

398/23082

पावती

Original/Duplicate

Tuesday, November 19, 2024

नोंदणी क्र. :39म

1:20 PM

. Regn.:39M

पावती क्र.: 25244 दिनांक: 19/11/2024

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल3-23082-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रशांत ताराचंद खलाणे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 30880.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

1:39 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1645761 /-

मोबदला रु.3600000/-

भरलेले मुद्रांक शुल्क : रु. 216000/-

Sub Registrar Panvel 3
सह दुय्यम निबंधक दफा-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1124188118598 दिनांक: 19/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011291081202425E दिनांक: 19/11/2024

बँकेचे नाव व पत्ता:

(Signature)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID 202411191280 19 November 2024, 12:30:10 PM पवल3

मूल्यांकनाचे वर्ष 2024
जिल्हा रायगड
तालुक्याचे नांव पनवेल
गांवाचे नांव वडघर
क्षेत्राचे नांव Rural

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
4390	49400	-	-	-	चौ. मीटर

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.4390/-
उद्भवाहन 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-दानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= ((49400-4390) * (100 / 100)) + 4390)
= Rs.49400/-

मजला निहाय घट.वाढ = 100% of 49400 = Rs.49400/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 49400 * 33.315
= Rs.1645761/-

Applicable Rules : 3, 18, 19

एकत्रित अंतिम मूल्य

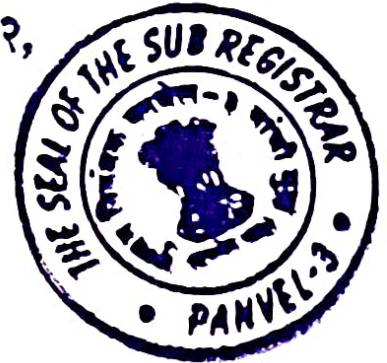
= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गल्लीचे मूल्य + वरील मूल्ये मूळ इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त वाहनाचे मूल्य + वरील मूल्ये वाहन तळाचे मूल्य
= A + B + C + D + E + F + G + H + I + J
= 1645761 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.1645761/-
= ₹ सोळा लाख पंचेचाळीस हजार सात शे एकसष्ट /-

पवल - ३
23052 2024
9/88

Home

Print

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1124188118598
Date	18/11/2024
Received from a, Mobile number 0000000000, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name	SBIN
Date	18/11/2024
Bank CIN	10004152024111817658
REF No.	432319878089
This is computer generated receipt, hence no signature is required.	

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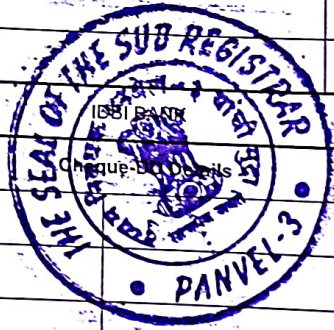




CHALLAN
MTR Form Number-6

GRN	MH011291081202425E	BARCODE	Date 19/11/2024-11:19:14		Form ID	252
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	HATPK1203F		
Location	RAIGAD		Full Name	PRASHANT TARACHAND KHALANE		
Year	2024-2025 One Time		Flat/Block No.	FLAT NO.305, 3RD FLOOR, ADINATH SPUR...		
Account Head Details			Premises/Building	CHS LTD		
0030046401	Stamp Duty	216000.00	Road/Street	PLOT NO.121, SECTOR-R-5, PUSHPAK VADGHAR, NAVI MUMBAI		
0030063301	Registration Fee	30000.00	Area/Locality	PUSHPAK VADGHAR, TAL- PANVEL, DIST		
			Town/City/District	..RAIGAD		
			PIN	4 1 0 2 0 8		
			Remarks (If Any)	PAN2=AFYPK0423N-SecondPartyName=SURSHING RAMCHANDR KADAM-CA=3600000		
Total	2,46,000.00		Amount In Words	Two Lakh Forty Six Thousand Rupees Only		
Payment Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN	Ref. No.	69103332024111911574 2899908664	
Name of Bank			Bank Date	RBI Date	19/11/2024-11:21:55 Not Verified with RBI	
Name of Branch			Bank-Branch	IDBI BANK		
			Scroll No. , Date	Not Verified with Scroll		

पवल - ३
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३/४४



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 00000000
सदर चलन केवल दुर्यम निबंधक कार्यालयांत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Signature]
[Signature]
Khalane



CHALLAN
MTR Form Number-6



GRN	MH011291081202425E	BARCODE		Date	19/11/2024-11:19:14	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	HATPK1203F				
Location	RAIGAD	Full Name	PRASHANT TARACHAND KHALANE AND OTHERS				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO.305, 3RD FLOOR, ADINATH SRUSHTI				
		Premises/Building	CHS LTD				

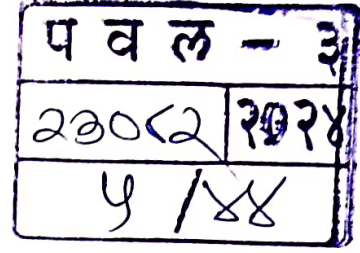
Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	216000.00	Road/Street	PLOT NO.121, SECTOR-R-5, PUSHPAK VADGHAR, NAVI MUMBAI						
0030063301 Registration Fee	30000.00	Area/Locality	PUSHPAK VADGHAR, TAL- PANVEL, DIST						
		Town/City/District	.-RAIGAD						
		PIN		4	1	0	2	0	6
		Remarks (If Any)	PAN2=AFYPK0423N-SecondPartyName=SURSHING RAMCHANDRA KADAM-CA=3600000						
		Amount In	Two Lakh Forty Six Thousand Rupees Only						
Total	2,46,000.00	Words	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p align="center">प व ल - ३</p> <p align="center">2024 2024</p> <p align="center">8/11/24</p> </div>						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024 1911574 2899908664			
Cheque/DD No.		Bank Date	RBI Date	19/11/2024-11:19:14 Recd with RBI			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 सदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या कागदांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Dofacement No.	Dofacement Date	UserId	Dofacement Amount
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**AGREEMENT FOR SALE OF A FLAT IN A
CO-OPERATIVE HOUSING SOCIETY**

SOC.: ADINATH SRUSHTI CO.OP. HSG. SOC. LTD.,
REGN.NO.: NBOM/CIDCO/HSG(TC)/10015/JTR/2023-2024

FLAT NO.305, THIRD FLOOR,
BUILDING KNOWN AS "ADINATH SRUSHTI"
PLOT NO.121, SECTOR-R-5,
PUSHPAK VADGHAR, NAVI MUMBAI
TAL. PANVEL, DIST. RAIGAD.



CARPET AREA IN SQ. MTRS. : 24.487
ENCLOSED BALCONY AREA IN SQ. MTRS. : 6.380

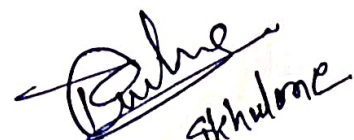
TOTAL STAMP DUTY : RS.2,16,000/-
REGISTRATION FEES : RS.30,000

SALE PRICE: RS.36,00,000/-
(Rupees. Thirty Six Lakhs Only)

THIS AGREEMENT FOR SALE is made at VADGHAR,
PANVEL, Navi Mumbai, on this 19th day of NOVEMBER, 2024,

BETWEEN


Transferor


Transferees

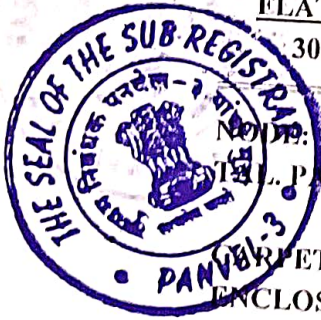
MR. SURSHING RAMCHANDRA KADAM, Aged 70 years, Indian Inhabitants, (PAN-AFYPK0423N) Residing at:- Flat No. 102, 1st Floor, Sai Villa Chs, Plot No.82, Sector-21, Kamothe, Navi Mumbai-410206, hereinafter referred to as, hereinafter for brevity's sake called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns), of the ONE PART.

