

Receipt (pavli)

464/1490

Thursday, April 28, 2022

3:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2007 दिनांक: 28/04/2022

गावाचे नाव: उरण

दस्तावेजाचा अनुक्रमांक: उरण-1490-2022

दस्तावेजाचा प्रकार: ऑनलाइन टू सेल

मादर करणाऱ्याचे नाव: सिद्धेश नामदेव पाटील

नोंदणी फी

₹. 28000.00

दस्त हानाळणी फी

₹. 3280.00

पृष्ठांची संख्या: 164

एकूण:

₹. 31280.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:06 PM ह्या वेळेस मिळाले.

  
Sub Registrar Uran

**दुय्यम निबंधक उरण**

वाजार मूल्य: ₹.2001245.064 /-

मोबदला ₹.2800000/-

भरलेले मूद्रांक शुल्क: ₹. 168000/-

1) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2704202213225 दिनांक: 28/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.1280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2704202213307 दिनांक: 28/04/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000917368202223M दिनांक: 28/04/2022

बँकेचे नाव व पत्ता:

मुळ दस्त ऐवज.

.....  
.....  
काही एक हरकत नाही.

पक्षकार स्वाक्षरी व दिनांक

मुळ दस्तऐवज परत मिळाला

पक्षकारांची तरी

## सूची क्र.2

दुय्यम निबंधक : दु.नि. उरण

28/04/2022

दस्न क्रमांक : 1490/2022

नोंदणी :

Regn:63m

## गावाचे नाव : उरण

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू मेल
(2) मोवदला	2800000
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनिकपट्ट्याकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2001245.064
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: उरण इतर वर्णन :, इतर माहिती: नागरी विभाग 3/3/50, वाजारदर 53500, मौजे ट्रोणांगीरी नोड, मदनिका नं. 1104, अकरावा मजला, इमारतीचे नाव - देव मखा, प्लॉट नं. 140, सेक्टर 50, क्षेत्र - 28.126 चौ.मी(कारपेट) 3.859 चौ.मी(इतरकनोज्ड वाल्कली) ( Plot Number : 140 ; SECTOR NUMBER : 50 ; ) )
(5) क्षेत्रफळ	1) 28.126 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स देवकृपा एन्टरप्रायझेस तर्फे भागीदार महेशकुमार जी मधुकरिया तर्फे अखत्यारी प्रवीण त. जैन वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 811/812, द रॉडमार्क, प्लॉट नं. 26ग, सेक्टर 7, खान्ना, नवी मुंबई, रोड नं: नवी मुंबई, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-AAEFD0865E 2): नाव:-मेमर्स मिल्वर स्पिंग कन्स्ट्रक्शन प्रा.लि.तर्फे डायरेक्टर वनमुख प. जैन तर्फे अखत्यारी प्रवीण त. जैन वय:- पत्ता:-प्लॉट नं: ऑफ नं. ०१, माळा नं: तळमजला, इमारतीचे नाव: अहल मंडिर, ब्लॉक नं: मिटीसन हाय स्कूल जवळ, वाजारपेठ उरण, रायगड, रोड नं: उरण, महाराष्ट्र, रायगड. पिन कोड:-400702 पॅन नं:-AAKCS2772C
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मिद्धेश नामदेव पाटील वय:-29; पत्ता:-प्लॉट नं: रूम नं. ग -201, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: द खिनम प्लॉट नं. 2, 4, 5, गुरुद्वारा मार्ग, जवळ विकामिनी सोमायटी, सेक्टर 8वी, सीबीडी वनापूर, रोड नं: नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-BYEPP3097B
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2022
(10) दस्न नोंदणी केल्याचा दिनांक	28/04/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1490/2022
(12) वाजारभावाप्रमाणे मूद्रांक शुल्क	168000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेर	


मुल्यांकनासाठी विचारात घेतलेला नगशील:-

मूद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

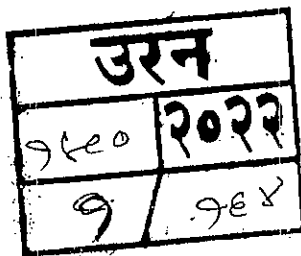
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SIDDHESH NAMDEV PATIL	eChallan	00040572022042562198	MH000917368202223M	168000.00	SD	0000624564202223	28/04/2022
2		DHC		2704202213225	2000	RF	2704202213225D	28/04/2022
3		DHC		2704202213307	1280	RF	2704202213307D	28/04/2022
4	SIDDHESH NAMDEV PATIL	eChallan		MH000917368202223M	28000	RF	0000624564202223	28/04/2022

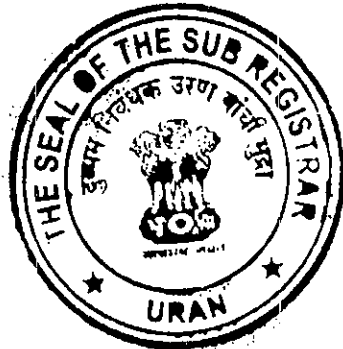
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

  
दुष्यम निबंधक उरण

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202204285490	28 April 2022, 03:40:32 PM			
उरण					
मूल्यांकनाचे वर्ष	2022				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : उरण (SI/2)				
उप मूल्य विभाग	3/3/50-द्रोणागिरी नोड.सेक्टर-50				
क्षेत्राचे नांव	B Class Palika	सर्व्हे नंबर : न भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
15800	53500	61000	66900	61000	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	34.797 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे तर्फीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.53500/-
उद्गवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale-Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) * मजला निहाय घट/वाढ			
		= ( ( (53500-15800) * (100 / 100) ) + 15800 ) * 107.5 / 100			
		= Rs.57512/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 57512 * 34.797			
		= Rs.2001245.064/-			
Applicable Rules		= 3, 18, 19			
एकत्रित अंतिम मूल्य		मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझीनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + तरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + रंगास्ती भागतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2001245.064 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2001245.064/- = २ बीस लाख एक हजार दोन शे पंचेचाळीस /-			

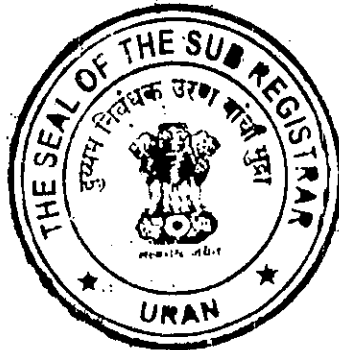
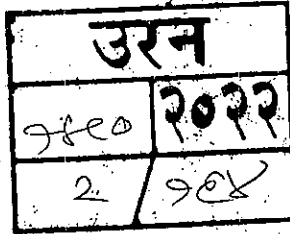


दुग्गम निबंधक उरण





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2704202213307	Date 27/04/2022
Received from SIDDHESH NAMDEV PATIL, Mobile number 8652462096, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Uran of the District Raigarh.	
Payment Details	
Bank Name MAHB	Date 27/04/2022
Bank CIN 10004152022042712323	REF No. 010389049
This is computer generated receipt, hence no signature is required.	





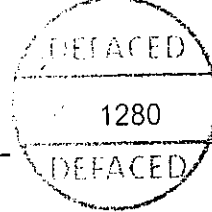


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	2704202213307	Receipt Date	28/04/2022
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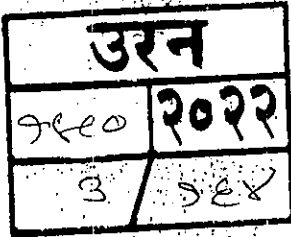
Received from SIDDHESH NAMDEV PATIL, Mobile number 8652462096, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered on Document No. 1490 dated 28/04/2022 at the Sub Registrar office S.R. Uran of the District Raigarh.



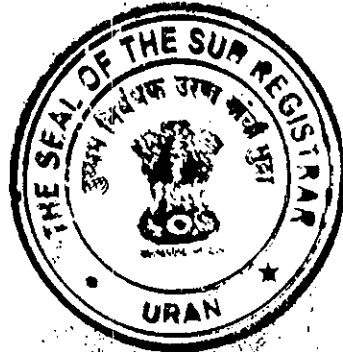
### Payment Details

Bank Name	MAHB	Payment Date	27/04/2022
Bank CIN	10004152022042712323	REF No.	010389049
Deface No	2704202213307D	Deface Date	28/04/2022

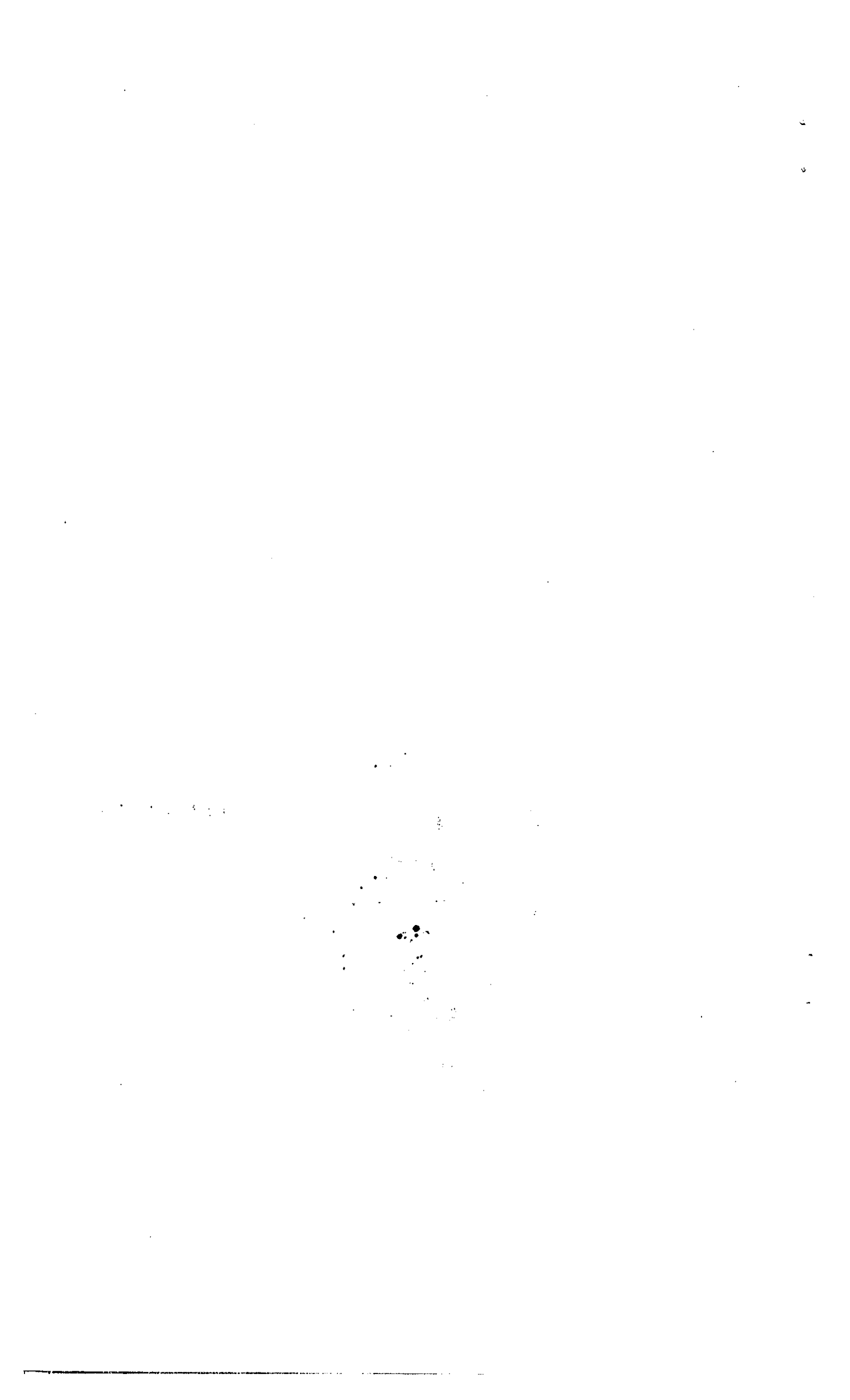
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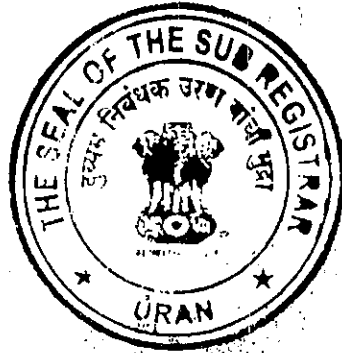
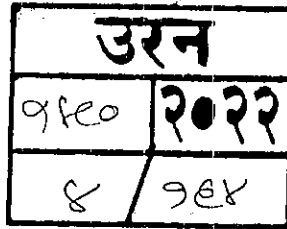
दुय्यम निबंधक उरण







Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2704202213225	Date	27/04/2022
Received from SIDDHESH NAMDEV PATIL, Mobile number 8652462096, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Uran of the District Raigarh.			
Payment Details			
Bank Name	MAHB	Date	27/04/2022
Bank CIN	10004152022042712253	REF No.	010325198
This is computer generated receipt, hence no signature is required.			





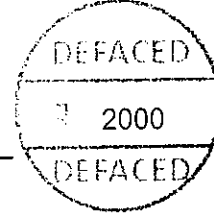


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Revenue

### Receipt of Document Handling Charges

PRN	2704202213225	Receipt Date	28/04/2022
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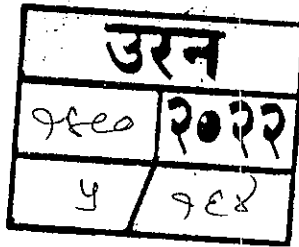
Received from SIDDHESH NAMDEV PATIL, Mobile number 8652462096, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1490 dated 28/04/2022 at the Sub Registrar office S.R. Uran of the District Raigarh.



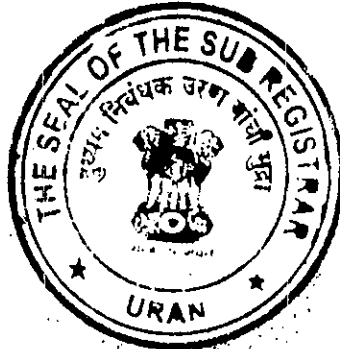
### Payment Details

Bank Name	MAHB	Payment Date	27/04/2022
Bank CIN	10004152022042712253	REF No.	010325198
Deface No	2704202213225D	Deface Date	28/04/2022

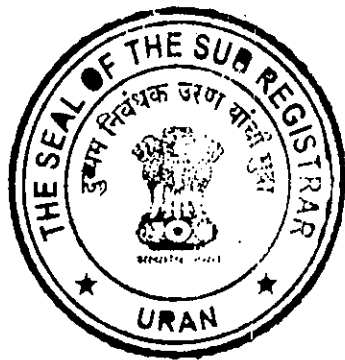
This is computer generated receipt, hence no signature is required.



*(Signature)*  
दुग्धम निबंधक उरण



उरन	
१६०	२०२२
६	१६४





CHALLAN  
MTR Form Number-6



GRN	MH000917368202223M	BARCODE			Date	23/04/2022-12:18:08	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	URN_URAN SUB REGISTRAR			PAN No.(If Applicable)	BYEPP3097B				
Location	RAIGAD			Full Name	SIDHESH NAMDEV PATIL				
Year	2022-2023 One Time			Flat/Block No.	FLAT NO.1104,11TH FLOOR,DEV SAKHA ,PLOT				
				Premises/Building	NO.140,SEC-50				
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	168000.00	Road/Street	DRONAGIRI NODE					
0030063301	Registration Fee	28000.00	Area/Locality	URAN					
			Town/City/District						
			PIN	4	0	0	7	0	2
			Remarks (If Any)	PAN2=AAKCS2772C--SecondPartyName=SILVER SPRING					
				CONSTRUCTION PVT LTD TARFE PARTNER TANSUKH PANNALAL					
				96000000					
			Amount In	One Lakh Ninety Six Thousand Rupees Only					
Total		1,96,000.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank No.	00040572022042562198	CPABPDNMM2					
Cheque/DD No.		Bank Date	23/04/2022-12:18:17	Not Verified with RBI					
Name of Bank		Bank-Branch	STATE BANK OF INDIA						
Name of Branch		Scroll No. / Date	Not Verified with Scroll						

Department ID :

Mobile No. : 9969225311

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलन लागू नाही.

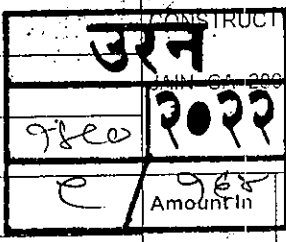
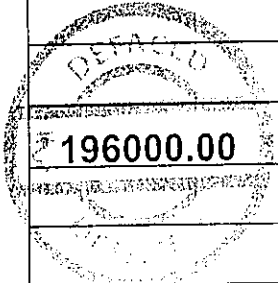


CHALLAN  
MTR Form Number-6

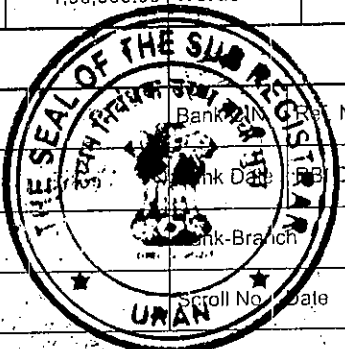


GRN	MH000917368202223M	BARCODE		Date	23/04/2022-12:18:08	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				URN_URAN SUB REGISTRAR			
Location				RAIGAD			
Year				2022-2023 One Time			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				BYEPP3097B			
Full Name				SIDDHESH NAMDEV PATIL			
Flat/Block No.				FLAT NO.1104,11TH FLOOR,DEV SAKHA ,PLOT			
Premises/Building				NO.140.SEC-50			

Account Head Details	Amount In Rs.	Road/Street	PIN					
0030046401 Stamp Duty	168000.00	DRONAGIRI NODE	4	0	0	7	0	2
0030063301 Registration Fee	28000.00	URAN						
		Town/City/District						
		Remarks (If Any)	PAN2=AAKCS2772C~SecondPartyName=SILVER SPRING					
		Amount In Words	One Lakh Ninety Six Thousand Rupees Only					
Total	1,96,000.00	Words						



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK
Cheque/DD Details	Bank No.	00040572022042562198 CPABPDNMM2
Cheque/DD No.	Bank Date	25/04/2022-00:00:00 26/04/2022
Name of Bank	Bank-Branch	STATE BANK OF INDIA
Name of Branch	Scroll No. / Date	317 . 26/04/2022



Department ID :   
 NOTE:- This challan is valid only for use in Sub Registrar office only. Not valid for unregistered document.   
 Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2022.04.28 15:52:53 IST Reason: Secure Document Location: India   
 Mobile No. : 9969225311

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-464-1490	0000624564202223	28/04/2022-15:47:44	IGR158	28000.00



4	(IS)404 1300	Total Defacement Amount	1,96,000.00
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Signature Not Verified

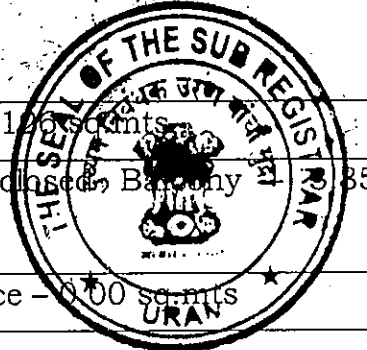
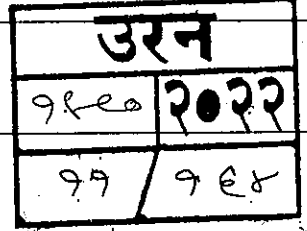
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VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.04.28  
15:52:54 IST  
Reason: Secure  
Document  
Location: India

**Project "DEV SAKHA "**  
**(MAHA RERA No.P52000023962)**

**Plot No.140, Sector No.50, Dronagiri Node, Taluka**

**Uran**

Sr.	Particulars	Details
(1).	Firm E-mail ID 2	<a href="mailto:tp2980jain@gmail.com">tp2980jain@gmail.com</a>
(2).	Allottee/s/Purchaser's Name	Mr. SIDDHESH NAMDEV PATIL
(3).	Postal address of the Allottee/s/Purchaser's	At -ROOM NO.A-201,THE BLISS ,PLOT NO.2,4,5, GURUDWARA MARG,NEAR VIKASINI SOCIETY,SECTOR-8B,CBD BELAPUR, NAVI MUMBAI-400614
(4).	PAN of Allottee/s/Purchaser's	BYEPP3097B
(5).	Aadhar No. of Allottee/s/Purchaser's	9572 7825 2656
(6).	Flat No.	No.-1104 Floor-11 <sup>th</sup>
(7).	Area in Sq. Mtrs.	Carpet Area - 28.10 sq.mts Area of the Enclosed Balcony - 359 sq.mts Area of the Terrace - 0.00 sq.mts
(8).	Purchase Price/Agreement Value	Rs. 28,00,000/-
(9).	Stamp Duty	Rs. 1,68,000/-
(10).	Registration Fees	Rs. 28,000/-



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# AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Uran on this 28<sup>th</sup> day of APRIL 2022

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BETWEEN

M/S. DEVKRUPA ENTERPRISES, Pan No. AAEFD0865E, having office at: 811/812, The Landmark, Plot No.26A, Sector-7, Kharghar, Navi

Mumbai, Tal. Panvel, Dist. Raigad, hereinafter referred to as "the

PROMOTERS/DEVELOPERS 1" (Which expression shall mean and

include partners or partner for the time being of the said respective

firm, the survivors or survivor of them and the heirs, executors, and

assigns of the last surviving partner or their assigns) AND M/S.

