



07/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 16939/2023

नोदणी :

Regn:63m

गावाचे नाव : करंजाडे

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्टयाच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3102240
(4) भू-मापन, फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: फ्लॉट न. बी-301,3रा मजला, वी विंग, कैलास अपट्टाऊन, प्लॉट न. ए-106, सेक्टर 6, करंजाडे, पनवेल, रायगड 410206, क्षेत्र 29.83 चौ.मी. कारपेट, सी. वी. व एफ वी. 7.9 चौ.मी., टेरेस 3.16 चौ.मी. ((SECTOR NUMBER : 6 ; Plot Number : A 106 ;))
(5) क्षेत्रफळ	1) 29.83 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- देवनारायण. बाग वय:-45; पत्ता:- प्लॉट नं: रूम नं 1, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: नारायण फर्निचर शेजारी, गोठीवली गाव, रोड नं: घनसोली, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:- AOEPB0828F 2): नाव:- कविता बाग वय:-36; पत्ता:- प्लॉट नं: रूम नं 1, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: नारायण फर्निचर शेजारी, गोठीवली गाव, रोड नं: घनसोली, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:- DYDPS1490E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- लीला देवी वय:-62; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: विश्वकर्मा नगर, सितरम्पुर, रोड नं: आम्बिदह, सितरम्पुर, वर्धमान पश्चिम वेन्गल- , पश्चिम बंगाल, BARDHAMAN. पिन कोड:-713359 पॅन नं:- AZEPD7562P
(9) दस्तऐवज करून दिल्याचा दिनांक	01/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16939/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

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.



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

Receipt (pavti)

528/16939

Friday, December 01, 2023

4:58 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 18276 दिनांक: 01/12/2023

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल4-16939-2023

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: लीला देवी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:17 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

वाजार मुल्य: रु.3102240 /-

मोवदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रकम: रु.740/-

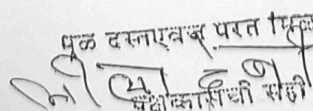
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223010509783 दिनांक: 01/12/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011747045202324E दिनांक: 01/12/2023

वैकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाले.

लीला देवी
सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

SALE DEED
(Full and Final Payment)

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This SALE DEED is made and executed at Panvel on this 9th day of the month of **December** in the Year Two Thousand **Three**

BETWEEN

MR. DEBNARAYAN BAG, Age 45 years, (PAN No. : **AOEPB0828F**) (Aadhaar No. : **7392 4619 6689**) AND **MRS. KABITA BAG**, Age 45 years, (PAN No. : **DYDPS1490E**) (Aadhaar No. : **6593 1158 7932**) Indian Inhabitant, Residing at- **Room No. 1, Near Narayan Furniture, Gothivali Gaon, Ghansoli, Navi Mumbai 400701**; hereinafter referred to as "**THE SELLER/S**" (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assignees) of the **ONE PART.**

AND

MRS. LILA DEBI Age 62 years, (PAN No. : **AZEPD7562P**) (Aadhaar No. : **2556 2433 4875**) Indian Inhabitant, Residing at- **Vishwakarma Nagar, Sitarampur, Amdiha, Sitarampur, Bardhaman, West Bengal-713359**; hereinafter for brevity's sake called and referred to as "**PURCHASER/S**" (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assignees) of the **OTHER PART.**

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company within the meaning of the Companies Act 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd floor, Nariman point, Mumbai - 400021. The Corporation has been declared as New Town Development Authority under the provision of Sub - Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT")

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for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town in section (1) of section 113 of the said Act.



AND WHEREAS the State Government has acquired land within the designated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of section 113 of the said Act.

AND WHEREAS by virtue of being the development authority the Corporation has been empowered under section 118 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 Government under the said Act.