AND

1) MR. PRASHANT TARACHAND KHALANE, Aged 25 years, Indian Inhabitants, (PAN-HATPK1203F) AND 2) MRS. SONALI PRASHANT KHALANE, Aged 32 years, Indian Inhabitants, (PAN-APJPN5339K) Residing at:- Flat No.305, 3rd Floor, Symphony, Plot No.191, Sector-R3 Karanjade, Tal-Panvel Dist-Ragad-410206., hereinafter for brevity's sake called and referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the OTHER PART.

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DESCRIPTION OF PROPERTY



<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
305	Third	121	R-5

NAME: PUSHPAK VADGHAR, NAVI MUMBAI
LOCALITY: PANVEL, DIST. RAIGAD.

NET AREA IN SQ. MTRS. : 24.487
ENCLOSED BALCONY AREA IN SQ. MTRS. : 6.380

BUILDING KNOWN AS "ADINATH SRUSHITI"

SOC.: ADINATH SRUSHITI CO.OP. HSG. SOC. LTD.,
REGN.NO.: NBOM/CIDCO/HSG(TC)/10015/JTR/2023-2024

SALE PRICE: RS.36,00,000/-
(Rupees. Thirty Six Lakhs Only)

(Hereinafter referred to as "The Said FLAT")

Transferor

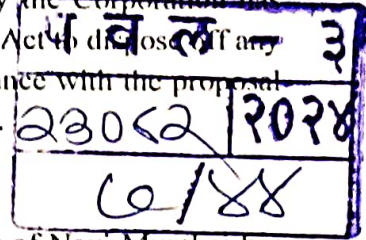
Transferees

WHEREAS:

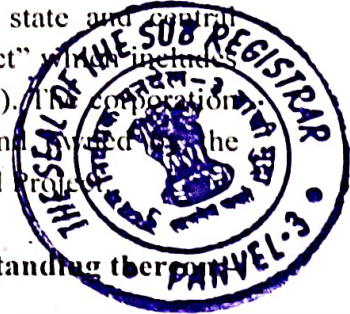
The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021, is a New Town Development Authority, under the provisions of sub-sec, (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.

AND WHEREAS:

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

**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 vested in 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	VAWICOGS -46	131/B/0	165.13	RAJESH YASHWANT PATIL, & DWARKA YASHWANT PATIL, & RESHIMA SANTOSH BHAGAT

Panvel
skhalme

[Signature]

Transferor

Transferees

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
VAWICOGS -46	RAJESH YASHWANT PATIL, & DWARKA YASHWANT PATIL, & RESHMA SANTOSH BHAGAT	46	VV-110	Residential	118.10	360 Sq. Mtrs.

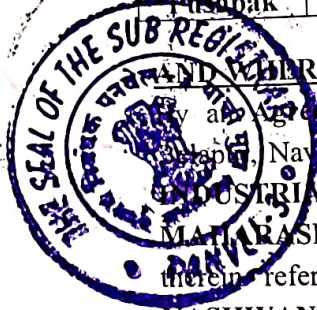
AND WHEREAS:

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 Amendment Letter no. 2015/2822 dated 30.07.2015.

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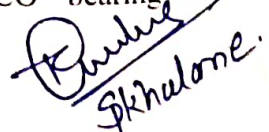
The following mentioned plot was allotted to the "ORIGINAL LICENSEE/CO-PROMOTER" in lieu of his acquired land and structure stated hereinabove.

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

**WHEREAS:**

By an Agreement To Lease dated: 15/05/2018, made at CBD (Central Business District) 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- R-5, Pushpak, Vadghar Node admeasuring 360 Sq. Mtrs, Tal. Panvel, Dist. Raigad; (hereinafter referred to as 'THE SAID PLOT') to "ORIGINAL LICENSEE" under the scheme promulgated by the 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/CR274/UD-10dated 28.05.2014 as per circular issued by CIDCO bearing no. CIDCO/Vya.Sa/Aa.Vi.Ta./2014 dated 19/09/2014.


Transferor


Transferees

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,

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, the physical possession of the same has been handed over to the Original licensee. And 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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AND WHEREAS:

By a **Tripartite Agreement** dated: 17.06.2019, made at **EBD 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. YASHWANT PATIL & SMT. RESHMA SANTOSH BRAGAT** (therein referred to as Original Licensee/Party of The Second Part) and **M/S. SHREE RIDDHI SIDDHI CONSTRUCTION** 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 **Tripartite Agreement** dtd. 17/06/2019 has been registered at the Office of Sub Registrar Assurance **Panvel-2** vide **Document No.PVL-2-7409/2019**, on dtd. 17/06/2019.

**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

Transferor

Transferees

expenses incurred for the aforementioned Tripartite Agreement and the aforementioned Transfer Order in respect of the said plot

AND WHEREAS:

Hereafter 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

AND WHEREAS:

The Promoters have registered the Project under the provisions of the Act with MAHARASHTRA Real Estate Regulatory Authority (MAHARERA) vide Registration No. P52000023979,

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AND WHEREAS:

The Promoters/Builder have completed the construction of the building on the said Plot & obtained the Occupancy Certificate obtained from the CIDCO vide its letter No.BP-17050/TPO (NM & K) 2019/8880, Unique Code:2019040210224401, Dated: 18/11/2021.

AND WHEREAS:

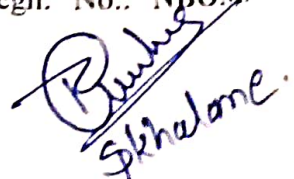
The Agreement for Sale Dated 6th day of January 2022, the M/S SHREE RIDDHI SIDDHI CONSTRUCTIONS Through its owner MR. DINESH R. NEHARIA Builders have sold one of the bearing flat No.305, on Third Floor, in the Building Known as "ADINATH SRUSHTI", Plot No.121, Sector-R-5, Pushpak Vadgahr Tal. Panvel, Dist. Raigad. to the MR. SURSHING RAMCHANDRA KADAM, (Present Transferor) for proper consideration. The said Agreement has been registered with the Sub Registrar of Assurances Panvel-3, by paying proper Stamp Duty and Registration charges, vide Receipt No.197, Document No. PVL-3-179/2022, Dated: 06/01/2022.

AND WHEREAS:

Members of the Building have formed and registered the society under the name and style of ADINATH SRUSHTI CO.OP. HSG. SOC. LTD., is a Society duly registered under the Maharashtra Cooperative Societies Act, 1960, under Regn. No.: NBOM/CIDCO/HSG(TC)/9346/JTR/ 2022-2023.



Transferor



Transferees

AND WHEREAS:

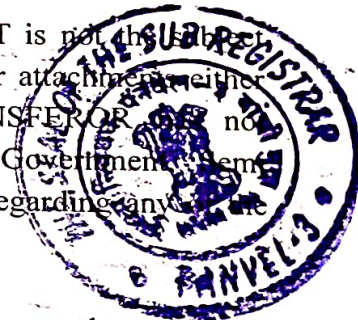
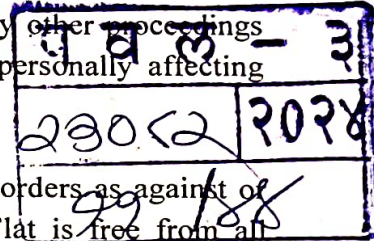
The TRANSFEROR is the registered Member of the Society holding Ten fully paid up shares of Rs.50/- each having Share Certificate in respect of Flat No.305 on Third Floor, vide Share Certificate No. —, distinctive shares Sr. No. — To —, Member's Regn No. —, and interest and title in the property of the said Society, i.e. the said Flat.