URANSILVER SPRING CONSTRUCTION PVT. LTD., CIN:

U45201RJ2005PTC020382, Pan No.: AAKCS2772C, having its office

at: Office No. 1, Ahal Manzil, Near Citizen High School Bazar Peth,

Uran, Raigad, Maharashtra and registered office at 64, First Floor,

M.S. Office Tower, Opp. RSEB Office, Madhuban, Udaipur, Rajasthan -

313004, hereinafter referred to as "the PROMOTERS/DEVELOPERS

2" (Which expression shall mean and include partners or partner for

the time being of the said respective firm, the survivors or survivor of

them and the heirs, executors, and assigns of the last surviving partner

or their assigns) OF THE FIRST PART;

AND

MR. SIDDHESH NAMDEV PATIL Age: 29 years, Pan No.: BYEPP3097B

residing at At -ROOM NO.A-201,THE BLISS ,PLOT NO.2,4,5 ,GURUDWARA

MARG, NEAR VIKASINI SOCIETY, SECTOR-8B, CBD BELAPUR, NAVI

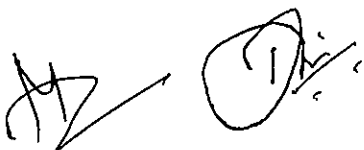
MUMBAI-400614 hereinafter referred to as the

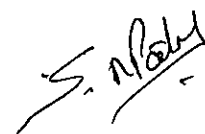
"ALLOTTEE/PURCHASER/s", (which expression shall unless it

repugnant to the context or meaning thereof shall be deem to mean

and include her/his/their heirs, executors, administrators and assigns)

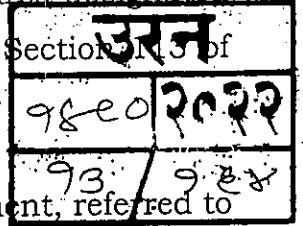
OF THE SECOND PART;



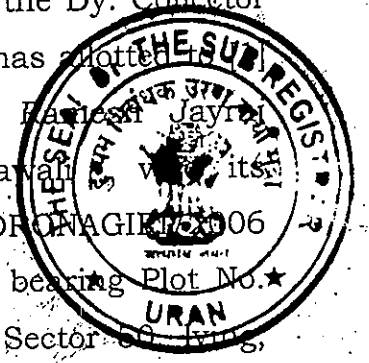


**WHEREAS:**

(a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under 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- 400 021. The Corporation has been declared as a New Town Development Authority under the provisions 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 powers for the area designated as site for a New Town under Sub-Section (1) of Section 13 of the said Act;



(b) As per directives and policies of the State Government, referred to hereinabove and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to Shri. Ganesh Jayraj Karanjawala, [2] Shri. Ganesh Jayraj Karanjawala, [3] Smt. Rajani Mahavir Patravah its allotment letter No. CIDCO/LAND/SATYO/17/DRONAGIRI/006 dated 10/09/2007 a piece and parcel of land bearing Plot No. 140, admeasuring about 1499.18 Sq. Mtrs., Sector 50, being and situated at Village: Dronagiri, Tal: Uran and Dist: Raigad (hereinafter referred to as "the said Plot"), which is written hereinafter and more particularly described in SCHEDULE I (hereinafter referred to as the said Plot") for the purpose of constructing a building or building on the terms and conditions hereinafter contained.



Description of Land allotted

Place	Plot No.	Sector No.	Area in Sq. Meters
Dronagiri	140	50	1499.18

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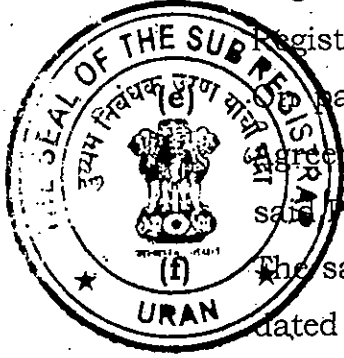
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(c) The said Original licensees has, before the execution of this Agreement paid to the Corporation entire lease premium being "Lease Rent" for the period of 60(Sixty) years

(d) An Agreement to Lease dated 26/11/2007 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART and [1] Shri. Ganesh Jayraj Karanjawala, [2] Shri. Ramesh Jayraj Karanjawala, [3]

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Smt. Rajani Mahavir Patrawali,(hereinafter referred to as the "the Original Licensees") of the OTHER PART, therein called "the Licensees" as per the terms and conditions mentioned in the said Agreement to Lease. The same is duly registered before the Sub Registrar of Assurance at Uran on 26/11/2017 under its Registration Document Serial No URAN/08084/2007.



payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said Plot to the Original Licensees.

The said Original Licensees by virtue of the Tripartite Agreement dated 16/04/2008 has sold, transferred and assigned all their leasehold rights, title, interest and benefits of the said Plot of land in favour of the Shri. Mithubhai Mav Proprietor Of Narediwala Developers herein and the same is duly registered with the Sub-Registrar of Assurances at Alibaugh, vide Registration Document Serial No. URAN-1160/2008 on 16/04/2008 (hereinafter referred to as "**the said First Tripartite Agreement**").

(g) By virtue of the said First Tripartite Agreement, the Shri. Mithubhai Mav Proprietor Of Narediwala Developers (herein after referred to as "New Licensees") is absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot;

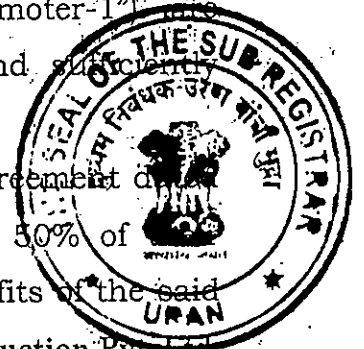
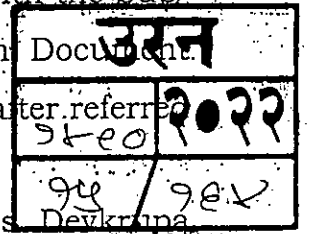
(h) The said New Licensees by virtue of the Tripartite Agreement dated 22/07/2008 has sold, transferred and assigned all their leasehold rights, title, interest and benefits of the said Plot of land in favour of Mr. Mansukh Tejabhai Timbadia and Shri. Jayesh Rajnikant Mehta herein and the same is duly registered with the Sub-Registrar of Assurances at Uran, vide Registration Document Serial No.URAN/2214/2008 on 22/07/2008 (hereinafter referred to as "**the said Second Tripartite Agreement**").

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- (i) By virtue of the said Second Tripartite Agreement, Mr. Mansukh Tejabhai Timbadia and Shri. Jayesh Rajnikant Mehta (herein after referred to as "First Subsequent New Licensees") are absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot;
- (j) The said First Subsequent New Licensees by virtue of the Tripartite Agreement dated 23/10/2019 has sold, transferred and assigned all their leasehold rights, title, interest and benefits of the said Plot of land in favour of the M/s. Devkrupa Enterprises herein and the same is duly registered with the Sub-Registrar of Assurances at Uran, vide Registration Document Serial No. URAN-2548/2019 on 23/10/2019 (hereinafter referred to as "**the said Third Tripartite Agreement**").
- (k) By virtue of the said Third Tripartite Agreement, M/s. Devkrupa Enterprises (herein after referred to as "Promoter-1") are absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot;
- (l) The said Promoter 1 by virtue of the Tripartite Agreement dated 25/09/2020 has sold, transferred and assigned 50% of undivided leasehold rights, title, interest and benefits of the said Plot of land in favour of the M/s. Silver Spring Construction Pvt. Ltd. herein and the same is duly registered with the Sub-Registrar of Assurances at Uran, vide Registration Document Serial No. URAN-1224/2020 on 25/09/2020 (hereinafter referred to as "**the said Fourth Tripartite Agreement**").
- (m) By virtue of the said Fourth Tripartite Agreement, Promoter 1 and M/s. Silver Spring Construction Pvt. Ltd. (herein after referred to as "Promoter-2") are absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot;
- (n) Thus, by virtue of the said Fourth Tripartite Agreement, the Promoter-1 is the lessees and holds 50% undivided leasehold rights in the Said Plot and remaining 50% undivided leasehold rights are enjoyed by the Promoter-2.
- (o) As per the mutual understanding between Promoter-1 and Promoter-2, the Promoter-2 shall be the active Developer/Promoter in the project and shall assign certain constructed area in the real estate project in favour the Promoter-1. The Project shall be registered in jointly in name of both the



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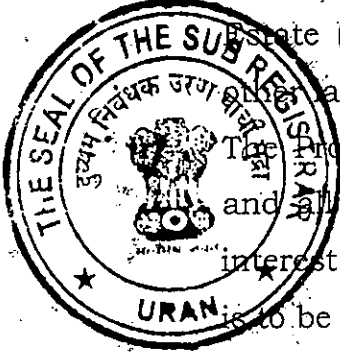
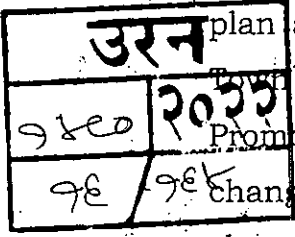
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Promoters, however, the responsibility and liability with respect to construction of the Project, customer grievances, RERA compliance, GST Compliance and any other construction related responsibilities and liabilities shall be on Promoter-2.

(p) By virtue of the said Fourth Tripartite Agreement and mutual understanding between the Promoter-1 and Promoter-2, the Promoter-2 are seized and possessed of and well and sufficiently entitled to develop the said Plot;

(q) The Promoter-1 and Promoter-2 has obtained the final layout plan approvals for the Project from Associate Planner (BP), the Planning Dept. of CIDCO of Maharashtra Ltd. The Promoters agrees and undertakes that it shall not make any changes to these layout plans save & except as provided under clause 1.1 and in strict compliance with section 14 of the Real Estate (Regulation and Development) Act, 2016 of the Act and laws as applicable.



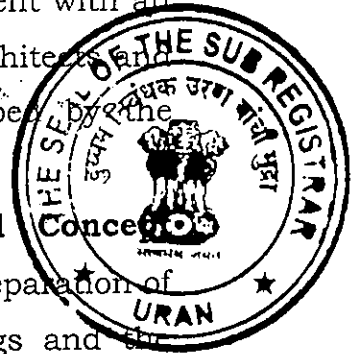
The Promoter-2 is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said Plot on which Project is to be constructed.

(s) The promoter-2 is entitled and enjoined upon to construct the residential cum mercantile/commercial building/s on the said Plot in accordance with the recitals hereinabove. As per the plans sanctioned and the development permission granted by the Corporation vide Commencement Certificate bearing No. **CIDCO/BP-16903/TPO[NM&K]/2019/5476** dated 30/08/2019 r/w **Addendum CIDCO/BP-16903/TPO[NM]/2019 /1411** dated 11/12/2019 r/w **Addendum CIDCO/BP-16903 / TPO [NM] / 2020/1634** dated 25/11/2020 including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate is annexed herewith as **"Annexure-A"**.