AND WHEREAS by an Agreement to Lease dated 07/01/2010 entered into between CIDCO (therein referred to as the "Corporation") of the One Part and 1) SHRI. ANKUSH DHANAJI NAIK AND OTHERS the original Licensee of the Other Part (which agreement is hereinafter referred to as "the said Agreement to Lease") CIDCO has agreed to Lease one Such Plot No. A-106, admeasuring about 3199.37 sq.mtr. under 12.5% Scheme (Erstwhile Gaothan Scheme) situated at Sector 6, Karanjade, Tal. Panvel, Dist. Raigad (hereinafter referred to as the "The said Plot"). to original Licensee in consideration of a premium payable to CIDCO subject to observations of the terms and conditions mentioned in the said agreement to lease. And said Agreement to Lease has been registered with Sub-Registrar of Panvel, on 08/01/2010 under Sr. No. PVL1-00304/2010.

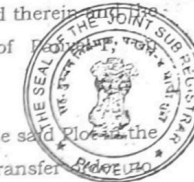
AND WHEREAS vide Tripartite Agreement dated 12/01/2010 entered into between CIDCO (therein referred to as the "Corporation") of the One Part and Original Licensee of the Second Part and M/S. PERFECT ASSOCIATES, through its Prop. MR. HIRALAL NANDALAL GOYAL having address at B3/15, 1-4, Sector 15, Vashi Navi Mumbai (therein referred to as "The New Licensee") of the Third Part, the said Original Licensees agreed to transfer all their leasehold rights, title

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and interest in respect of the said plot in favour of the said New Licensee upon the terms and conditions as contained therein. The same has been registered with Sub-Registrar of Panvel on 12/01/2010 under Sr. No. PVL1-00419/2010.



AND WHEREAS the Corporation transferred the said Plot in the name of M/S. PERFECT ASSOCIATES vide final transfer order no. CIDCO/VASAHAT/SATYO/KARANJADE/610/2010, Dt. 12/01/2010.

AND WHEREAS vide another Tripartite Agreement dated 23/04/2010 entered into between CIDCO (therein referred to as the "Corporation") of the One Part and said New Licensee of the Second Part and M/S. NISARG NIRMAN DEVELOPERS, a partnership firm, having its office at- 410, Devavrata Building, Sector 17, Vashi, Navi Mumbai (therein referred to as "The Subsequent New Licensee") of the Third Part, the said New Licensee agreed to transfer all their leasehold rights, title and interest in respect of the said plot in favour of the said Subsequent New Licensee upon the terms and conditions as contained therein and the same has been registered with Sub-Registrar of Panvel-3, on 23/04/2010 under Sr. No. PVL3-4143/2010.

AND WHEREAS the Corporation transferred the said Plot in the name of M/S. NISARG NIRMAN DEVELOPERS vide final transfer order no. CIDCO/VASAHAT/SATYO /KARANJADE/610/2010, Dt. 27/04/2010.

AND WHEREAS vide another Tripartite Agreement dated 17/09/2012 entered into between CIDCO (therein referred to as the "Corporation") of the One Part and said Subsequent New Licensee of the Second Part and M/S. KAILASH PROPERTIES, a partnership firm, having its office at- Shop No. 2, Manek Complex, Plot No. 16, Sector 9, Vashi, Navi Mumbai- 400703 (therein referred to as "The PROMOTERS") of the Third Part, the said Subsequent New Licensee agreed to transfer all their leasehold rights, title and interest in respect of the said plot in favour of the said PROMOTERS upon the

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terms and conditions as contained therein. However CIDCO Ltd. has executed the said Tripartite Agreement Subject to the pending litigation before the Court of Civil Judge (SD), Panvel being SCS. No. of 2010, and further subject to the order that may be passed in pending litigation. And the said Tripartite Agreement has been registered with Sub-Registrar of Panvel-2, on 17/09/2012 under Sr. No. PVL2-8706/2012. Provided however the Promoters have obtain a letter from Advocate Hema S. Bandal, dt. 28/02/2013 stating that no adverse order either of states quo or restraining order have been passed in the matter.

AND WHEREAS the Corporation transferred the said Plot in the name of **M/S. KAILASH PROPERTIES** vide final transfer order no. CIDCO/VASAHAT/SATYO/KARANJADE/610/2012, Dt. 27/09/2012

AND WHEREAS the Corporation by its **Commencement Certificate No. CIDCO/BP-11804/ATPO (NM & K)/2013/352, dated 06/03/2013** granted its permission to commence the construction work, on the said plot subject to the terms and conditions as contained therein.