AND WHEREAS:

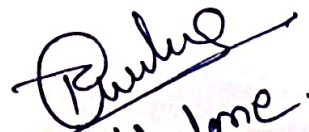
The TRANSFEROR do hereby covenant and declare that she has the registered member of the Society and having been admitted by the Society as the member.

The TRANSFEROR does hereby covenant as follows

- a. There are no suits, litigations Civil or any other proceedings pending as against the TRANSFEROR personally affecting the said FLAT.
- b. There are no attachments or prohibitory orders as against of affecting the said FLAT and the said Flat is free from all encumbrances.
- c. There are no charges and the said FLAT is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government or Municipal Corporation regarding any proceedings in respect of the said FLAT.
- d. The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said FLAT.
- e. The TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said FLAT. The TRANSFEROR has paid all the necessary charges till date and agrees to pay till the physical possession is given to the TRANSFEREES.
- f. The TRANSFEROR has not received any notice from CIDCO/Municipal Corporation/MSEDCL and any other statutory body or authorities regarding the acquisition and/or requisition of the said FLAT.




Transferor


Transferees

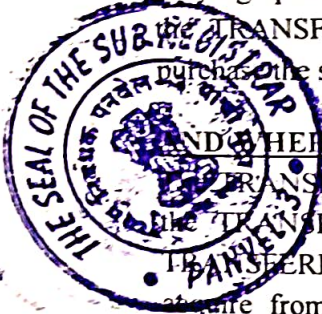
Transferees

- g. The TRANSFEROR is legally entitled to hold the said FLAT and every part thereof and except the TRANSFEROR no other person or persons are in use, occupation and enjoyment of the said FLAT or any part thereof.
- h. The TRANSFEROR do hereby declare that no notice for the recovery of the Stamp Duty and Registration have been received by them in respect of the said Flat.
- i. The TRANSFEROR is not restricted either in the Income Tax Act, or under any other statute from disposing off the said FLAT or any other statute prevented from disposing stated in the Agreement.

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The TRANSFEROR has not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREES and the TRANSFEROR has all the rights, titles and interests to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the TRANSFEROR herein, the TRANSFEREES have agreed to purchase the said FLAT.



AND WHEREAS:

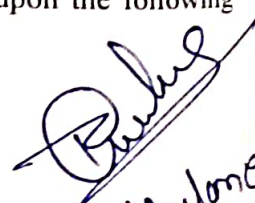
the TRANSFEROR has agreed to transfer the said Shares held by the TRANSFEROR and his interests in the said FLAT to the TRANSFEREES, which the TRANSFEREES have agreed to purchase from the TRANSFEROR, after taking inspection of the documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing:

The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter :

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

- 1. The TRANSFEROR hereby agree to sell, transfer and assign all their rights, title and interests in and upon the following FLAT ;


Transferor


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Transferees

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
305	Third	121	R-5

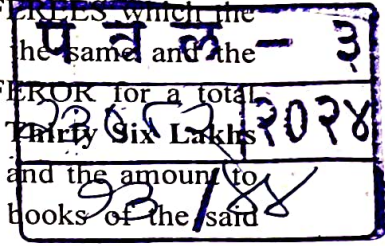
**NODE: PUSHPAK VADGHAR, NAVI MUMBAI
TAL. PANVEL, DIST. RAIGAD.**

**CARPET AREA IN SQ. MTRS. : 24.487
ENCLOSED BALCONY AREA IN SQ. MTRS. : 6.380**

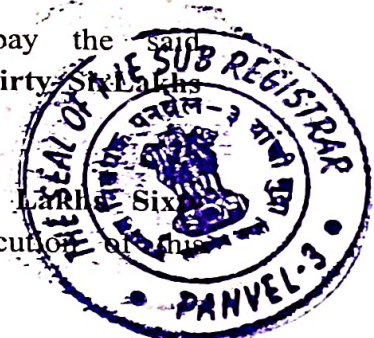
BUILDING KNOWN AS "ADINATH SRUSHTI"

**SOC.: ADINATH SRUSHTI CO.OP. HSG. SOC. LTD.,
REGN.NO.: NBOM/CIDCO/HSG(TC)/10015/JTR/2023-2024**

To the Party of the Second Part/TRANSFEREES which the TRANSFEREES have agreed to acquire the same and the said Shares and interest of the TRANSFEROR for a total consideration of Rs.36,00,000/- (Rupees. Thirty Six Lakhs Only) inclusive of all costs, share capital and the amount to the credit of the TRANSFEROR in the books of the said Society.



2. The TRANSFEREES have agreed to pay the said consideration of Rs.36,00,000/- (Rupees. Thirty Six Lakhs Only) in the following manner.
 - i) A sum of Rs.3,60,000/- (Rupees Three Thousand Only) paid on or before execution of this Agreement.
 - ii) And the balance sum of Rs.32,40,000/- (Rupees. Thirty Two Lakhs Forty Thousand Only) shall be paid within 45 (Forty Five) working days from the date of registration of this Agreement on raising loan from ANY CO. OP. BANK /NATIONALIZED BANK/ FINANCIAL INSTITUTIONS OR THEIR OWN CONTRIBUTION.



**THE TIME IS THE ESSENCE OF THE CONTRACT.
OBTAINING LOAN BY THE TRANSFEREES FROM ANY
CO. OP. BANK/ NATIONALISED BANK/ FINANCIAL
INSTITUTIONS IS NOT A CONDITION FOR NON-
PAYMENT OF THE BALANCE AMOUNT ON DUE DATE,
i.e., within 45 (Forty Five) working days from the date of
registration of this Agreement**

Transferor

Transferees

3. The TRANSFEROR shall deliver the vacant peaceful and physical possession of the said FLAT to the TRANSFEREES on receiving the **Full and Final Consideration** amount of **Rs.36,00,000/- (Rupees. Thirty Six Lakhs Only)**
4. The TRANSFEROR hereby admit and declare that the said FLAT in the Society and the said Shares, the TRANSFEROR has full and absolute right and authority to sell the same or transfer it to any person/s.
5. The TRANSFEREES hereby agree to become the member of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.

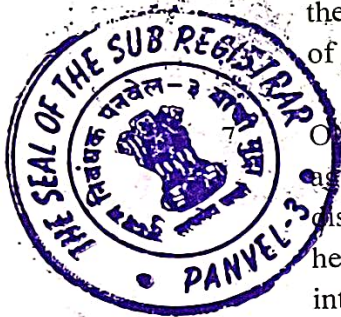
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The TRANSFEROR do hereby agree to pay the following charges till the physical possession are given to the TRANSFEREES.

Maintenance charges payable to the Society till date.

Electricity bills up to date.

And the TRANSFEROR further undertake that IN NO CASE the TRANSFEREES shall be liable for payment or dues of the said Society for the period of occupancy of the said FLAT of the TRANSFEROR.



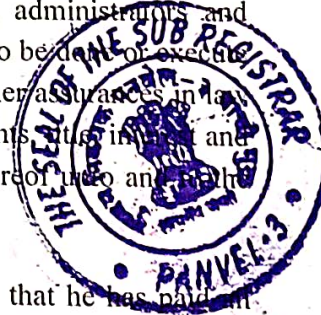
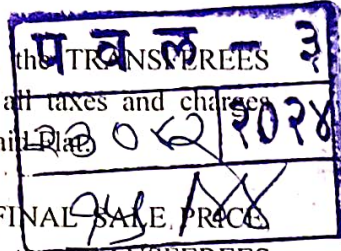
ON GETTING THE FULL AND FINAL SALE PRICE as agreed above, the TRANSFEROR shall quit, release and discharge the TRANSFEREES and the TRANSFEROR do hereby assign, transfer and assure all their rights, title, interests and benefit in the said FLAT, contributions and other status enjoyed by them in respect of the said FLAT.