(t) The Promoter-2 has proposed to construct on the said Plot a building project known as **"DEV SAKHA"** having 1 (ONE) Building for residential cum mercantile/commercial use, on OWNERSHIP BASIS to the prospective buyers.

- (u) The Allottee/s has/have applied an FLAT bearing number **1104** on the **11<sup>th</sup>** floor, (hereinafter referred to as "the said Flat/Shop") of the Building project called "**DEV SAKHA**" (hereinafter referred to as the said "BUILDING") being constructed of the said project, by the promoter-2.
- (v) The Promoter-1 and Promoter-2 have mutually decided to divide the constructed area on the said plot amongst themselves. In pursuance of the said mutual understanding as per Declaration for Distribution of units/Flats between the Promoter-1 and Promoter-2, the Said flat has been allotted to the **promoter - 2** as part of their share and thus they are entitled to sell the said Flat/Shop to prospective Allottee/s and receive and appropriate consideration from the prospective Allottees.
- (w) The Promoter--2 has entered into a standard Agreement with an Architect Atul Patel registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- (x) The Promoter-2 has appointed **M/s. Structural Designs Pvt. Ltd.** as a Structural Engineer for the preparation of the structural design and drawings of the buildings and Promoter-2 accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- (y) By virtue of the said Fourth Tripartite Agreement, the promoters have the sole and exclusive right to sell the Flat/Shops and Other units of their part as per proposed building to be constructed by the Promoter-2 on the said Plot and to enter into Agreement with the Allottee/s of the said Flat/Shops, and Other Units therein and to receive the sale price in respect thereof.
- (z) On-demand from the Allottee/s, the Promoter-2 has given inspection to the Allottee/s of all the documents of title relating to the said Plot and the plans, designs and specifications prepared by the Promoter-2's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 ((hereinafter referred to as "the said Act") and the Rules and Regulations made there under.
- (aa) The authenticated copy of Certificate of Title issued by the Advocate Ajeet V. Singh to the Promoters, showing the nature of

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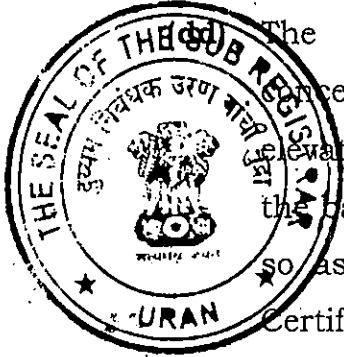


the title of the said Plot on which the Flat/Shop are to be constructed have been annexed hereto and marked as **"Annexure-B"**.

(bb) The authenticated copies of the plans of the Layout and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Project have been annexed hereto and marked as **"Annexure-C"**.

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The authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **"Annexure-D"**.



The Promoter-2 has got some of the approvals from the concerned local authority/s to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

(ee) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Promoter-2 while developing the said Plot and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

(ff) The Promoter-2 has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

(gg) The carpet area of the said Flat is **28.126** Sq. Meters. and "Carpet Area" means the net usable floor area of a Flat/Shop, excluding the area covered by the external walls, the area under service shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat/Shop.

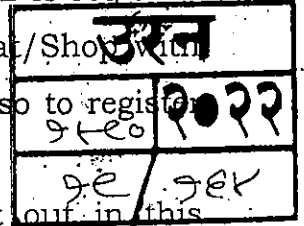
(hh) The Parties relying on the confirmations, representations, and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all

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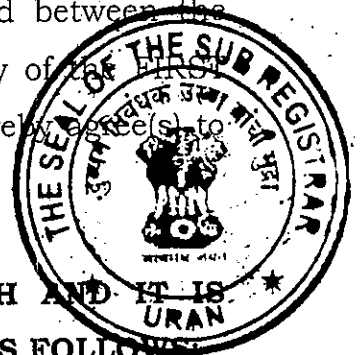
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applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

- (ii) The Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority. The Project Registration Number is **P52000023962** the authenticated copy of the Registration Certificate is annexed herewith as "**Annexure-E**". Under Section 13 of the said Act, the Promoter-2 is required to execute a written Agreement for sale of said Flat/Shop with the Allottee/s, being, in fact, these presents and also to register said Agreement under the Registration Act, 1908.



- (ii) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter-1 and Promoter-2 (The Party of the PART) hereby agrees to sell and the Allottee/s hereby purchase the said Flat/Shop.



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

**1) PROMOTER-2 RIGHT OF DEVELOPMENT AND ACCEPTANCE THEREOF BY ALLOTTEE/S:-**

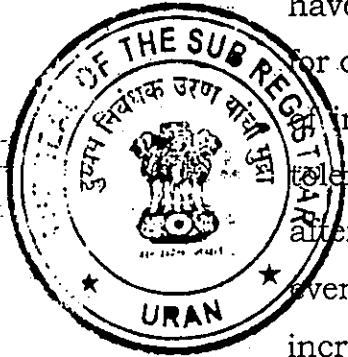
**1.1)** The Promoter-2 shall construct the said "**DEV SAKHA**", consisting of Ground plus 14 upper floor on the said Plot in accordance with the plans, designs and specifications as approved by the concerned local authority. The promoter-2 during the course of carrying out the construction of the said building, shall submit further revised and amended plans for approval to the CIDCO and there under contemplate construction of additional upper floors and/or such other alteration in the structure of said proposed new building and shall utilize under such further revised and amended plans, all further available and balance development potentiality of the said Plot to its fullest extent. The Promoter-2 is hereby permitted under these present by the Allottee for carrying out amendment and revision to the layout of the plans as and when required and this shall be considered as informed consent by the Allottee to the Promoter-2, as contemplated under RERA Act and Rules made there under. Thus the Allottees are fully aware of the promoter-2 s' right of

making amendment and revision to the layout plan and of making additions and alterations in the structure of the building.

1.2) The Promoter-2 even though shall have right to make amendment and revision in the layout plan and/or addition and alterations in the structure of the building as stated in clause 1.1 above, Promoter-2 while exercising the said right shall not cause any alteration and/or reduction in the agreed area of the said Flat/Shop of the allottee/s except that on account of working



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tolerance limits of the proposed constructions of the buildings, the total area of the said Unit agreed to be sold to the Allottee may be reduced up to a maximum of three percent of the RERA carpet area and in that event the Allottee/s will be deemed to have given consent for such reduction in area without any claim



for compensation for such reduction. Similarly there is possibility increase in the area of the Flat/Shop on account of working tolerance limits of the proposed constructions of the buildings after the completion of the construction of the Unit and in that event also Allottee will be deemed to have given consent for such

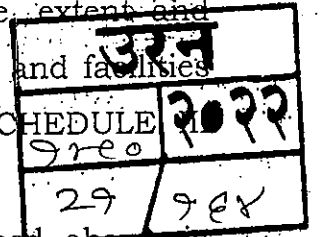
increase in area and no extra consideration for a variation upto three percent is payable for the same. If there is any reduction in the carpet area of more than three percent then Promoter-1 and Promoter-2 (The parties of First Part) shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is an increase of more than three percent in the carpet area allotted to Allottee/s, then Promoter-2 shall demand an additional amount from the Allottee/s for total increased area and the Allottee shall pay the same within seven days from the date the payment is demanded by the Promoter-2. All these monetary adjustments shall be made at the same rate per square mtrs as agreed and mentioned in Clause (2.1) of this Agreement. Allottee/s shall not be entitled to the possession of said Flat/Shop unless charges as aforesaid are paid by the Allottee/s to the Promoter-2.



**2. ALLOTMENT OF FLAT/SHOP AND PAYMENT OF CONSIDERATION:-**

2.1) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Flat bearing No. 1104 on 11<sup>th</sup> floor, having As per RERA define Carpet Area admeasuring 28.126 sq. meters. Excluding the area of Enclosed Balcony admeasuring 3.859 Sq. Mtrs & Terrace admeasuring 0.000 Sq. Mtrs as per the approved plans of the said building project known as "DEV SAKHA" (hereinafter referred to as the "said Flat/Shop") more particularly described in SCHEDULE II as shown in the floor plan, hereto annexed and marked ANNEXURE 'D' for the consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakh only) including Rs.0/- (Rupees NIL only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the Common/limited common areas and facilities which are more particularly described in the SCHEDULE annexed herewith.



2.2) The purchase price of the Flat/Shop as mentioned above, is determined on the basis of above referred carpet area of the Flat/Shop which Allottee/s agree/s and confirm/s. To the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.



2.3) The Allottee/s has/have paid on or before execution of this agreement a sum of Rs.3,00,000/- (Rupees Three Lakh only) (not exceeding 10% of the total consideration) as application fee and hereby agree/s to pay to the Promoter-2 the balance amount of purchase consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) in the following manner :-

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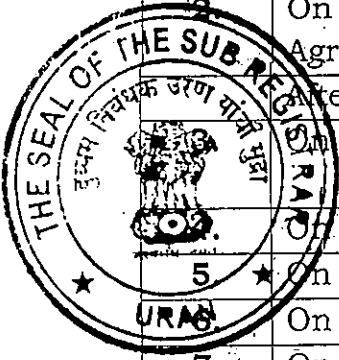
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**PAYMENT SCHEDULE**

<b>TOTAL AMOUNT</b>	<b>Rs. 28,00,000/-</b>
<b>AMOUNT RECEIVED</b>	<b>Rs. 3,00,000/-</b>
<b>BALANCE AMOUNT</b>	<b>Rs. 25,00,000/-</b>

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	<b>Particulars</b>	<b>Percent</b>	<b>Amount</b>
	Booking Amount		3,00,000/-
	On or Before Execution of this Agreement		
	After Execution of this Agreement		
	On Completion of the plinth	(30% Sr.1&2	5,40,000/-
	On Completion of 1 <sup>st</sup> Slab	03%	84,000/-
	On Completion of 2 <sup>nd</sup> Slab	03%	84,000/
	On Completion of 3 <sup>rd</sup> Slab	03%	84,000/
7.	On Completion of 4 <sup>th</sup> Slab	03%	84,000/
8.	On Completion of 5 <sup>th</sup> Slab	03%	84,000/
9.	On Completion of 6 <sup>th</sup> Slab	03%	84,000/
10.	On Completion of 7 <sup>th</sup> Slab	03%	84,000/
11.	On Completion of 8 <sup>th</sup> Slab	03%	84,000/
12.	On Completion of 9 <sup>th</sup> Slab	03%	84,000/
13.	On Completion of 10 <sup>th</sup> Slab	03%	84,000/
14.	On Completion of 11 <sup>th</sup> Slab	03%	84,000/
15.	On Completion of 12 <sup>th</sup> Slab	03%	84,000/
16.	On Completion of 13 <sup>th</sup> Slab	02%	56,000/-
17.	On Completion of 14 <sup>th</sup> Slab	01%	28,000/-
18.	On Completion of 15 <sup>th</sup> Slab	01%	28,000/-
19.	On Completion of <b>Brickwork, Door&amp; Window Frames</b>	06%	1,68,000/-
20.	On Completion of <b>Internal Plaster &amp; External Plaster</b>	05%	1,40,000/-
21.	On Completion of <b>Plumbing, Electrical fittings.</b>	05%	1,40,000/-
22.	On Completion of <b>Flooring/Tile Work.</b>	05%	1,40,000/-
23.	On Completion of <b>Painting Work</b>	04%	1,12,000/-
24.	On <b>Possession</b>	05%	1,40,000/-
	<b>Total</b>	<b>100%</b>	<b>28,00,000/-</b>