AND WHEREAS the Building constructed on the said plot shall be known as "**KAILASH UPTOWN**" with Basement + Ground Floor + 12 upper floors with wing "A, B & C".

AND WHEREAS By and under Agreement for Sale made at Panvel, on dated 26/04/2013, between the **M/S. KAILASH PROPERTIES** a partnership firm, having its office at- Shop No. 2, Manek Complex, Plot No. 16, Sector 9, Vashi, Navi Mumbai- 400703 (Promoters) of the One Part and **MR. DEBNARAYAN BAG AND MRS. KABITA BAG**, therein referred to as Purchaser of the Other Part. The Promoters agreed to sell to the Purchaser is agreed to purchase from the Promoters viz. **Flat No. B-301, on 3rd Floor, in "B" wing** admeasuring about **29.83 sq.mtr.** Carpet area + Flower Bed and Cupboard area of **7.9 sq.mtr.** + adjoining Terrace **3.16 sq.mtr.** , in the building & registered society known as "**KAILASH UPTOWN CO-**

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OPERATIVE HOUSING SOCIETY LTD.", constructed on **Plot No. A-106** at Sector 6, Karanjade, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd. (herein after referred to as "**KAILASH UPTOWN**"). And the said agreement was registered in the office of Sub-Registrar Assurances Panvel at Serial No. **PVL2-2792/2013**, on dt. **26/04/2013**.

AND WHEREAS **MR. DEBNARAYAN BAG AND MRS. KABITA BAG**, (i.e. the Present Seller/s) are the owners and is absolutely seized and possessed of and entitles to the said **Flat No. B-301, on 3rd Floor, in "B" wing** admeasuring about **29.83 sq.mtr.** Carpet area + Flower Bed and Cupboard area of **7.9 sq.mtr.** + adjoining Terrace **3.16 sq.mtr.** , in the building & registered society known as

"KAILASH UPTOWN CO-OPERATIVE HOUSING SOCIETY LTD.", constructed on **Plot No. A-106** at Sector 6, Karanjade, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd.

AND WHEREAS the Seller/s is not in need of the said Flat, he has decided to sell and dispose it off.

AND WHEREAS the Purchaser/s are interested in purchasing the said flat, she approached to the Seller/s and a talk regarding Sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the Seller/s agreed to sell and the Purchaser/s have agreed to purchase the said flat for a total consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)**.

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to

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Seller/s disposed off and transfer all his/her right, title and interest in the said flat as his/her self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties as appearing herein below:-
NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Seller/s hereby agree to sell and the Purchaser hereby agree to purchase said **Flat No. B-301, on 3rd Floor, in "B" wing** admeasuring about **29.83 sq.mtr.** Carpet area + Flower Bed and Cupboard area of **7.9 sq.mtr.** + adjoining Terrace **3.16 sq.mtr.** in the building & registered society known as "**KAILASH UPTOWN CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on **Plot No.**

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A-106 at Sector 6, Karanjade, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd. and more particularly described in the Schedule written hereunder.

2. The area of the flat hereby agreed to be sold is having **29.83 sq.mtr.** Carpet area + Flower Bed and Cupboard area of **7.9 sq.mtr.** + adjoining Terrace **3.16 sq.mtr.** and it is shown by red boundary line on the plan attached herewith.

3. The consideration for the said transfer as settled and agreed between the parties is **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** is paid as under being the full and final consideration.