8. ON GETTING THE FULL AND FINAL SALE PRICE the TRANSFEROR shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the TRANSFEROR to their predecessor-in-title and to the said society and on the said FLAT.
9. The TRANSFEROR shall do all the needful in all respect to secure the title of the said FLAT to TRANSFEREES.
10. The TRANSFEROR have NO OBJECTION and grants the permission, for issue the share certificate directly in the name of the TRANSFEREES by the Society.

Transferor

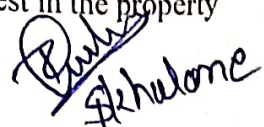
Transferees

11. That the TRANSFEROR hereby state and declare that he has not in any manner whatsoever dealt with his right in respect of the said FLAT.
12. That the TRANSFEREES hereby covenant with the TRANSFEROR that he has abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that The Municipal Corporation, the Co-op Society and Government etc. may make herein after in respect of the said FLAT, till the physical possession is given to the Transferees.
13. After the possession of the said Flat, the TRANSFEREES shall then be liable to bear and pay all taxes and charges whatsoever in nature in respect of the said Flat.
14. ON RECEIVING THE FULL AND FINAL SALE PRICE the TRANSFEROR shall handover to the TRANSFEREES physical possession of the said FLAT and undertake that from time to time hereafter and at the cost of the TRANSFEREES, their heirs executors, administrators and counsels in law shall reasonably require to be done or executed and procure all documents and such further assurances in law and better and very perfectly transfer, rights, titles and benefits in the said FLAT every part thereof into and to the TRANSFEREES use as aforesaid.
15. That the TRANSFEROR hereby declare that he has paid all taxes and outgoings up to date in respect of the said FLAT and that if any amount is due from them to the Society, the Corporation or government and/or to any other person, persons or authorities relating the said FLAT the same shall be paid by the TRANSFEROR and if any such amount is recovered from the TRANSFEREES, the TRANSFEROR do hereby agree to indemnify and keep the TRANSFEREES indemnified there from.
16. The Transfer charges/fees payable to the said society for the transfer of the said FLAT in the name of TRANSFEREES, shall be paid by both the parties as per mutually agreed between both the parties.
17. The TRANSFEROR hereby declare and assure that the TRANSFEROR not on or before the date of this Agreement, mortgaged, transferred, assigned or alienated their interest in the capital of the said Society. And his interest in the property





Transferor



Transferees

of the said Society that is, the FLAT hereinabove referred to. The TRANSFEROR agree and undertake to remove all such objections or demands, if any; at their own cost.

18. SUBJECT to the provisions and terms and conditions of this Agreement. AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED UNDER THIS AGREEMENT, the TRANSFEROR hereby agree to transfer his shares and the interest in the said FLAT to the TRANSFEREES and the TRANSFEROR. The TRANSFEROR further declare that he has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Cooperative Societies Act, 1960 and that the TRANSFEROR

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have not done or performed any act, deed, matter or thing whatsoever, whereby they may be prevented from entering into this Agreement as purported to be done hereby or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour of whereby the quiet and peaceful enjoyment or possession of the TRANSFEREES in respect of the said FLAT may be disturbed and in the event

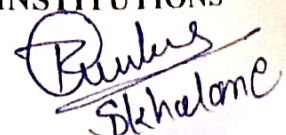


it being found that the TRANSFEROR were not entitled to enter into this Agreement and transfer their rights to be transferred hereby and the TRANSFEREES are not able to enjoy quiet and peaceful possession of the said FLAT due to any such reasons, the TRANSFEROR shall be liable to compensate, indemnify and reimburse to the TRANSFEREES the loss, damage, which the TRANSFEREES may suffer or sustain in this behalf.

19. The TRANSFEROR hereinafter at the request and cost of the TRANSFEREES, shall execute any document, paper and writings as may be necessary for perfectly vesting the said FLAT and benefits of the membership of the said Society and transferring the same unto the TRANSFEREES without any extra or excess consideration.

20. As it is mandatory for disbursement of the loan that all the original documents pertaining to the Flat should be handed over to ANY CO. OP. BANK/NATIONALISED BANK/FINANCIAL INSTITUTIONS for disbursement of the loan. The TRANSFEROR does hereby agree to handover all the original documents pertaining to the Flat to the TRANSFEREES or to ANY CO. OP. BANK/NATIONALISED BANK /FINANCIAL INSTITUTIONS so that the loan could be disbursed in time.


Transferor


Transferees

21. The TRANSFEREES do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement/Sale Deed as it is mandatory to pay the Stamp Duty, Registration charges as per the Provisions of the Bombay Stamp Act 1958 and other charges incidental to this agreement for sale by the Transferees.
21. The TRANSFEROR does hereby agree that all the bills/receipts will be handed over to the TRANSFEREES and the TRANSFEREES hereby agree to acknowledge.
22. The TRANSFEROR does hereby declare that they had paid all the stamp duty and registration charges to the Revenue authorities and in case any notice for recovery is received by the TRANSFEREES in respect of this Flat that shall be paid by the TRANSFEROR and or settle the same with the Revenue authorities at their own cost.

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*Pankaj
Khalame.*

[Signature]
Transferor

Transferees

SCHEDULE OF PROPERTYFIRST SCHEDULE ABOVE REFERRED TO: -

All that piece or parcel of land known as Plot No.121, Sector-R-5 in Village/Site Pushpak Node Vadghar, of 22.5% Scheme a Resettlement/ Rehabilitation Scheme, Taluka Panvel, District Raigad, containing measurement 360 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On towards the North By : Plot No.113 & 114
 On towards the South By : 9.00 Mtrs Wide Road
 On towards the East By : Plot No.120
 On towards the West By : Plot No.122

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SECOND SCHEDULE ABOVE REFERRED TO: -

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
305	Third	121	R-5

NODE: PUSHPAK VADGHAR, NAVI MUMBAI
 PANVEL, DIST. RAIGAD.



NET AREA IN SQ. MTRS. : 24.487
 COVERED BALCONY AREA IN SQ. MTRS. : 6.380

RESIDENCE BEING KNOWN AS "ADINATH SRUSHITI"

SOC.: ADINATH SRUSHITI CO.OP. HSG. SOC. LTD.,
 REGN.NO.: NBOM/CIDCO/HSG(TC)/10015/JTR/2023-2024

[Signature]

Transferor

[Signature]
 Akhulome.

Transferees

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
Within named 'TRANSFEROR'

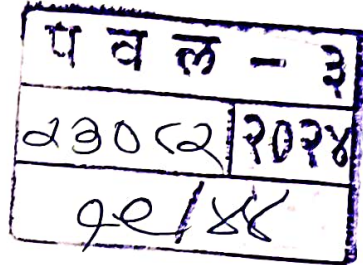


MR. SURSHING RAMCHANDRA KADAM,
(PAN-AFYPK0423N)

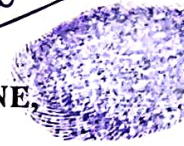
In the presence of

1) Mr. hwe

2) Mr. Rob'



SIGNED AND DELIVERED by the
Within named 'TRANSFEREES'



1) MR. PRASHANT TARACHAND KHALANE,
(PAN-HATPK1203F)

AND

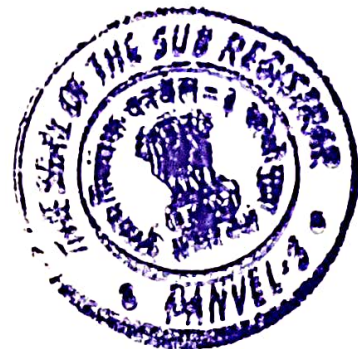


2) MRS. SONALI PRASHANT KHALANE,
(PAN-APJPN5339K)

In the presence of

1) Mr. hwe

2) Mr. Rob'



Transferor

Transferees

RECEIPT

RECEIVED OF AND FROM the within named
'TRANSFEREES' 1) MR. PRASHANT TARACHAND
KHALANE, AND 2) MRS. SONALI PRASHANT KHALANE,
the sum of Rs.3,60,000/- (Rupees Three Lakhs Sixty Thousand
Only) being the part payment of the sale price of the FLAT being;

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
305	Third	121	R-5

NODE: PUSHPAK VADGHAR, NAVI MUMBAI
TAL. PANVEL, DIST. RAIGAD.