2.4) The total price/consideration as mentioned in clause (2.3) above is excluding all taxes/levies such as value added taxes (VAT), Services Taxes, GST, Swatch Bharat Cess Tax and/or such other

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taxes which may be levied any time, hereinafter in connection with construction/development of said project upon Said Plot payable by the Promoters, irrespective as to who is made liable under concerned Statute/Rules to pay such taxes, all such taxes in proportion to the area of said Flat/Shop, shall be payable by the Allottee/s in addition to the said total price/consideration on or before taking over the possession of the said Flat/Shop. In fact, unless all such payments such as total consideration, all such proportionate taxes as well as other charges payable under this agreement are paid by the Allottee/s, he/she/they shall not be entitled to the possession of said Flat/Shop.

2.5) The Total Price/consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges, which may be levied or imposed by the Competent Authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a

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demand on the Allottee/s for increase in development charges, cost, or levies imposed by the Competent Authorities etc. The Promoters shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments. Unless said demanded increase in development charges, costs or levies are paid by the Allottee/s to the Promoter-2, he/she/they/it shall not be entitled to the possession of the said Flat/Shop.



The Promoters have allowed a rebate in the purchase consideration and for early payments of the installments payable by the Allottee/s by discounting such early payments by which the respective installment has been preponed and/or mutually worked out between the Promoters and the Allottee/s and accordingly the payments under 2.3 have been worked out by the Parties hereto. The Promoter-2 have also arrived at the price taking into account the request of the Allottees for concessions and for passing on the benefit that the Promoter-2 may receive towards input credit on the G.S.T. payments made and/or to be made by the Allottees and the Allottees having availed of the said

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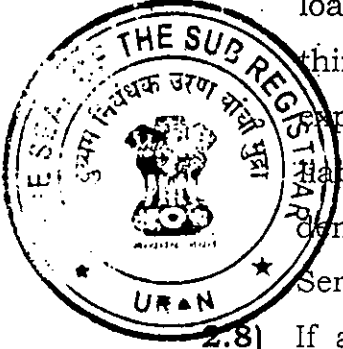
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concessions has agreed and undertaken not to claim any further benefit rebate or refund of any moneys as may be paid towards G.S.T.

2.7) In case of any financing arrangement entered by the Allottee with any financial institution with respect to the purchase of the Flat the Allottee undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an NEFT/RTGS/account payee cheque/demand draft drawn in favour of the Promoter 1/Promoter 2's bank details as mentioned in the clause 2.12 herein or any other account that may be mentioned by the Promoter-1/Promoter-2 subsequently.

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The Allottee agrees that in the event the Allottee avails any loan/or loan facilitation services ("Services") from any external third party, the Allottee shall do so at his/her own cost and expense whatsoever and shall not hold the Developer liable/responsible for any loss / defective service / claims / demands that the Allottee/s may have incurred due to the Services so availed.

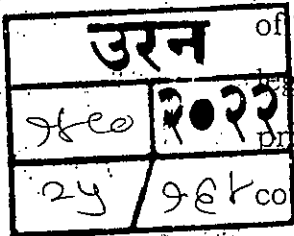


2.8) If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/ is/are not honored for any reason whatsoever, then the same shall be treated as default under these presents and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

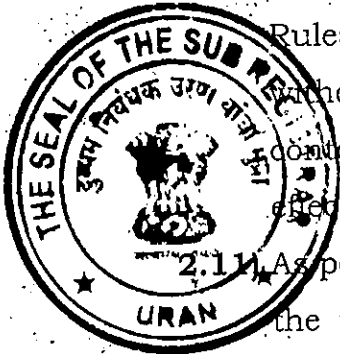
2.9) The Allottee/s authorizes the Promoters to adjust/appropriate all payments made by him/her/them/it under any head(s) of dues against lawful outstanding, if any, in his/her/their/its name as the Promoters may in its sole discretion deem fit and the Allottee/s undertake/s not to object/demand/direct the

Promoters to adjust his/her/their/its payments in any other manner.

**2.10)** The Allottee/s agree/s and undertake/s to pay the purchase consideration as mentioned in clause 2.1 and 2.3 above as per the respective installment and as & when it shall mature for payment. The payment of concerned installment is linked with the stage wise completion of the said building. Upon completion of each stage, the Promoter-2 shall issue demand letter to the Allottee/s by RPAD/courier/hand delivery at the address of the Allottee/s mentioned in this agreement as well as by email on Allottee/s's email address, if provided by the Allottee/s. Upon receipt of said demand letter by RPAD/courier/email/hand delivery, whichever is earlier, within 7 (seven) days Allottee/s shall make the payment of respective installment. In case of failure on the part of Allottee/s in adhering to the time schedule



of 7 (seven) days, Promoter-2 shall become entitle to take all such legal steps for breach of contract as contemplated under the provisions of Contract Act and RERA. In case of Allottee/s commit/s any delay in making the said payment then Allottee/s shall become liable to pay interest as specified in MahaRERA Rules on all delayed payments. In addition to such rights and without prejudice to such rights, the consequences as contemplated in clause 7 below shall also become applicable and effective.



2.11) As per the payment schedule given under clause 2.3 hereinabove, the project has already been completed to the extent of 33%. Accordingly, 33% of purchase price has become due and payable. The Allottee/s therefore has/have paid/agreed to pay the said entire due amount within 7 days from the date of execution and registration of this agreement. Upon failure of Allottee/s in making payment of said due amount the consequences as stipulated in clause 2.8 above and/or clause 7 below shall become applicable and effective (NA)

**2.12)** All payment shall be made by Allottee by drawing cheque/ DD/ RTGS/ NEFT/IMPS in the name of "**SILVER SPRING CONSTRUCTION PVT LTD**" A/c No "**60351984292**" in **BANK OF MAHARASHTRA, IFSC CODE-MAHB0000086, URAN BRANCH** payable at Navi Mumbai or other account as Promoter-

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2 may intimate subsequently to the Allottee. Allottee shall separately pay transfer charges, if any, and other statutory dues which may be levied from time to time.

**2.13)** Allottee shall deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to Promoters within seven (07) days of such deduction is made.

**2.14)** Provided that the TDS payment to the competent authority shall not construed to be a receipt of consideration unless bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoters or in the account as Promoters subsequently intimated to the Allottee.

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**3) RESERVATION FOR CAR PARKING :**

Allottee has requested for reservation of \_\_\_\_\_ Puzzle/mechanical car parking (the "car parking") to be used to park its vehicle. Accordingly, Promoter-2 hereby reserves \_\_\_\_\_ car parking for exclusive use of Allottee. The car parking is subject to final building plan approved by the corporation at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of final plan.

- 3.2** Allottee undertakes and assures not to raise objection in case of change in the present location of said car parking space as per Occupancy Certificate.
- 3.3** Allottee shall not be allowed to allot/transfer/let-out said car parking to any outsider/visitor i.e. other than the Unit Allottee of said Unit.
- 3.4** Allottee shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.
- 3.5** The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.
- 3.6** The Society or Limited Company/Federation/ Apex body shall finally ratify the reservation of such car parking in its first meeting at the time of handover by the Promoter-2.

OR

Allottee has informed the promoter-2 vide request letter dated \_\_\_\_\_, that he/she does not require any car parking space in said project. Accordingly, no reservation of car parking

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is made against said Unit. Allottee undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Allottees.

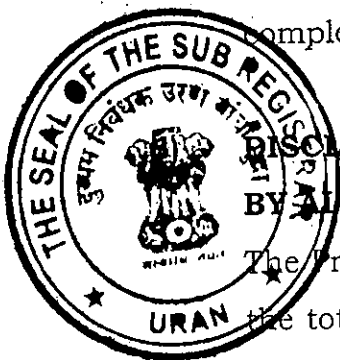
**4) ADHERANCE TO SANCTION PLAN:-**

The Promoter-2 hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which have been imposed by the said corporation at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat/Shop to the Allottee/s, obtain from the said corporation occupation and/or completion certificates in respect of the Flat/Shop.

**5) TIME IS ESSENCE FOR BOTH PROMOTER AND ALLOTTEE/S:-**

Time is of essence for the Promoter-2 as well as the Allottee/s. The Promoter-2 shall abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee/s after receiving the occupancy certificate subject to what is stated in clause 9.1 below. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her/them and shall meet and comply with the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter-2.

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**DISCLOSURE OF FLOOR SPACE INDEX AND ACCEPTANCE BY ALLOTTEE/S:-**

The Promoters / Developers of the First Part hereby declares that the total Built-up area available as on date in respect of the said Plot is 2248.77 square meters only and Promoters / Developers of the First Part has planned to utilize 2242.19 Sq. Mtrs by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters / Developers of the First Part has disclosed the Floor Space Index of 4.8 as proposed to be utilized by him on the said Plot in the said Project and Allottee has

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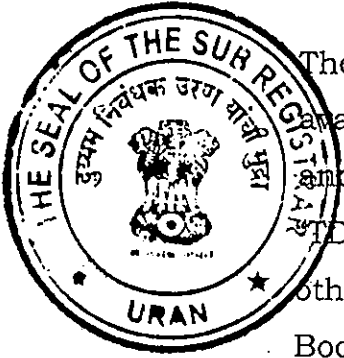
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agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Promoters / Developers of the First Part by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters / Developers of the First Part only.

In pursuance of the New UDCPR, the potential FSI on the said land has increased and therefore, the Promoters / Developers of the First Part are entitled to further construction on the Said Land and the Said Project. The Promoters / Developers of the First Part are in process of applying for revised Commencement

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Certificate from the Competent Authority for full utilization of potential FSI on the said land. The additional FSI granted in accordance with UDCPR and/or any other development scheme shall always belong to Promoters/Developers.