Rs. 9,75,000/- Paid by NEFT/RTGS/CHEQUE, Ref. No. 23327180737 Dt. 23/11/2023
Rs. 24,900/- Paid by NEFT/RTGS/CHEQUE, Ref. No. 332618726688 Dt. 22/11/2023
Rs. 100/- Paid by NEFT/RTGS/CHEQUE, Ref. No. 332618706745 Dt. 22/11/2023
Rs. 24,75,000/- Paid by NEFT/RTGS/CHEQUE, Ref. No. 23319339143 Dt. 15/11/2023

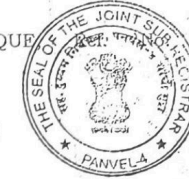
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Rs. 24,900/- Paid by NEFT/RTGS/CHEQUE, Ref. No. 331811674260 Dt. 14/11/2023
Rs. 100/- Paid by NEFT/RTGS/CHEQUE, Ref. No. 331811623550 Dt. 14/11/2023

Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)



4. The Seller/s and the Purchaser/s declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

5. The Seller/s shall put the possession of the said Flat to the Purchaser/s at the time of execution of this Sale Deed. The Seller hereby declares that till today he has not sold, mortgaged, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement. The Seller/s hereby agrees to cooperate for transferring the above said property in the name of Purchaser in the office of CIDCO Ltd. M.S.E.D.L. and other concerned Department.

6. The "**KAILASH UPTOWN CO-OPERATIVE HOUSING SOCIETY LTD.**" has given its consent to the Seller/s to transfer their right in the name of Purchaser/s.

7. It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchaser/s. This is an essence of the contract.

8. The Seller/s hereby declares that the completion certificate of the building erected on the property more particularly described in the First Schedule written hereunder has been obtained from CIDCO LTD.

9. The Seller/s hereby declares that he pay all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred alone up to the date of possession. The Purchaser/s

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THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. B-301, on 3rd Floor, in "B" wing admeasuring about 29.83 sq.mtr. Carpet area + Flower Bed and Cupboard area of 7.9 sq.mtr. + adjoining Terrace 3.16 sq.mtr. , in the building & registered society known as "KAILASH UPTOWN CO-OPERATIVE HOUSING SOCEITY LTD.", constructed on Plot No. A-106 at Sector 6, Karanjade, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "SELLER/S"
MR. DEBNARAYAN BAG



Debnarayan Bag



MRS. KABITA BAG
IN THE PRESENCE OF.....

1. SIDDHARTH GHOSH - *SG*

2. VIKRAM MORE - *VM*



Kabita Bag



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "PURCHASER/S"

MRS. LILA DEBI

IN THE PRESENCE OF.....

1. SIDDHARTH GHOSH - *SG*

2. VIKRAM MORE - *VM*

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:: RECEIPT ::

Received from Purchaser/s a sum of Rs. 35,00,000 (Rupees **Thirty Five Lakh Only**) paid as FULL AND FINAL Payment against the sale of Flat No. B-301, on 3rd Floor, in "B" wing admeasuring about 29.83 sq.mtr. Carpet area + Flower Bed and Cupboard area of 7.9 sq.mtr. + adjoining Terrace 3.16 sq.mtr. , in the building registered society known as "KAILASH UPTOWN CO-OPERATIVE HOUSING SOCEITY LTD.", constructed on Plot No. A-106 at Sector 6, Karanjade, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd.

I SAY RECEIVED.
Rs. 35,00,000/-

Debnarayan Bag

MR. DEBNARAYAN BAG

Seller/s

Kabita Bag

MRS. KABITA BAG

Seller/s

Witness:-

1. SIDDHARTH GHOSH *SG*

2. VIKRAM MORE *VM*

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POSSESSION LETTER



the undersigned **MR. DEBNARAYAN BAG AND MRS. KABITA BAG**, Residing at- **Room No. 1, Near Narayan Furniture, Gothivali Gaon, Ghansoli, Navi Mumbai 400701**; have sold Flat **No. B-301** on 3rd Floor, in "B" wing admeasuring about 29.83 sq.mtr. Carpet area + Flower Bed and Cupboard area of 7.9 sq.mtr. + adjoining Terrace 3.16 sq.mtr. , in the building & registered society known as "KAILASH UPTOWN CO-OPERATIVE HOUSING SOCEITY LTD.", constructed on Plot No. A-106 at Sector 6, Karanjade, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd. to **MRS. LILA DEBI** esiding at- Vishwakarma Nagar, Sitarampur, Amdiha, Sitarampur, Bardhaman, West Bengal-713359; vide SALE DEED (Full and Final Payment) registered in the Office of Sub-Registrar and handover physical vacant, peaceful possession of the above said flat on today itself to **MRS. LILA DEBI**