CARPET AREA IN SQ. MTRS. : 24.487
ENCLOSED BALCONY AREA IN SQ. MTRS. : 6.380

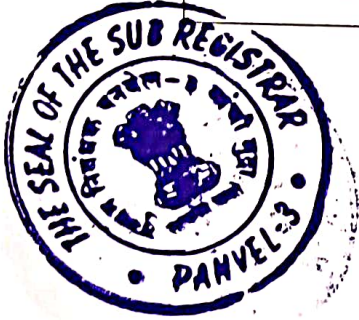
BUILDING KNOWN AS "ADINATH SRUSHTI"

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20/11

SOC ADINATH SRUSHTI CO.OP. HSG. SOC. LTD.,
REGD. NO.: NBOM/CIDCO/HSG(TC)/10015/JTR/2023-2024

DETAILS OF PAYMENTS

Cheque No.	Date	Banks Name	Amount in Rs.
UTR No.934187158819,	Dt.05/11/2024	Bank of India	Rs.50,000/-
UTR No.767594635982,	Dt.06/11/2024	Bank of India	Rs.50,000/-
009399	19/11/2024	Axis Bank	Rs.2,60,000/-
TOTAL			Rs.3,60,000/-



I SAY RECEIVED
Rs.3,60,000/- Only

MR. SURSHING RAMCHANDRA KADAM,
Transferor

Witnesses:

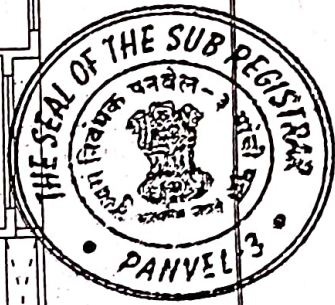
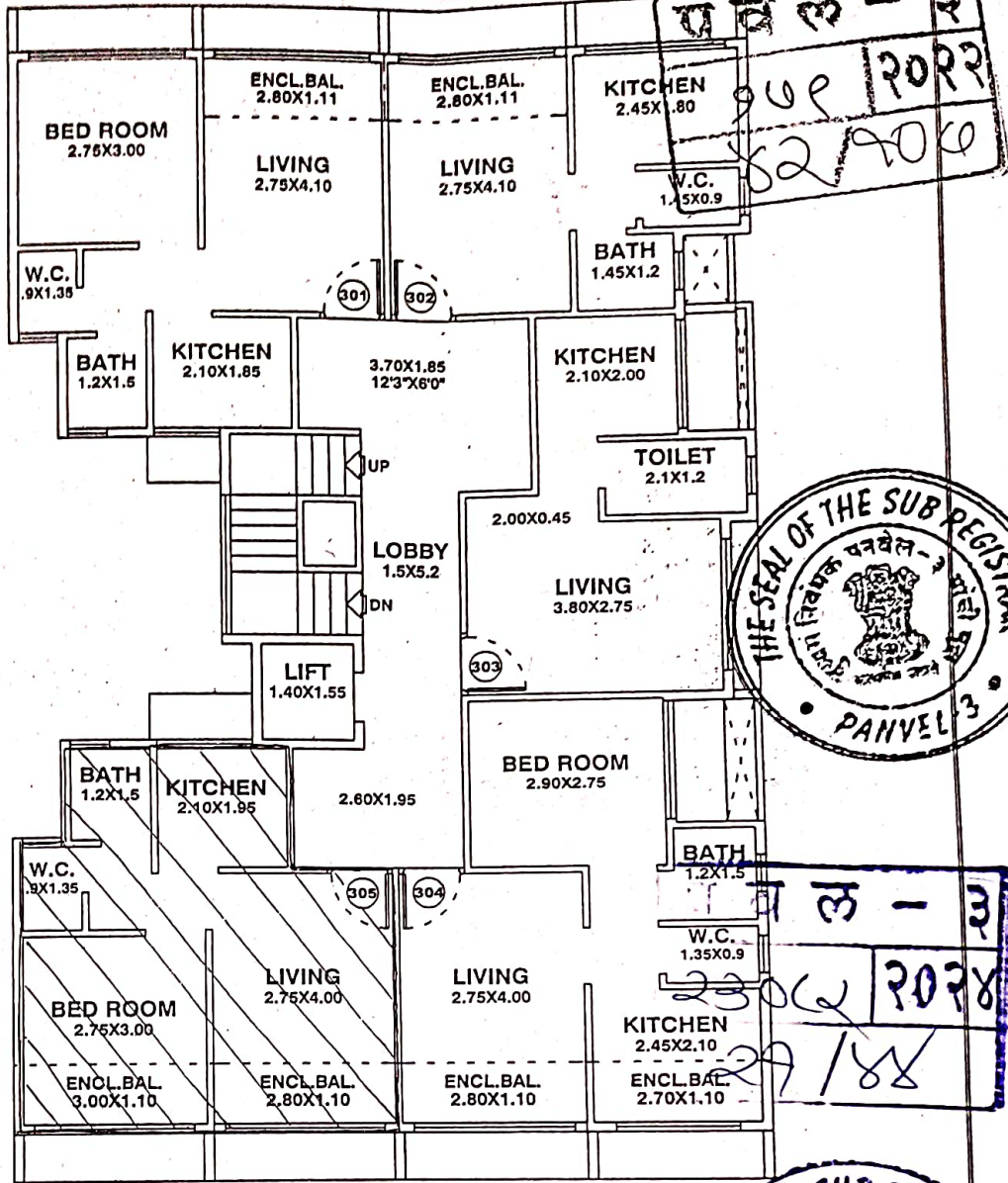
1) Mr.

2) Mr.

Transferor

Transferees

ANNEXURE - 'C'



THIRD FLOOR PLAN

FLAT/SHOP NO. : 305	BUYER'S SIGN : 1) <i>[Signature]</i>	DEVELOPER'S SIGN :
CARPET AREA (SQ.FT.) : 24.487 SQ.MTR.	BUYER'S SIGN : 2)	
PROJECT :-	DEVELOPED BY	
PROPOSED RESIDENTIAL BUILDING ON, PLOT NO.- 121, SECTOR-R5, PUSHPAK NAVI MUMBAI.	MR. R. Y. PATIL MRS. R. S. BHAGAT. MRS. D. Y. PATIL M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS. MR. A. P. SINGHAVL MR. P. J. PUNMIYA. MR. D. R. NEHARIYA.	

Shree Riddhi Siddhi Constructions

[Signature]
Partner

[Signature]
[Signature]
[Signature]

[Signature]
[Signature]
Skhulone.

