

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पत्तो: पुणे बिल्डिंग नियंत्रण बोर्ड,
 पुणे - ४११ ००४
 फोन: (०२०) २५२२२२२
 टेलीफॅक्स: (०२०) २५२२२२२

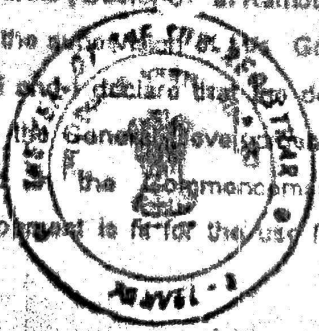
पूजा कार्यालय
 "मिर्चो" प्लॉट नं. १०, वराना
 मुंबई पुरव - वराना पुरव
 मुंबई ४०० ००१
 फोन: (०२२) २२२२२२२

REF. NO: CIOCO/BPI/ATPO / 448

दिनांक: 22/3/2022

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Res. BUA= 330.20 Sq.mtrs. Comm. BUA=51.52 Sq.mtrs. Total BUA=381.72 Sq.mtrs. (No of Units R- 14, C-06)) on Plot no.25G, Sector-07 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of Goal & Associates has been inspected on 14/03/2022 and declared that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 18/03/2021 and that the development is fit for the use for which it has been carried out.



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(N.S. Swami)

ADDL TOWN PLANNING OFFICER
 Navi Mumbai & Khopoli



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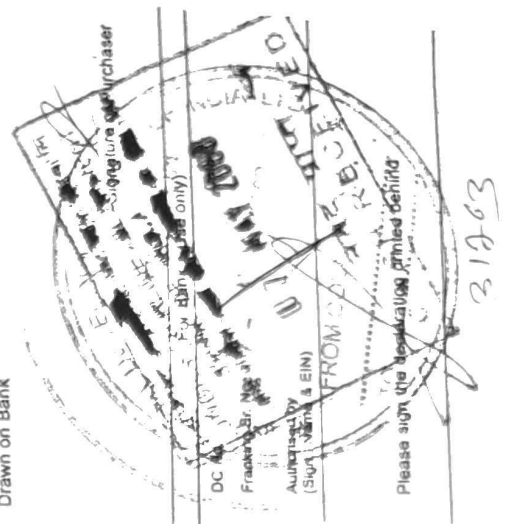
Old Panvel Branch Sr. No. **2718**
 Date **7/5/08**
Customer Copy

Type of Document	Agreement for Sale	
Type of Stamp	Special Adhesive	
Franking Value (A/C No. 18577800010010)	Rs.	27660
Service Charges (A/C No. 18546500010204)	Rs.	10
Total	Rs.	27610

Name and address of stamp duty paying party
Vaibhav Yashwant Patil
Room No 60/1/1 Dr. A. B.
Road Worli Mumbai

Cheque/DD No. *cash*

Drawn on Bank



पुणे इंडस्ट्रियल डेव्हलपमेंट बँक लि.
 FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.
 Authorised Signatory
 शाखा पत्रांत साठी / OLD PANVEL BR. (SOL-189)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Panvel on this 09th day of May in the year **Two Thousand Eight** between **MR. YASHWANT S. DEVKATE** age about 46 years, an Indian Inhabitant, Residing at Plot No. 5/4/09, Shivaji Nagar, Govandi, Mumbai-400 043, hereinafter referred to as **"THE VENDOR"** (which expression shall unless it, be repugnant to the context or meaning thereof be deemed to mean and include legal heirs executors, administrators or and assigns) of the **FIRST PART**, AND 1) **MR. VAIBHAV YASHWANT PATIL**, age 23 years, adult, occupation service, and **YASHWANT JANARDHAN PATIL**, age 53 years, an Indian Inhabitant both are Residing at Room No. 60/1/1, Dr. A. B. Road, Behind of _____, Worli, Mumbai hereinafter referred to as **"THE PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs executors, administrators and assigns) of the **SECOND PART**.

INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD
 MORESHWAR SADAN
 PLOT NO. 35, MCOH HSG. SOC.
 PANVEL - 410 205

D-51878/C.R.1007/53/07/26-2552001
 R0027600/-PB5974



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 MAHARASHTRA

AND WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITE, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "**THE CORPORATION**") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumnai 400 021. The Corporation has been declared as a New Town Development Authority, under the provision of sub section (3a) 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**") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its power for the area designated as site for a New Town under sub-Section (1) of Section 113 of the said Act;

AND WHEREAS the state Government has acquired and within the delineated 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 and acquired by its or vested into it in accordance with the proposal approved by the State Government under the said act;

AND WHEREAS one SHRI. JANARDHAN MAHADU BHENDE (hereinafter and therein referred to as "**THE LICENSEE**") has been allotted a Plot of Land by the Said Corporation bearing Plot number 25G under 12.5% erstwhile Gaothan Expansion Scheme in Sector No. 7, Village-Kamothe, Phase-I, Tal-Panvel, District-Raigad, admeasuring 255 Sq. Mtrs, or thereabouts and more particularly described in the first schedule hereunder written (hereinafter referred to as "**FIRST SAID PROPERTY**") on the terms and conditions including the conditions of lease of the said Property as set our therein.

AND WHEREAS SHRI. JANARDHAN MAHADU BHENDE has paid to the Corporation a sum of Rs. 28,250/- (Rupees Twenty Eight Thousand Two Hundred Fifty Only) and by way of full and final payment of Lease Premium and entered into an Agreement to Lease dated 11/01/2006



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AND WHEREAS due of paucity of resources and lack of building construction experience and known-how. The Licensee on his part, requested the Builder herein to develop the said plot of Land and construction the building on it as per the plan that may be approved or approved and as per terms and conditions of the Commencement Certificate No. **CIDCO/(BP)/ATPO/390, Dated 18/03/2005,** issued by the Corporation.

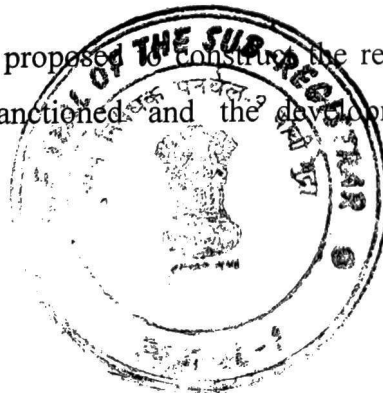
AND WHEREAS by virtue of a Development Agreement dated **13/01/2005,** the Licensee has granted the development rights to the Builder herein for the construction mentioned therein as also the sole and exclusive right to deal with and dispose off the flats/shops and other premises to be constructed in the building on the said plot of land as also to receive and appropriate the consideration amount in respect thereof on the terms and conditions contained in the said Agreement.

AND WHEREAS on payment of Lease Premium the Corporation entered into an Agreement to Lease dated 11/01/2005 with **SHRI. JANARDHAN MAHADU BHENDE,** (thereinafter referred to as "**THE LICENSEE**") and after construction of building/s on the said plot, Corporation shall executed the Lease Deed in favour of the Licensee granted the lease of the said Plot to Licensee for period of 602 (sixty) years from the date of Agreement to lease;

AND WHEREAS by virtue of the said Agreement to Lease 11/01/2005, the Licensee absolutely seized and possession of and well and sufficiently entitled to the said plot of land.

AND WHEREAS by virtue of the said Agreement for Development dated 13/01/2005, the Builder has sole and exclusive right to alienate, sell and/or dispose off the flats, shops and other units in the proposed building/s on ownership basis and to enter in to Agreement/s with Purchaser/s of the said flat, shops and other units therein and receive the sale price in respect thereof and appropriate the same towards consideration payable by the Builder under the said Development agreement;

AND WHEREAS the Builder proposed to construct the residential cum-commercial building/s as per the plans sanctioned and the development permission by the



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Corporation including such additions, modifications, revisions, alternation, therein if any from time to time as may be approved by the Planning Authorities;

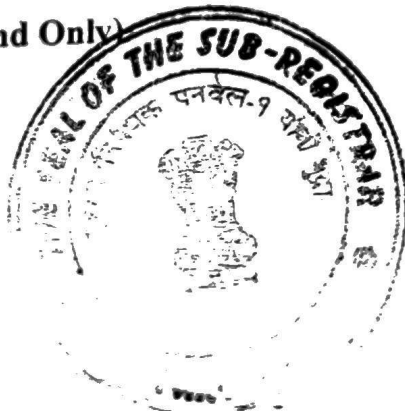
AND WHEREAS AND WHEREAS the CIDCO by its letter bearing No. Commencement Certificate No. **CIDCO/(BP)/ATPO/390, Dated 18/03/2005**, the construction of the Residential building thereon named "**SHREE GANESH KRUPA**", consisting of **Ground + 4** upper floors as per the plans and specifications duly approved by the Town planning authority of **CIDCO LTD.**

