions

D. K. Vekhi  
 Partner

D. K. Vekhi  
 D. K. Vekhi  
 D. K. Vekhi

*[Signature]*

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1. The Promoters shall construct the said building project to be known as "ADINATH SRUSHTI" consisting of **Ground + 4 upper floors** on the said plot in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may deem necessary or as may be required by the concerned local authority/Government to be made in and about the premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of the variations or modifications which may adversely affect the Flat/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.



2.(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. **305** on the **THIRD** Floor, admeasuring carpet area **24.487** square meters with enclosed balcony area admeasuring **6.380** square meters, in the said building (hereinafter referred to as "Flat") as shown in Floor plan thereof hereto annexed and marked Annexure B and Annexure C in the building to be known as "ADINATH SRUSHTI" being constructed at **PLOT NO.121, SECTOR-R5, PUSHPAK, VADGHAR NODE, TAL-PANVEL, DIST-RAIGAD** for the total aggregate/lumpsum consideration of **RS.13,25,000/- (RUPEES THIRTEEN LAKH TWENTY FIVE THOUSAND ONLY)** including the proportionate price of common areas and facilities appurtenant to the premises as sanctioned by the local authority/CIDCO, which are more particularly described in the Second Schedule.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **NIL** basement/stilt/podium/covered parking spaces/mechanical parking bearing No.**NIL** being constructed in layout as sanctioned by the local authority for consideration of Rs.**NIL**

(b) The total aggregate lump sum consideration amount for the Flat is **RS.13,25,000/- (RUPEES THIRTEEN LAKH TWENTY FIVE THOUSAND ONLY)**

(c) The Allottee has paid on or before execution of this agreement a sum of **RS.1,00,000/- (RUPEES ONE LAKH ONLY)** as advance payment or application fee (i.e. part payment) and hereby agrees to pay to that Promoter the balance amount of **RS.12,25,000/- (RUPEES TWELVE LAKH TWENTY FIVE THOUSAND ONLY)** in the following manner:-

For Shree Siddhi Siddhi Constructions

*D. Ravesh*

Partner

*D. Ravesh*

*D. Ravesh*

*D. Ravesh*

*[Signature]*