Agreement
owner

305/12/11 RS/ Kanam Jade
MR. Sushil R. Kacham

Receipt (pavil)

398/179

Thursday, January 06, 2022

11:42 AM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn.:39M

पावती क्र.: 197 दिनांक: 06/01/2022

गावाचे नाव: बडघर

दस्तावेजाचा अनुक्रमांक: पवल3-179-2022

दस्तावेजाचा प्रकार : करारनामा

भादर करणाऱ्याचे नाव: सुरशिंग रामचन्द्र कदम --

नोंदणी फी

₹. 13300.00

दस्त हाताळणी फी

₹. 2140.00

पृष्ठांची संख्या: 107

एकूण:

₹. 15440.00

आपणास मूळ दस्त, थंबनेन प्रिंट, सूची-२ अंदाजे
12:02 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3
सह दुय्यम निबंधक पावेल-३

पनवेल 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:

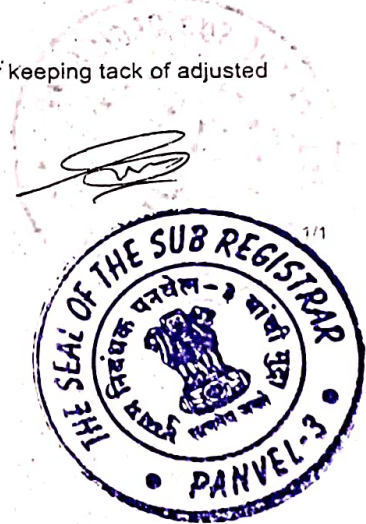
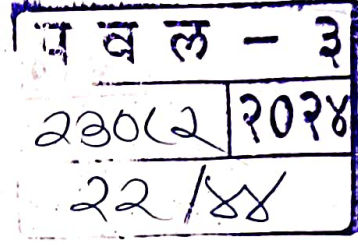
3) देयकाचा प्रकार: eChallan रकम: ₹.13300/-

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

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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



S.D 137001
P.C. 2001

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 on Plot No. **121**, Sector **R-5** at **Pushpak(New)**, Navi Mumbai.

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

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

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

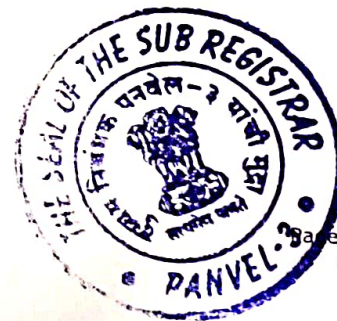
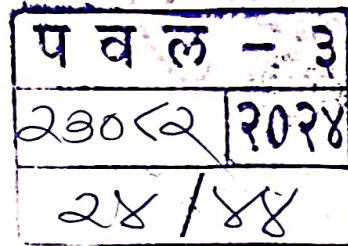
- 1) Name of Assessee : Mr.R.Y.Patil,Mrs.D.Y.Patil,Mrs.R.S.Bhagat and M/s. Shree Riddhi Siddhi Constructions Partners Mr. A. P. Singhavi,Mr. P. J. Punmiya,Mr. D. R. Nehariya
- 2) Location : Plot No. **121**, Sector **R-5** at **Pushpak(New)**, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 359.68
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi:539.52 * 8	4316
Total Assessed Charges				4316

7) Date of Assessment : 20 September, 2019

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/2032	08/29/2019	4316	CIDCO/BP/2019/2032	6/9/2019	Net Banking
2	CIDCO/BP/2019/2165	09/18/2019	292089	CIDCO/BP/2019/2165	19/9/2019	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.

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

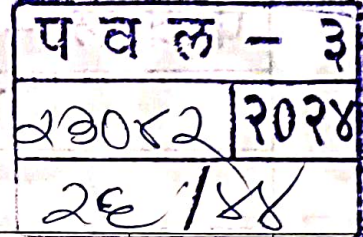
Ref : 1)Your Proposal No. .CIDCO/BP-17050/TPO(NM & K)/2019 dated **09 September, 2019**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 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 : 359.68
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 869.44 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : 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	20190402102224401	18/9/2019	168324	20190402102224401	19/9/2019	Net Banking



**COMMENCEMENT CERTIFICATE**

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(Ne
Navi Mumbai.

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

Dear Sir / Madam,

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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 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.

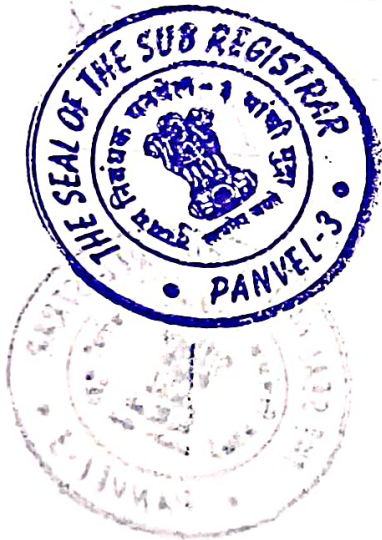
You will ensure that the building materials will not be stacked on the road during the construction period.

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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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CIDCO
WE MAKE CITIES

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) 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. R. Nehariya , A-69, Janata Market, Sector 23, Turbhe, Navi Mumbai.** for Plot No. **121 , Sector R-5 , Node Pushpak(New)** . 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 **1Ground Floor + 4Floor** Net Builtup Area **[Residential [Resi+Comm] =473.98,Mercantile / Business (Commercial) [Resi+Comm] =65.30 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.

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1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

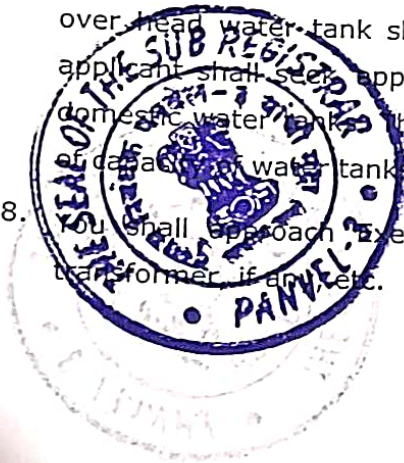
2. The applicant shall :-



- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at 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.

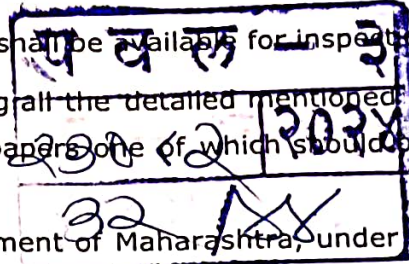
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The amount of Rs 13,416.00/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
20/09/2019
99/188

7. "Every Building shall be provided with underground and over head water tank. 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.



9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

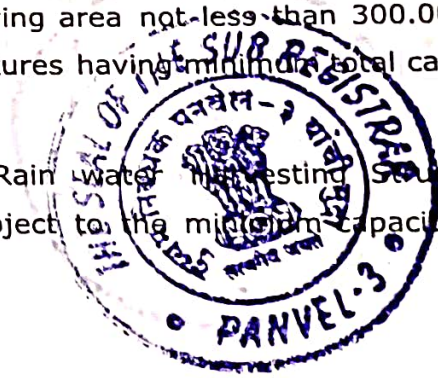
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details 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-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

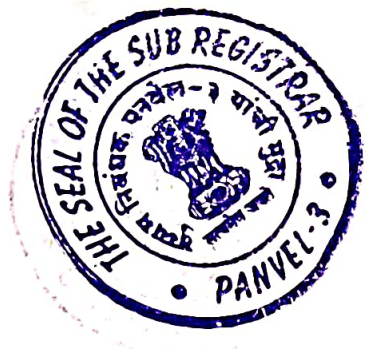
- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.



- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non 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 byelaws.

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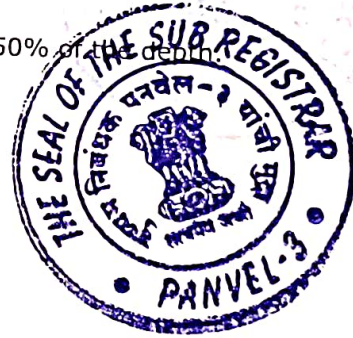
SCHEDULE**RAIN WATER HARVESTING**

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

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

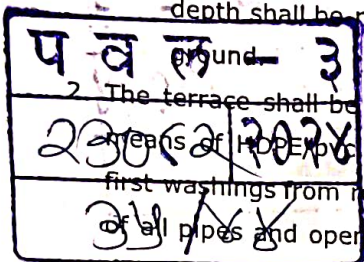
- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 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.