Signature

MR. DEBNARAYAN BAG

(Seller/s)

Debnarayan Bag

MRs. KABITA BAG

(Seller/s)

Kabita Bag

MRS. LILA DEBI

(Purchaser/s)

लीला देवी

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REGD. OFFICE:

THIRUMALAI CHAVI, N. Narayan Road,
 Narayan Road,
 PHONE: (022) 25450194
 FAX: (022) 25452149

Ref. No.

CIDCO/BP-11864/TPO(NM)/2017 2 3 7 2

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

To

M/s. Kailash Properties
 Through its Partners Shri. Sanjay Chaturbhaj Paidi & Others Fwd
 Shop No.2, Manek Complex,
 Plot No 16, Sector-29, Vashi,
 Navi Mumbai- 400 703

SUD - Occupancy Certificate for Residential Building on Plot No A 105, Sector-06, Karampada, Navi Mumbai

- REF
- 1) Your architect's online application dated 15/07/2017 & 24/07/2017
 - 2) Extension in time limit issued by AFO(12/5%) vide letter No CIDCO/ES/12/5%Karampada/102/2017 dated 25/07/2017
 - 3) Original Movej's NOC issued by AEO(12/5%) vide letter No CIDCO/ES/12/5%Karampada/6/2017 dated 25/07/2017
 - 4) Health NOC issued by EE(PNL) vide letter No CIDCO/EE/PNL/12/5%Karampada/13/2017 dated 29/07/2017
 - 5) Final Fire NOC issued Chief Fire Officer vide letter No CIDCO/FF/12/5%Karampada/2017 dated 29/07/2017
 - 6) DCC NOC issued by EE(PNL) vide letter No CIDCO/EE/PNL/12/5%Karampada/13/2017 dated 29/07/2017
 - 7) No Dues certificate issued by AFO(12/5%) vide letter No CIDCO/ES/12/5%Karampada/102/2017 dated 28/07/2017
 - 8) 100% IDC paid of Rs 32.60,000/- vide (a) Receipt No 8192 dated 14/08/2017 Amount of Rs 32,60,000/- (b) Receipt No 7862 dated 28/07/2017 Amount of Rs 32,60,000/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building mentioned plot along with 'As built drawings' duly approved.

You shall carry out Structural Audit of this development under Structural Engineer after the date of Occupancy Certificate granted and submit the copy of structural audit to Estate Section, CIDCO records. However, if the said promise is to be transferred to the Developer, the same shall be incorporated in the Conveyance Deed and the society members shall be made aware of the same. Conditions at the time of execution of Conveyance Deed.

The Developer / Builders shall take a note that you have submitted 'As built drawings' changes made at site. Hence as per condition mentioned in Certificate, your Signature shall be forfeited.

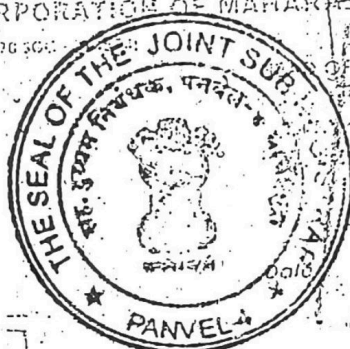
You have to pay the necessary charges due to GST Application in future. The amount is intimated to you in writing, and if not paid the permission granted will be voided.

Since, you have paid 100% IDC of Rs 32,60,000/- vide (a) Receipt No 8192 dated 14/08/2017 Amount of Rs 32,60,000/- (b) Receipt No 7862 dated 28/07/2017 Amount of Rs 32,60,000/-. You may approach Executive Engineer (W/S) to get the water supply connection for your plot.