The Allottee/s have been explained and made aware of the available FSI on the said Plot/land and also the additional FSI and Transferable Development Right (hereinafter referred to as "TDR") which may be availed thereon on account of UDCPR or otherwise. Until conveyance of the said Plot in favour of Apex Body/ Federation Body and conveyance of the said Building in favour of the Organization, if the FSI/Floor Area Ratio in respect of the said Plot is increased and/or additional construction is possible on the said Plot on account of FSI and/or TDR originating from the said Plot, on account of portions thereof under D. P. Road/setback and/or TDR/ FSI of other properties being available for being used on the said Plot (and/or on the amalgamated property, as the case may be) the Promoter-2 shall be entitled to utilize such additional FSI, including by amending the present layout of the said Plot subject to the necessary permission/sanction being granted by the concerned authorities.

Total available Built Up area on the Said Plot (Available and Sanctioned)	2248.77 Sq.Mt
Proposed additional Built Up area that may be granted and to be utilized on the Said Plot in future.	1050 Sq.mt
Currently utilized Built up area on the Said Plot as per C.C	2242.19 Sq.mt

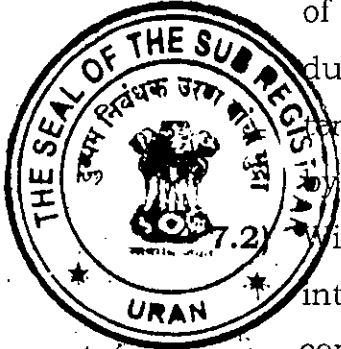
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*S. N. Patil*

7) **CONSEQUENCES UPON FAILURE IN ADHERING TO TIME SCHEDULE:-**

7.1) If the Promoter-2 fail to abide by the time schedule for completing the project and handing over the said premises to the Purchaser/s, the Promoter-2 agree to pay to the Purchaser/s, who does not intend to withdraw from the project, interest at the rate of 2% p.a. above the marginal cost of lending rate of State Bank of India, on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession. The Promoter-2 shall send the Demand Notice to the Purchaser/s at the address given by the Purchaser/s in this Agreement whenever such installments have become due and payable and the Purchaser/s shall be bound to pay the amount of the installments within 7 (seven) days from receipt of such Demand Notice sent by RPAD/Courier/Speed Post/Hand Delivery/Email, whichever is earlier. In the event of the Purchaser/s making any delay or defaults in making payment of any of the aforesaid installments on due dates the Promoter-1/Promoter-2 shall be entitled to recover from the Purchaser/s and the Purchaser/s agree/s to pay to the Promoters/Developers, interest at the rate of 2% p.a. above the marginal cost of lending rate of State Bank of India, for every and all the delayed payments which become due and payable by the Purchaser/s to the Promoter-2 under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter-2.

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Without prejudice to the right of the Promoter-2 to charge interest in terms of sub clause (7.1) above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter-2 under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings), the Promoter-2 shall at its own option, may terminate this Agreement:

Provided that, the Promoter-2 shall give notice of 15 days in writing to the Allottee/s by registered Post A.D. at the address provided by the Allottee/s and mail at the email address provided by the Allottee/s of his/her/their intention to terminate this Agreement and of the specific breach or breaches of terms and

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conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter-2 within the period of notice then, at the end of such notice period, Promoter-2 shall be entitled to terminate this Agreement.

Provided further that, upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee/s (subject to adjustment and recovery of liquidated damages as mentioned below) within a period of 30 days of the termination, the instalments of sale consideration of the Flat/Shop which may till

then, have been paid by the Allottee/s. It is agreed and

understood that after offering the refund as stated above to the Allottee/s, it shall be construed as due compliance by the

Promoters of the termination clause and accordingly thereafter

Promoters shall be at liberty and shall have all legal right to allot

and/or sell/transfer the said Flat/Shop to any third party

Allottee/s upon such terms and conditions as may be deem fit by

the Promoters. The Allottee/s shall not be entitled to raise any

dispute or objection for such third party allotment of the said

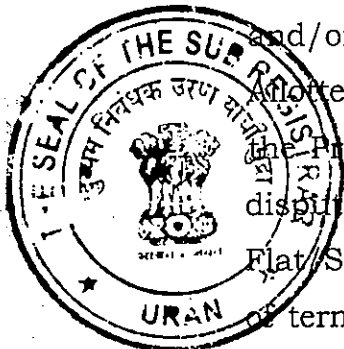
Flat/Shop by the Promoters. The Promoters shall within 30 days

of termination refund to the Purchaser the amount paid by the

Purchaser subject to the following deductions:

- i) 10% of the Purchase Price (which is to stand forfeited to the Promoter-2 upon the termination of this Agreement);
- ii) The taxes and outgoings, if any, due and payable by the Allottee/s in respect of the said Flat/Shop upto the date of termination of this Agreement;
- iii) Processing fee and brokerage paid if any etc. in respect of the said Flat/Shop;
- iv) The amount of interest payable by the Allottee/s to the Promoter-2 in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;
- v) Pre-EMI interest, if any, paid by the Promoter-2 on behalf of the Allottee/s under a particular scheme;
- vi) In the event of the resale price of the said Flat/Shop to a prospective purchaser is less than the Purchase Price mentioned herein, the amount of such difference; and

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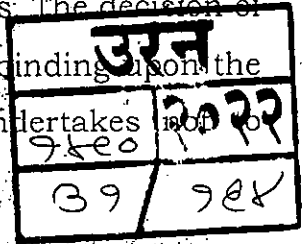


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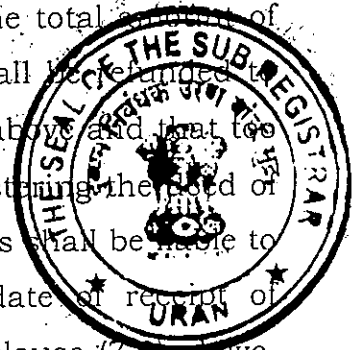
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vii) The costs incurred by the Promoter-2 in finding a new buyer for the said Flat/Shop. The Promoter-2 shall not be liable to pay to the Allottee/s any interest on the amount so refunded and upon the termination, the Allottee/s hereby agree to forgo all their right, title and interest to immediate ejection as trespassers. The decision of the Promoter-2 in this respect shall be final and binding upon the Purchaser, which the Allottee/s agrees and undertakes not to dispute in any manner whatsoever.



7.3) It is agreed and understood that after deducting the total amount of liquidated damages, the balance amount if any shall be refunded to the Allottee/s in the manner stated in clause (7.2) above and that the deed of cancellation of this agreement, which deed Allottee/s shall be liable to execute and register within 15 days from the date of receipt of termination notice by him/her/them as stated in clause (7.2) above, failing which the Promoter-2 shall be entitled to proceed to execute/register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Allottee/s and the Allottee/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/registration shall not prejudice the cancellation and/or the Promoter-2's right to forfeit and refund the balance to the Allottee/s and the Promoter-2's right to sell/transfer the Flat/Shop including but not limited to car park(s) to any third party. Further, upon such cancellation, the Allottee/s shall not have any right, title and/or interest in the Flat/Shop and/or Car park(s) and/or the Project and/or the Project Property and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Promoter-2 in any manner whatsoever. The Allottee/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.



7.4) In the event, the Allottee/s intends to terminate this Agreement, then the Allottee/s shall give a prior written notice ("Notice") of 60 (sixty) working days to the Promoter-2 expressing his/her/its intention to terminate this Agreement. The Allottee/s shall also return all documents (in original) with regards to this transaction

to the Promoter-2 along with the Notice. Upon receipt of such Notice for termination of this Agreement by the Promoter-2, the procedure and consequences upon termination as contemplated in clause (7.2) and (7.3) above shall become automatically applicable and the refund of purchase price to the Allottee/s shall be made in accordance with what has been stated in the said clauses.

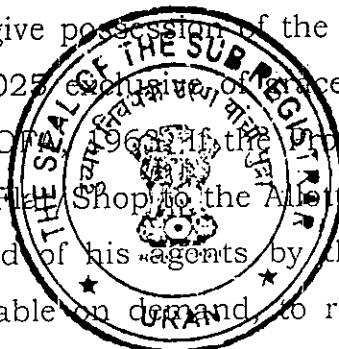
**8) AMENITIES AND FIXTURE:-**

- 8.1) The Promoter-2 shall provide to the said Flat/Shop the amenities, fixtures and fittings and to said building such specifications and/or facilities, which are more particularly set out in SCHEDULE III annexed hereto.

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**9) POSSESSION DATE:-**

- 9.1) The Promoter-2 shall give possession of the Flat/Shop to the Allottee/s on or before 31/12/2025. If the Promoter-2 fails or neglects to give possession of the Flat/Shop to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter-2 shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Flat/Shop with interest at the same rate as may mentioned in the clause (7.1) herein above from the date the Promoter-2 received the sum till the date the amounts and interest thereon is repaid, subject to Allottee/s simultaneously executing registered cancellation agreement, inter-alia, cancelling this agreement.

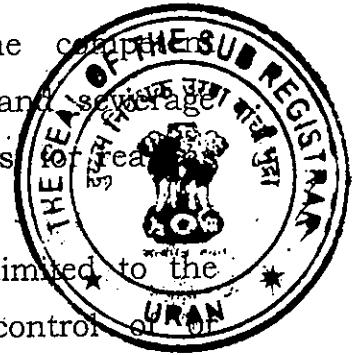


Provided that the Promoter-2 shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of building in which the Flat/Shop is to be situated is delayed on account of -

- Non-availability of steel, cement, other Building material or labour at market competitive prices; and/or
- Non-availability / shortage of water or electric supply; and/or
- War, civil commotion, strikes of workmen or laborers or other persons, transport strike, terrorist attack or an act of God, irresistible force or reasons beyond the control of or unforeseen by the Promoter-2; and/or

- d) Any legislation, notice, order, rule, circular, notification of the Government and/or other public or other competent authority or court or injunction or stay or prohibitory orders or directions passed by any court, tribunal, body or authority; and/or
- e) Delay in issuing any permission, approval, NOC and/or delay caused due to CRZ issue, Maveja issue, issues on account of local body taxes, or issues from water department, fire department, etc and/or sanction and/or Building occupation certificate and/or completion certificate by the concerned authorities; and/or
- f) Delay in securing necessary permissions or completion/occupancy certificate from the concerned authorities or water, electricity, drainage and sewerage connections from the appropriate authorities beyond the control of the Promoter-2; and/or
- g) Force majeure or any other reason (not limited to the reasons mentioned above) beyond the control of the Promoter-2, which may prevent, restrict, interrupt or interfere with or delay the construction of the Building including the said Flat/Shop; and/or
- h) Other force majeure and vis major circumstances or conditions including but not limited to the inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lockouts, action of labour unions or other causes beyond the control of or unforeseen by the Promoter-2 or their agents; and/or
- i) Any other forces or reasons beyond the control of the Promoter-2. For the purpose of this Agreement this expression "force majeure" shall include any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural disaster, calamity or changes in law, regulations, rules or orders issued by any Court or

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Government authorities or any acts, events, restrictions beyond the reasonable control of the Promoter-2.