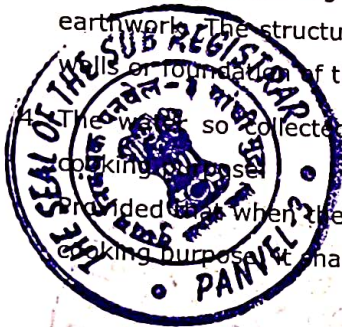
- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
- c) Coarse sand as upper middle layer up to 20% of the depth.
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in the portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry is to be constructed on the exposed surface of pits/trenches and 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 - 3



The terrace shall be connected to the open well/bore well/storage tank/ recharge 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 undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.

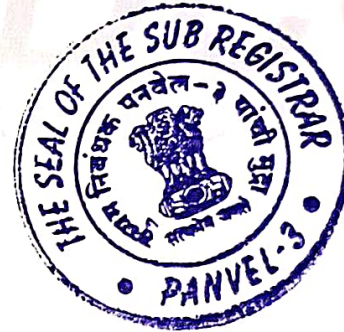
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose. It shall be ensured that proper filter arrangement and the separate outlet for by provided when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose.



passing the first rain-water has been provided.

Provided further that It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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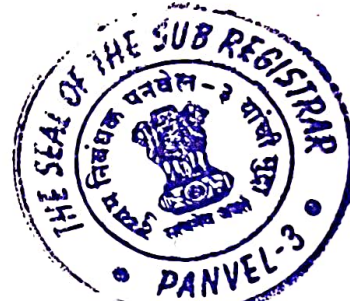
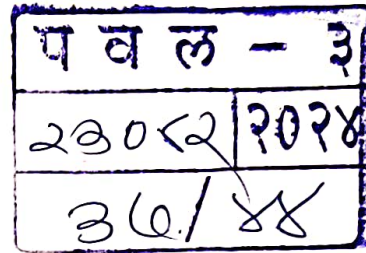
Thanking You

Yours faithfully,

ASSOCIATE PLANNER (BP)

**OCCUPANCY COMPLETION
CERTIFICATE**

I hereby certify that the development of Residential [ResiComm Bldg] Building G+4 [Total BUA = 539.28Sq.mtrs , Residential BUA = 473.98 Sq.mtrs , Commercial BUA = 65.3 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 24No. , No. of Residential Units = 20No. , No.of Commercial Units = 4No. , Any Other Units = NONENO. Ground+No. Of Floors = G+4] Plot No. 121 ,] , Sector - R-5 at Pushpak of Navi Mumbai completed under the supervision of HEMANT P DHAVALA Architect has been inspected on 09 November, 2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 18 September, 2019 and that the development is fit for the use for which it has been carried out.



Thanking you,

Yours faithfully
Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assoplnr4.naina@cidcoindia.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Page 2 of 2

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माझे आधार, माझी ओळख

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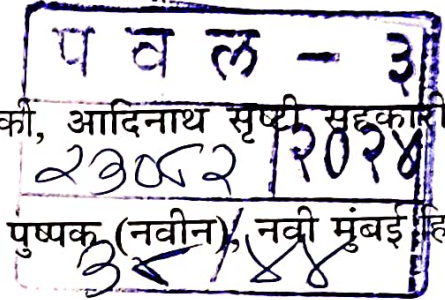
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Rob



-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी)/१००१५/जेटीआर/सन २०२३-२०२४.



या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, आदिनाथ सृष्टी सहकारी

गृहनिर्माण संस्था पर्यादित, भूखंड क्र. १२१, सेक्टर- आर-५, पुष्पक (नवीन), नवी मुंबई हि

संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम

क्रमांक २४) कलम १५४ (ब)(२) अन्वये नोंदण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थेचे

नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये वर्गीकरण 'गृहनिर्माण' संस्था

असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था अस आहे.

ATTESTED BY ME

कार्यालयीन मोहर

Adv. G. V. MUKANE
ADVOCATE & NOTARY
GOVT. OF INDIA
RAIGAD DIST. MAHARASHTRA

दिनांक : ०५/०९/२०२३

Add.: Basement Shop No. 12

Silver Apt., Shivaji Road,

Near Virupaksha Mandir &

Tahasil Office,

Below Pankaj Chowk

Old Panvel-4 10206

(M) 9768206953/9227441130

(संगिता र. डोंगरे)

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

.1. 6 NOV 2024

आदिनाथ सृष्टी सहकारी गृहनिर्माण संस्था (मर्या.)

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी)/१००१५/जेटीआर/सन २०२३-२०२४.

भूखंड क्र. १२१, सेक्टर-आर-५, वाघिवली वाडा, पुष्पक (नवीन), वडघर नोड, पनवेल-४१० २०६.

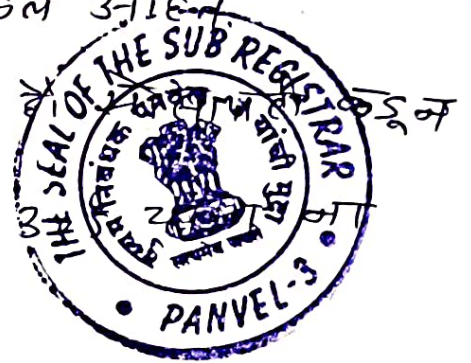
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ना हरकत दाखला

श्री सुरशिंग रामचंद्र कदम हे आदिनाथ सृष्टी सहकारी सोसायटी फ्लॉट नं 121, सेक्टर RS पुष्पक वडघर या सोसायटीचे सभासद आहेत सोसायटी मधील फ्लॉट नं 305 हा सोचा मामकीचा आहे. सोसायटीच्या दि. 27/10/2024 च्या सत्रेमध्ये ना हरकत दाखला देण्याचा ठराव मंजूर झाला असून सदर फ्लॉट चे 01/12/2023 पासून 30/11/2024 पर्यंतचे मधील खपचे 1500/- प्रमाणे खपचे 18,000/- कॅश स्वकृपात जमा केले आहेत तसेच सोसायटी ट्रान्सफर जी खपचे 20,000/- कॅश स्वकृपात जमा केले आहेत.

तरी आदिनाथ सृष्टी को

श्री सुरशिंग रामचंद्र कदम फ्लॉट नं 305 हा सोचा मामकीचा आहे. ना हरकत दाखला देण्यात येत आहे.



आदिनाथ सृष्टी सहकारी गृहनिर्माण संस्था (मर्या.)



12/12/24
अध्यक्ष

सचिव
सचिनारा

विभाग
TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFYPRK0423N
KADAM
BABAJI KADAM




भारत सरकार
GOVERNMENT OF INDIA
सुरशिंग रामचन्द्र कदम
Surshing Ramchandra Kadam
जन्म तारीख/ DOB: 02/12/1954
पुरुष / MALE


3306 0175 7178

माझे आधार, माझी ओळख

विभाग
TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HATPR1203F
KHALANE
PRASHANT KHALANE



प्रशांत ताराचंद खलाणे
Prashant Tarachand Khalane
जन्म तारीख/DOB: 22/05/1999
पुरुष/ MALE
7972414306

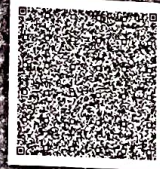


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VID : 9139 0504 5590 8112

माझे आधार, माझी ओळख

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विभाग
TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFUPN5339K
KHALANE
SONALI KHALANE



सोनाली प्रशांत खलाणे
Sonali Prashant Khalane
जन्म तारीख/DOB: 30/08/1992
महिला/ FEMALE
8007891050



2197 4089 9370
VID : 9168 2559 9594 0614

माझे आधार, माझी ओळख

THE SEAL OF THE SUB REGISTRAR
प न व ल - ३
PANVEL-3


अमित तुळशिराम कदम
Amit Tulshiram Kadam
जन्म तारीख / DOB: 02/12/1976
पुरुष / MALE
Mobile No.: 9820082547




6074 4396 2313

माझे आधार, माझी ओळख

राकेश कोळी
Rakesh Koli
जन्म तारीख/DOB: 06/06/1984
पुरुष/ MALE



6456 1726 2247

माझे आधार, माझी ओळख

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही. हे फक्त पडतळवणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाईन XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

Handwritten signature

Handwritten signature

398/23082
नोंकवार, 19 नोव्हेंबर 2024 1:21 म.नं.