AND WHEREAS The Vendor **MR. YESHWANT S. DEVKATE** has purchased on Ownership basis, **Flat No. 301 on Third Floor**, admeasuring about **20.33 Sq. Mtrs. Built up area**, in the Building known as "**SHREE GANESH KRUPA**", constructed on **Plot No. 25-G, Sector-7, Village Kamothe, Phese-I, Taluka-Panvel, District-Raigad**, from **M/S. JOSHI BUILDERS**, by way of Agreement For Sale dated **05/04/2006** which is registered at Sub-Registrar Panvel-3, under **Registration Serial No. 02346/2006, dated 05/04/2006**, (hereinafter for the sake of brevity above mentioned Flat is referred to as "the Said Flat").

AND WHEREAS the Vendor have agreed to sell, purchaser and assign the said Flat and the shares pertaining thereto unto the purchasers at or for the lump sum price of **Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)**.

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

1. The Vendor both hereby sells, transfers, conveys and assigns all his rights, title and interest in the said **Flat No. 301 on Third Floor**, admeasuring about **20.33 Sq. Mtrs. Built up area**, in the Building known as "**SHREE GANESH KRUPA**", constructed on **Plot No. 25-G, Sector-7, Village Kamothe, Phese-I, Taluka-Panvel, District-Raigad** and more particularly described in the Schedule hereunder written together with the membership rights and right of occupation pertaining thereto in favour of the **PURCHASERS** at or for the lump sum price of **Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)**



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2. The Vendor agreed to sell and transfer and the Purchasers agreed to purchase the rights, title and interest in the said, more fully described in the schedule hereunder written, for the lump sum price of 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only). The Purchasers has Paid 1) Rs. 1,00,000/- (Rupees One Lakhs Only) as a token amount by Cheque, bearing Cheque No. 000050, dated 02/05/2008, Drawn on BANK OF INDIA, Brach Prabhadevi, 2) Rs. 2,00,000/- (Rupees Two Lakhs Only) by Cheque, bearing Cheque No. 000052, dated 12/05/2008, Drawn on BANK OF INDIA, Brach Prabhadevi, the Purchaser has paid to Vendor. 3) Rs. 1,50,000/- (Rupees One Lakhs Fifty Thousand Only) by Cheque, bearing Cheque No. 000053, dated 16/05/2008, Drawn on BANK OF INDIA, Brach Prabhadevi the Purchaser has paid to Vendor. The Purchaser has paid the total amount of Rs. 4,50,000/- before the execution of this "AGREEMENT FOR SALE". And the Balance amount of Rs. 3,00,000/- (Rupees Three Lakhs Only) the Purchasers will be paid to the Vendor from Any Financial Institution within 45 days form the execution of this "Agreement For Sale". The payment and the receipt whereof the Vendor do hereby admit and acknowledge and discharge the Purchasers for the same forever execution of this Agreement.
3. The Vendor states that he/she has not in any manner whatsoever alienated or encumbered the said Flat to any one else and that he has full rights, title and interest and absolute power to dispose off the said Flat in any manner he thinks fit and proper.
4. The Vendor has/had paid all the taxes, charges and all other outgoings to the Society and to the concerned authorities till the date of possession.
5. All the taxes, cases, charges & other outgoings including property taxes payable to the CIDCO or any concerned authority as also the Society charges in respect of the said Flat till the date of possession shall be borne and paid by the Vendor alone and the Vendor hereby agrees to indemnify and keep indemnified the Purchasers in this regards.
6. The Vendor have peacefully handed over all the Original Documents of the said the said Flat No. 301 on Third Floor, admeasuring about 20.33 Sq. Mtrs. Built up area, in the Building known as "SHREYAS KRUPA", constructed on Plot No. 25-G, Sector-7, Village Kamathe, Phase-1, Taluka-Panvel, District-Raigad to Purchasers.