- j) Lockdown caused due to Covid-19 or any other epidemic/pandemic or imposed by any Competent Authority including but not limited to Local Body, State Government, Central Government, Constitutional Authority and/or by any Judicial/Quasi-Judicial Body/Authority.

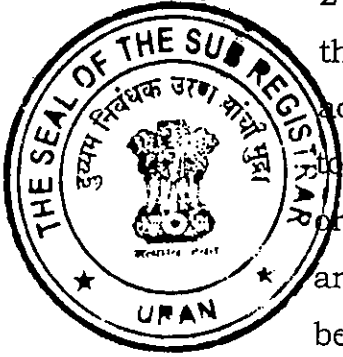
**10) PROCEDURE FOR TAKING POSSESSION:-**

10.1) The Promoter-2, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Flat/Shop, to the Allottee/s in terms of this Agreement to be taken within 15 days from the date of issuance of such notice and the Promoter-2 shall give possession of the Flat/Shop to the Allottee/s subject to the Allottee/s making payment to Promoter-2 of entire consideration as well as other amounts payable under this agreement including the interest for delayed payment if any accrued thereupon. The Allottee/s also agree/s and undertake/s to pay the maintenance charges as determined by the Promoter-2 or association of Allottee/s, as the case may be at the time of and/or before taking the possession. The Promoter-2 on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate in respect of the said building in which said Flat/Shop is situate.

10.2) The Allottee/s shall take possession of the Flat/Shop within 15 days of the Promoter-2 giving written notice to the Allottee/s intimating that the said Flat/Shop is ready for use and occupation. Even if the Allottee/s does/do not take possession of the Flat/Shop, still he/she/they shall become liable for the payment of maintenance charges as mentioned in clause 12.1 (c) below, so also for all other taxes, levies, cess and charges as may be imposed or become payable in respect of the said Flat/Shop.

10.3) **FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF FLAT/SHOP:-** Upon receiving a written intimation from the Promoter-2 as per clause (10.f), the Allottee/s shall take possession of the Flat/Shop from the Promoter-2 by executing necessary indemnities, undertakings and such other documentation. In case the Allottee/s fails to take possession

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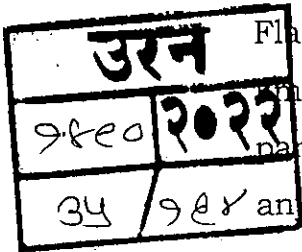


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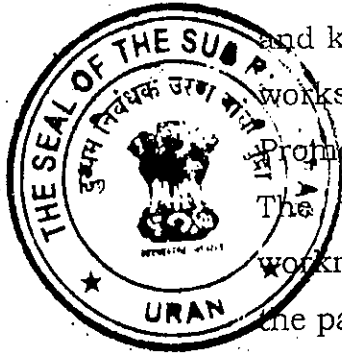
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within the time provided in clause (10.1) such Allottee/s shall continue to be liable to pay maintenance charges as applicable as stated above.

**10.4)** If within a period of 5 (Five) years from the date of handing over the Flat/Shop to the Allottee/s, the Allottee/s brings to the notice of the Promoter-2 any structural defect in the Flat/Shop or the building in which the Flat/Shops are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter-2 at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter-2, compensation for such defect in the manner as provided under the Act. Provided however, that the Allottee/s shall not carry out any alterations of whatsoever nature in the said Flat/Shop of wing and in specific the structure of the said



Flat/Shop of the said building which shall include but not limited to columns, beams, etc. or in fittings therein, in particular, it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet



and kitchen, which may result in seepage of water, if any of such works are carried out without the written consent of the Promoter-2 the defect liability automatically shall become Nil.

The word defect here means only the manufacturing and workmanship defect(s) caused on account of willful neglect on the part of the Promoter-2 and shall not mean defect(s) caused by

normal wear and tear and by negligent use of Flat/Shop by the occupants, vagaries of nature, etc. That it shall be the responsibility of the Allottee/s to maintain his unit in a proper

manner and take all due care needed including but not limited to the joints in the tiles in his Flat/Shop are regularly filled with white cement/epoxy to prevent water seepage. Further, where the

manufacturer warranty as shown by the Promoter-2 to the Allottee/s ends before the defects liability period and such warranties are covered under the maintenance of the said

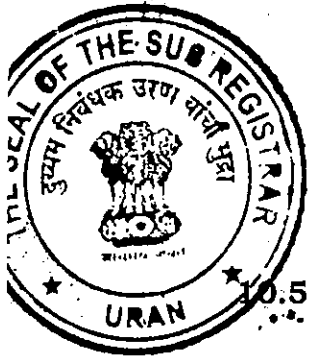
unit/building/wing. And if the annual maintenance contracts are not done/renewed by the Allottee/s the promoter-2 shall not be responsible for any defects occurring due to the same. That the

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project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures sustainable and in proper working condition to continue warranty in both the Flat/Shop and the common project amenities wherever applicable. That the Allottee/s has/have been made aware and that the Allottee/s expressly agrees that the regular wear and tear of unit/building/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20° c and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the Flat/Shop/building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

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10.5) The Allottee/s is/are aware that the Promoter-2 is not in the business of or providing services proposed to be provided by the service Providers/Facility Management Company or through the Service Providers/ FMC. The Promoter-2 does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The parties here to agree that the Promoter-2 is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise of these services provided by the respective Service Providers/FMC.

#### 11) USER OF FLAT/SHOP:-

11.1) The Allottee/s shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of residence/commercial and as may be permissible as per law however, in no circumstances, the Allottee/s shall operate himself or allow any of his assigns to operate or permit the business of chicken/mutton/fish shop, motor garage shop, service centre, beer shop, bar, wine shop, flour mill, any other

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business of similar kind, which shall not be approved by the Promoter/Association of Allottees. Even though, the businesses as listed above are bonafide activities, but the Allottee/s hereby undertake/s that he shall not operate any of the aforesaid business and shall not breach the provisions of this clause. Allottee/s shall use parking space, if any, only for purpose of keeping or parking his/her/their owned vehicle.

**12) PAYMENT OF ADDITIONAL AMOUNT BY ALLOTTEE/S:-**

**12.1** The Sale consideration of the Said Flat/Shop shall be appropriated by the Party (Promoter-2) to whom the Said Flat is allotted, however the amount for the below mentioned headers shall only be appropriated by the Promoter-2 of the Project. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Promoter-2, the following amounts:

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- i) Share money, application entrance fee of the Society or Limited Company.
- ii) Formation and registration of the Society or Limited Company.
- iii) Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company.
- iv) Deposit towards provisional monthly contributions towards outgoings of Society or Limited Company.
- v) Deposit towards Water, Electric, and other utility and services connection charges.
- vi) Property Tax, NA Tax, any other taxes from any Local Government Body or Competent Authority



(All the above amounts to be decided at the time of possession on actual amount incurred)

The Allottee/s hereby agree/s that he/she/they shall not be entitled to question either the quantum of such amount nor claim any interest thereon.

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**13) ACCEPTANCE BY ALLOTTEE/S ABOUT PROMOTER'S LIABILITY:-**

SAVE AND EXCEPT as provided under RERA, the Promoters shall not be liable to give any account to Allottee/s for and of above stated amounts. It is also agreed and accepted that unless aforesaid amounts as mentioned in clause 12 above are fully paid by Allottee/s, he/she/they shall not be entitled to demand the possession of said Flat/Shop.

**14) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-**

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The Promoter hereby represents and warrants to the Allottee/s as follows:

The Promoters has clear and marketable title with respect to the Said Plot; subject to what has been stated hereinabove and/or in the title certificate and/or disclosed on the website of the authority under RERA, Promoters has requisite rights to carry out development upon the Said Plot and also have actual, legal and physical possession of the said real estate project in terms of what has been stated in the said development agreement.



The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite as and when required under law further approvals from time to time to complete the development of the project;

c. There are no encumbrances upon the Said Plot or the Project except those disclosed in the title report and/or disclosed on the website of the regulatory authority under RERA.

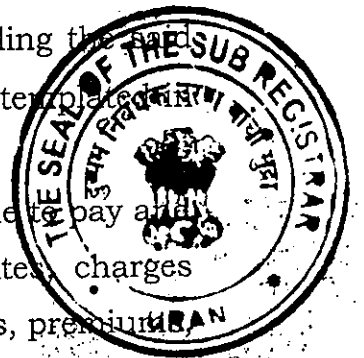
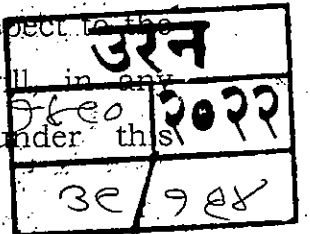
d. There are no litigations, save and except litigations, if any, as mentioned in Title Certificate annexed hereto at Annexure B, pending before any Court of law with respect to the Said Plot or Project. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Said Plot and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits

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to be issued by the competent authorities with respect to the Project, Said Plot and said building shall be obtained by following due process of law;

- e. The Promoters has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein upon said Flat/Shop and/or said concerned parking space, may prejudicially be affected;
- f. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Said Plot and the said Flat/Shop, which will in any manner, affect the rights of Allottee/s under this Agreement;
- g. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Flat/Shop to the Allottee/s in the manner contemplated in this Agreement;
- h. The Promoters has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, which it has agreed to pay under the said development agreement till handing over possession of said Flat/Shop to Allottee/s.
- i. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Said Plot) has been received or served upon the Promoters in respect of the Said Plot and/or the Project except those disclosed in the title report.



**15) WARRANTIES AND COVENANTS OF AND BY THE ALLOTTEE/S:-**

The Allottee/s has/have himself/herself/themselves with intention to bring all persons into whatsoever hands the Flat/Shop may come, hereby covenants with the Promoter as follows :-

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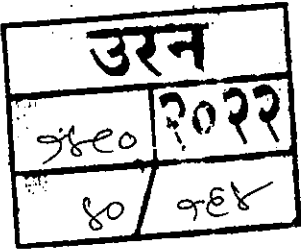
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a. To maintain the Flat/Shop at the Allottee/s's own cost in good and tenantable repair and condition from the date that of possession of the Flat/Shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Shop is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat/Shop is situated and the Flat/Shop itself or any part thereof without the consent of the local authorities, if required.

b. Not to store in the Flat/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Shop is situated, including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

c. To carry out at his/her/their own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same condition, state and order in which it was delivered by the Promoter-2 to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Flat/Shop is situated or the Flat/Shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d. Not to demolish or cause to be demolished the Flat/Shop or any part thereof, nor at any time make or cause to be

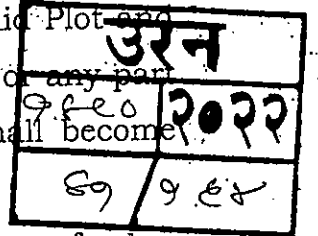


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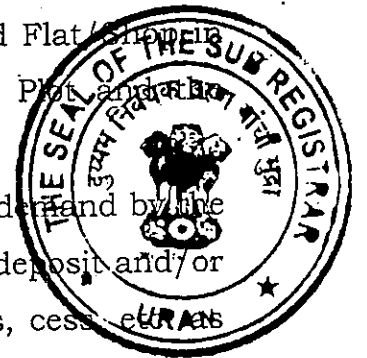
made any addition or alteration of whatever nature in or to the Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop is situated and shall keep the portion, sewers, drains and pipes in the Flat/Shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/Shop without the prior written permission of the Promoters and/or the Society.