दस्त गोपवारा भाग-1

पयल 3 89188
दस्त क्रमांक: 23082/2024

दस्त क्रमांक: पयल 3 /23082/2024

बाजार मूल्य: रु. 16,45,761/-

मोचयला: रु. 36,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,16,000/-

ड. नि. राह. दु. नि. पयल 3 यांचे कार्यालयात

अ. क्र. 23082 वर दि. 19-11-2024

रोजी 1:19 म.नं. वा. हजर केला.

पावती: 25244

पावती दिनांक: 19/11/2024

गादरकरणाराचे नाव: प्रशांत तागाचंद खन्नापे

गोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकुण: 30880.00



दस्त हजर करणाऱ्याची सही:



Sub Registrar Panvel 3



Sub Registrar Panvel 3

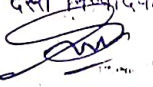
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 19 / 11 / 2024 01 : 19 : 07 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 11 / 2024 01 : 19 : 49 PM ची वेळ: (फी)

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

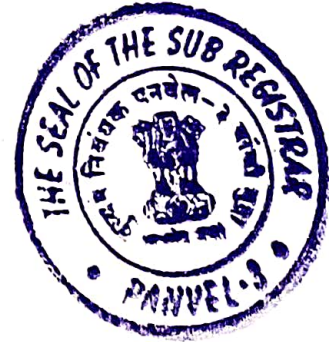


लिहून देणार



लिहून घेणार

Skrulome.



19/11/2024 1:42:52 PM

पंजीयन क्र. 3/23082/2024
करारनामा

दस्त गोपबारा भाग-2

पंवल 3 83188
दस्त क्रमांक: 23082/2024

क्र.सं.	पंजीयनारचे नाव व पत्ता	पंजीयनारचा प्रकार	छायाचित्र	उत्ता प्रमाणित
1	नाम: सुरेश रामचंद्र कदम पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 102, 1रा मजला, माई डीला बिल्डींग, प्लॉट नं. 82, सेक्टर-21, कामोडे नवी मुंबई, ब्लॉक नं. - रोड नं. -, महाराष्ट्र, राईगाड् (०). पिन नंबर: AFYPK0423N	निहून देणार वय :-70 स्वाधरी:		
2	नाम: प्रशांत ताराचंद खलाणे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 305, 3रा मजला, शिम्फोनी, प्लॉट नं. 191, सेक्टर-आर-3, करंजाडे, नवी मुंबई ता. पनवेल, जि रामगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड् (०). पिन नंबर: HATPK1203F	निहून घेणार वय :-25 स्वाधरी:		
3	नाम: सोनाली प्रशांत खलाणे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 305, 3रा मजला, शिम्फोनी, प्लॉट नं. 191, सेक्टर-आर-3, करंजाडे, नवी मुंबई ता. पनवेल, जि रामगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड् (०). पिन नंबर: APJPN5339K	निहून घेणार वय :-32 स्वाधरी:-		

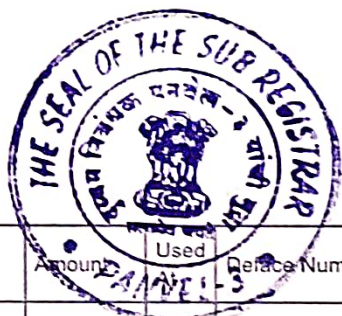
दस्त देण्याऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 19/11/2024 01:41:18 PM

टीप:-
दस्त देणारे इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पंजीयनारचे नाव व पत्ता	छायाचित्र	उत्ता प्रमाणित
1	नाम: राकेश कोळी -- वय: 31 पत्ता: सेक्टर-05, नवीन पनवेल पिन कोड: 410206	स्वाधरी 	
2	नाम: अमित कदम -- वय: 42 पत्ता: सेक्टर-05, नवीन पनवेल पिन कोड: 410206	स्वाधरी 	

दिनांक क्र.4 ची वेळ: 19/11/2024 01:41:54 PM

Sub Registrar Panvel 3



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Reference Number	Deface Date
1	PRASHANT TARACHAND KHALANE AND OTHERS	eChallan	69103332024111911574	MH011291081202425E	216000.00	SD	0006209523202425	19/11/2024
2		DHC		1124188118598	880	RF	1124188118598D	19/11/2024
3	PRASHANT TARACHAND KHALANE AND OTHERS	eChallan		MH011291081202425E	30000	RF	0006209523202425	19/11/2024

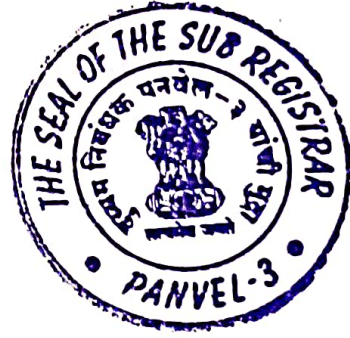
[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

23082 /2024

प व ल - ३	
२३०८२	२०२४
४४ /	४४

प्रमाणित करणेत देते की, सदर दस्तास एकूण ४४
पाने आहेत, पुस्तक क्र १
क्रमांक २३०८२ वर नोंदला.

— १.५१
सह दुय्यम निबंधक वर्ग-२, पनवेल-३
दिनांक १० माह ११ सन २०२४



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 23082/2024

नोंदणी :

Regn:63m

19/11/2024

गावाचे नाव : यडघर

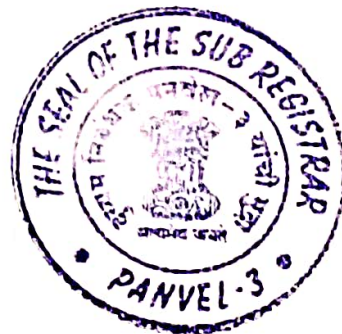
(1)विलेखाचा प्रकार	करारनामा
(2)गोबदला	3600000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)	1645761
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: प्रभाव क्षेत्र दर 49400/- प्रती चौ.मीटर... सदनिका क्र.305,तिसरा मजला,अदिनाथ सुष्टी को.ऑप.ही. सोसायटी लि,प्लॉट नं.121,सेक्टर-आर-5,पुष्पक वडघर नोड,नवी मुंबई,ता. पनवेल,जि. रायगड,क्षेत्र- 24.487 चौ.मीटर कारपेट + 6.380 चौ. मीटर बालकनी((Plot Number : 121 ; SECTOR NUMBER : आर-5 ;))
(5) क्षेत्रफळ	1) 24.487 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुरशिंग रामचंद्र कदम वय:-70; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 102, 1ला मजला, साई वीला बिल्डींग, प्लॉट नं.82, सेक्टर-21, कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-AFYPK0423N
(8)दस्तऐवज करून घेणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत ताराचंद खलाणे वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 305, 3रा मजला, सिम्फोनी, प्लॉट नं.191, सेक्टर-आर-3, करंजाडे, नवी मुंबई ता. पनवेल, जि रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-HATPK1203F 2): नाव:-सोनाली प्रशांत खलाणे वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 305, 3रा मजला, सिम्फोनी, प्लॉट नं.191, सेक्टर-आर-3, करंजाडे, नवी मुंबई ता. पनवेल, जि रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-APJPN5339K
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	23082/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	216000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRASHANT TARACHAND KHALANE AND OTHERS	eChallan	69103332024111911574	MH011291081202425E	216000.00	SD	0006209523202425	19/11/2024
2		DHC		1124188118598	880	RF	1124188118598D	19/11/2024
3	PRASHANT TARACHAND KHALANE AND OTHERS	eChallan		MH011291081202425E	30000	RF	0006209523202425	19/11/2024

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