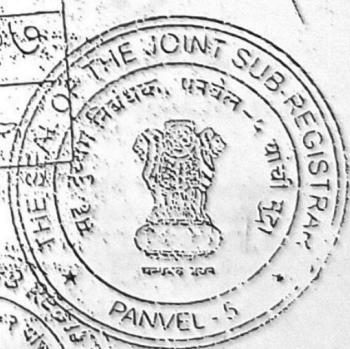
Note: This Occupancy Certificate is granted subject to pending Special Civil Suit No. 2018 of Hon'ble Civil Court, (S.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.

Thanking you

Yours faithfully,
 (Munish JADU)
 Associate Planner (IP)



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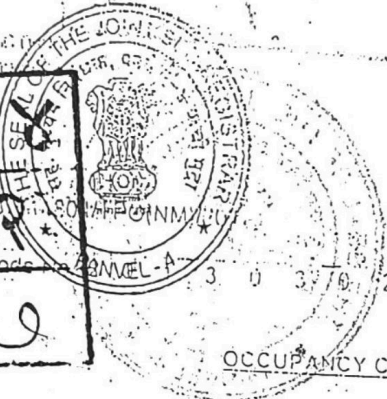
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REG. OFFICE
 PANVEL

REG. OFFICE

पवले - ५
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 १५/३५



Date 28.07.2017

OCCUPANCY CERTIFICATE



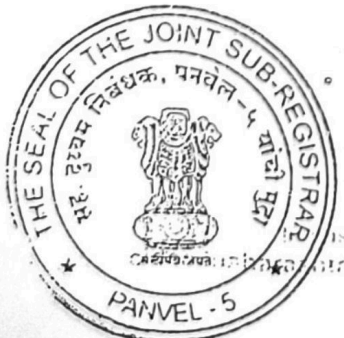
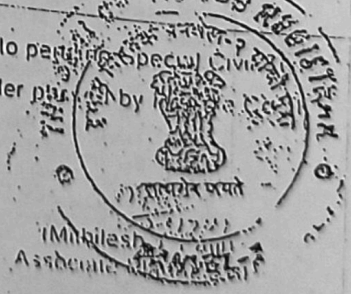
Jointly hereby certify that the development of Residential Building (Basement + Gr + 12
 wings) with Wings 'A', 'B' & 'C' (Residential BUA = 4304.479 Sq.mtrs. (Comm. BUA =
 1074 Sq.mtr. (Total BUA = 4785.553 Sq.mtrs). Residential Units = 116 (One
 Hundred Sixteen Nos.) Comm Units = 29 (Twenty Nine Nos.) (Free of FSI Fitness
 Centre BUA = 20069 sq.mtrs & Society Office BUA = 24.647 Sq.mtrs.) on Plot No
 1994 Sector 06 at Karanjade (12.5% Scheme), Navi Mumbai for plots and the
 supervision of Architect M/s STAPL has been inspected on 20/07/2017 and the
 development has been carried out in accordance with the City & Development
 Control Regulations and the conditions stipulated in the Occupation Certificate
 dated 12/08/2015 and that the development is fit for use for residential
 been carried out