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THE FIRST SCHEDULE

All that piece and parcel of land known as **Plot No. 25-G, in Sector-7**, situated at **Village Kamothe, Phese-I, Taluka-Panvel, District-Raigad** admeasuring about 255 Sq. mtrs., or thereabout and bounded as follows that is to say:

On or towards the North by : Plot No. 25-B
On or towards the South by : 11 Mtrs. Wide Road
On or towards the East by : Plot No. 25-F
On the West by : Plot No. 25

THE SECOND SCHEDULE

On the property described in the first schedule hereinabove a building known as, **"SHREE GANESH KRUPA" (G +4), Flat No. 301 on Third Floor**, admeasuring about **20.33 Sq. Mtrs. Built up area**, constructed on **Plot No. 25-G, Sector-7, Village Kamothe, Phese-I, Taluka-Panvel, District-Raigad**, in which is bounded in red in the plan annexed herewith is agreed to be sold and purchase.

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Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII of 1966)

॥ श्री ॥

Tel. : 2746 0439

JOSHI BROTHERS

BUILDERS & DEVELOPERS

OFFICE : FLAT NO.19, SECTOR-7, PHASE-I, KAMOTHE.

No. .

Date :

NO OBJECTION CERTIFICATE FOR THE SALE OF FLAT

TO WHOM SOEVER IT MAY CONCERN

This is to certify that I, Mr. Ravindra Ganpat Joshi, Prop. Of M/s. Joshi Brothers have no objection to transfer the ownership Flat No. 301, 3rd Floor, in building known as "SHREE GANESH KRUPA" constructed on Plot No. 25-G, Sector - 7, situated Village - Kamothe, Tal. Panel, Dist. Raigad from the present Owner Mr. Yashwant Shankarrao Devkathe to Mr. Vaibhav Yashwant Patil.

For JOSHI BROTHERS



Proprietor



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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to Sri. Jannabhan Mahady
Bbende

Plot No. 256 Road No. — Sector 07 Node Karotha CTS. of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+4) Str.

Recd. BUA = 382.12 m² ; Comm. BUA = 48.81 m²
Total BUA = 382.12 m²

(Nos. of Residential Units 14 Nos. of Commercial units 06)

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, atleast 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 authorised 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.



The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

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 regulation no.16.1(2) of the GDCRs - 1975.

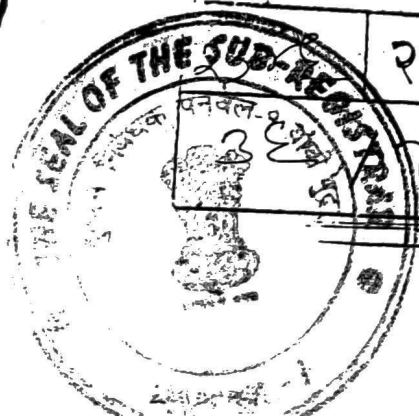
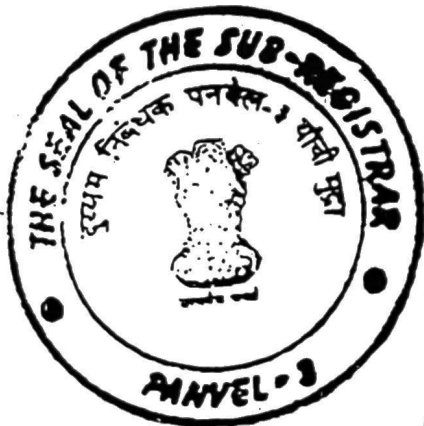


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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 750/- 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.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground 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 fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. 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 alongwith 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 detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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1. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160.P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity


 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopla

TO: ARCHITECT

Genl & Asso.

AP

TO: Separately to :

M(TS)

CUC

EE(KHR/PNL/KLMDRON)