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

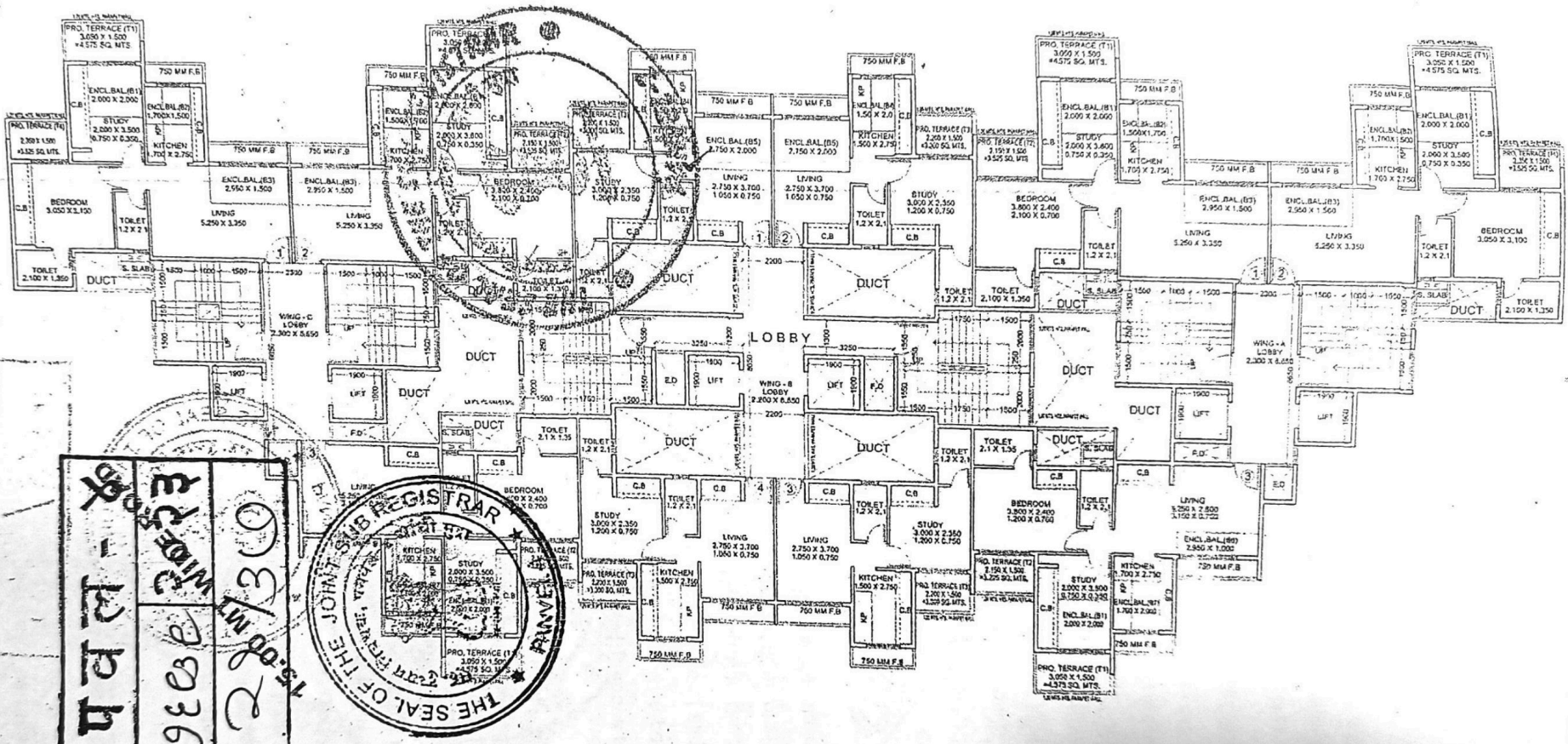
पवले - ५
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This Occupancy Certificate is granted subject to particular Special Civil
 Hon'ble Civil Court (S.D) Panvel. The order passed by
 Hon'ble Civil Court shall be binding on you

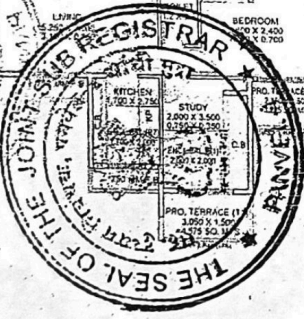


use of any... gov.in / CIGCO VIGILANCE MODULE NEW / USPR...

15.00 MT WIDE ROAD



15.00 MT WIDE ROAD
 3RD, 5TH, 7TH FLOOR PLAN



PROJECT BY :
M/S. KAILASH PROPERTIES
 SHOP NO. -2, MANEK COMPLEX, PLOT NO. - 16,
 SECTOR - 29, VASHI, NAVI MUMBAI.

PROPOSED RESI. CUM COMM. BUILDING ON
 PLOT NO.-A106, SECTOR-06, KARANJADE, NAVI MUMBAI.



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 2002
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15.00 MT WIDE ROAD

Sebnarayan Bag
 Kabita Bag