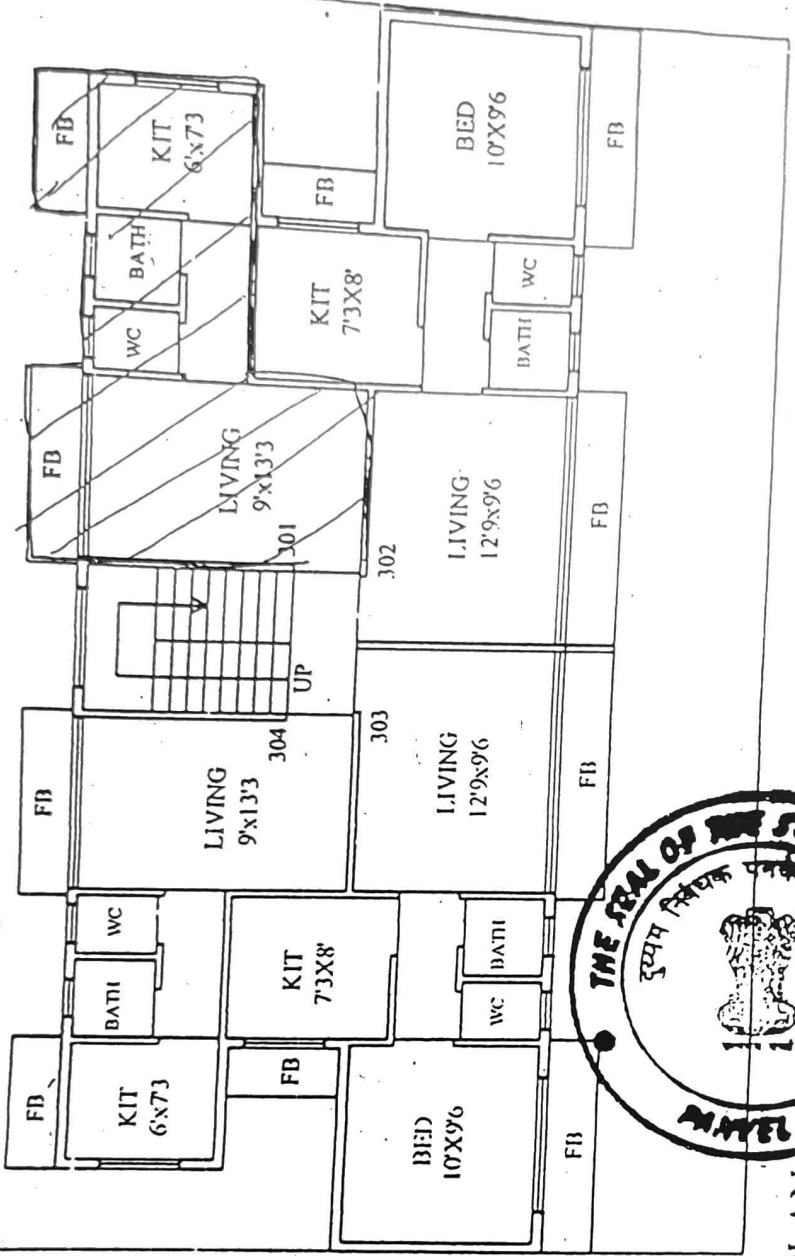
EE(WS)



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३७ / १०	



पवनल-३
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THIRD FLOOR PLAN

FLAT NO 301

पवनल
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 १५ / १६

BUILDERS & DEVELOPERS:

M/S JOSHI BROTHERS,
 SHOP NO: 2, PLOT NO:25 E&F
 SECTOR-7, KAMOTHE,
 NAVI MUMBAI.

(Handwritten Signature)

SIGNATURE OF PURCHASER

SIGNATURE OF SELLER



दस्तावेज क्रमांक व वर्ष: 3711/2008

Friday, May 09, 2008

11:11:08 AM

दुय्यम निबंधक: पनवेल 1

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.c.

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा करारनामा
मोबदला रू. 750,000.00
बा.भा. रू. 630,230.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 301, तिसरा गजला, श्री गणेश कृपा सोसा., प्लॉट क्र. 25 जी, रोक्टर क्र .7, कामोठे ** एकूण मजले जी + 4
- (3) क्षेत्रफळ (1) 20.33 चौ.मी. बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) यशवंत एस देवकाते - ; घर/प्लॉट नं: प्लॉट क्र. 5/4/09, शिवाजी नगर, गोवंडी, मुंबई-43; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) वैभव यशवंत पाटील - ; घर/प्लॉट नं: शिवाजी नगर, डॉ. अ. बी. रोड, वरळी - मुंबई, रु. नं. 60/1/1; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एपीयूपीपी 9581 जे.
(2) यशवंत जनार्दन पाटील - ; घर/प्लॉट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
- (7) दिनांक करून दिल्याचा 08/05/2008
- (8) नोंदणीचा 09/05/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 3711 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 27600.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 7500.00
- (12) शेरा

सह दुय्यम निबंधक, पनवेल-१ (वर्ग-२)