- e. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot and the building in which the Flat/Shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



- f. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop or the compound or any portion of the said Plot and the building in which the Flat/Shop is situated.

- g. Pay to the Promoter-2 within fifteen days of demand by the Promoter-2, his/her/their share of security deposit and/or such other charges, amount, moneys, taxes, cesses and other charges the case may be payable by the Allottee/s under this agreement and or as may be demanded by the concerned local authority or Government or water, electricity or any other service providers in connection to the building in which the Flat/Shop is situated and or in respect of said Flat/Shop.



- h. To bear and pay increase in local taxes, Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/Shop by the Allottee/s to any purposes other than for purpose for which it is sold and/or for any other reasons.

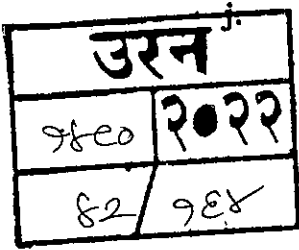
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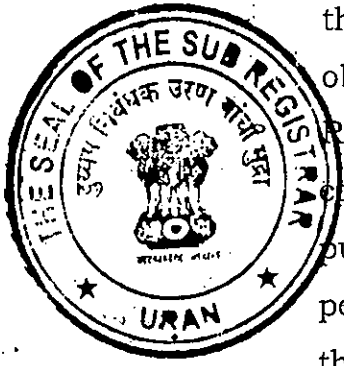
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- i. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Shop until all the dues payable by the Allottee/s to the Promoter-2 under this Agreement is fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has/have intimated in writing to the Promoter-2 and obtained the prior written consent of the Promoter-2 for such transfer, assign or part with the interest etc.



The Allottee/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Shops therein and/or for any other reasons and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the Flat/Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



- k. Till complete and full development of the said Plot the Promoters and its surveyors and agents, with or without workmen and others, at all reasonable times, shall have right to enter into and upon the Said Plot or any part thereof to view and examine the state and condition thereof. The Allottee/s and/or anybody claiming through him/her/them/it shall not be entitled to take objection or create obstruction in the said right of Promoters.
- l. Unless and until all the amounts the Allottee/s is/are liable to pay to the Promoter-2 by and under this agreement and/or otherwise in law, are fully and completely paid, the Allottee/s shall not be entitled to

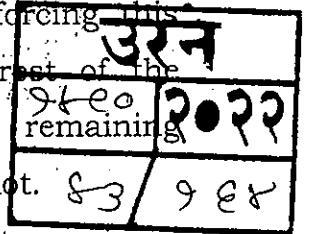
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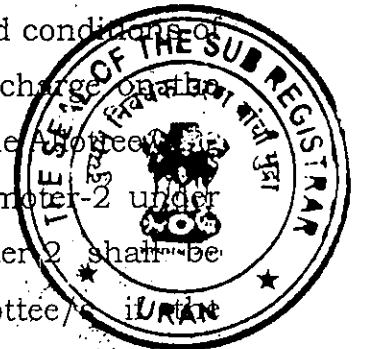
transfer/agree to transfer his/her/their interest in the said Flat/Shop and/or benefit of this agreement to anyone else without taking prior written consent of the promoters. While giving such written consent the Promoters shall be entitled to demand from the Allottee/s by way of transfer charges and administrative and other costs, charges and expenses, such amounts as may be deem just and proper by them in their sole discretion if not prohibited under provisions of RERA.

**m.** The Allottee/s and/or the persons to whom said Flat/Shop is transferred or to be transferred hereby agree to sign and execute all papers, documents and to do all other things as the Promoter-2 may require of him/her/it/them to do and execute from time to time for effectively enforcing this agreement and/or for safeguarding the interest of the Promoter-2 and all persons acquiring the remaining Flat/Shops in the said building/s on the said Plot.



**n.** The Promoter-2 shall in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement, shall have a first lien and charge on the said Flat/Shop, agreed to be purchased by the Allottee/s.

**o.** Without prejudice, to the rights of the Promoter-2 under RERA and/or any other Act, the Promoter-2 shall be entitled to take action against the Allottee/s if the Allottee/s do/does not pay his/her/its/their proportionate share of outgoing every month and if remain/s in arrears for three months and/or do/does not pay the purchase price and/or other amounts which he/she/it/they is/are liable to pay under this agreement diligently, fully and finally; then the Promoter-2 shall be entitled to terminate this agreement and enter upon the said Flat/Shop and resume possession of the said Flat/Shop.



**p.** The Promoter-2 shall be entitled to sell, transfer and/or agree to sell/transfer all the other Flat/Shops and also agree to allot parking areas situated or to be situated in the said building/s and/or upon any portion of the Said Plot to anyone else in any manner whatsoever and such Allottee/s shall be entitled to use their respective Flat/Shops/parking

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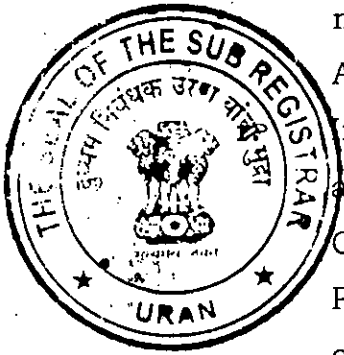
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spaces/etc. for any purposes as may be permissible under law and the Allottee/s shall not take any objection of any nature in that regard.

- q. The Allottees shall not raise any obstruction/objection in Promoters right of making amendment and revision in the sanctioned plan and/or for making addition or alterations in the structure of the building by obtaining approvals from Competent Authority and/or utilization of entire development potentiality in the development of said Plot property in the form of FSI, TDR, DR premium FSI etc. The Promoter-2 shall have unfetter right to construct additional Flat/Shops in the said building and/or to sell and allot all such additional Flat/Shop to the prospective Allottees so also the additional covered parking spaces which shall become available in the course of development to such prospective allottees. The consent given by the Allottee as mentioned in clause 1 above shall be binding upon Allottee.

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In case of acquisition or requisition of the Said Plot and/or any portion thereof, for any reason whatsoever by the said Corporation and any other competent authority; the Promoter-2 alone shall be entitled to appropriate the compensation receivable or that shall be given against such acquisition or requisition.

- s. Not to relocate brick walls onto any location, which does not have a beam to support the brick wall.
- t. Not to change the location of the plumbing or electrical lines (except internal extensions).
- u. Not to change the location of the wet/waterproofed areas.
- v. Not to make any alteration in the elevation and outside color scheme of the building.
- w. The Allottee/s shall not allow the said Flat/Shop to be used for user different from the nature of the user that it is intended for use by the Promoter-2.
- x. Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to their Flat/Shop or terraces and the same are retained by the Promoter-2 as restricted

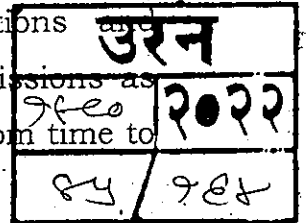
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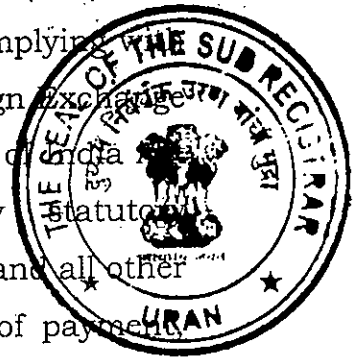
amenities. The Allottee/s is/are aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Flat/Shop has been determined taking this into consideration and the Allottee/s waives his/her/their/its right to raise any dispute in this regards.

y. The Allottee/s confirm/s that this agreement is the binding arrangement between the parties and overrides any other written and/or oral understanding but not limited to the application form, allotment letter, brochure or electronic communication of any form.

z. Upon and after handover of the management of the Building to the Society, the Society (and its members) will be responsible for fulfillment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.



aa. The Allottee/s, if is a resident of outside India (NRI), then he/she/they shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act, 1935 and Rules made there under or any Statutory amendments(s) / modification(s) made thereof and all other applicable laws including that of remittance of payments for acquisition/ sale/ transfer of immovable properties in India, etc. and provide the Promoter-2 with such permission, approvals which would enable the Promoter-2 to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with provision of FEMA or statutory enactments or amendments thereof and the rules and regulation of the Reserve Bank of India or any other Applicable Law. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall be liable for action under the FEMA as amended from time to time. The Promoter-2 accepts no responsibility / liability in this

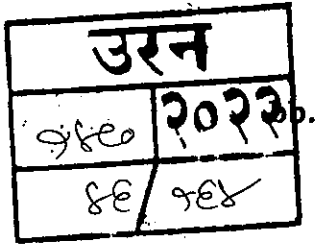


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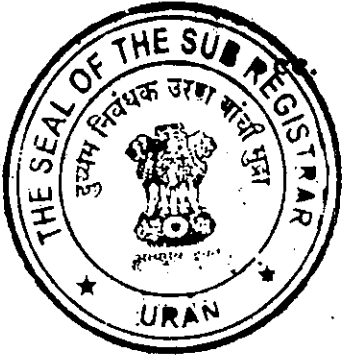
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regard. The Allottee/s shall keep the Promoter-2 fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this agreement, it shall be the sole responsibility of the Allottee/s to intimate the same in writing to the Promoter-2 immediately and comply with necessary formalities if any under the applicable laws. The Promoter-2 shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee/s and such third party shall not have any right in the application / allotment of the said Flat/Shop applied for herein in any way and the Promoter-2 shall be issuing the payment receipts in favour of the Allottee/s only.



The Allottee/s undertake/s to observe all other stipulations and rules which are provided herein in order to enable the Building to be well maintained and enable all Allottee/s to enjoy the usage of these areas as originally designed.



The Allottee/s doth hereby assure and declare that before executing the present agreement, he/she/it/they has/have investigated the title of the Promoters in and over the said Plot and has/have got himself/herself/itself/themselves satisfied about the same and as such has/have no grievances in respect thereof.

**dd.** After receiving possession of the said Flat/Shop from the Promoter-2, the Allottee/s shall make necessary application to the society for becoming member of the Society.

**ee.** That Allottee/s admit and accept the binding effects of all the covenants given hereinabove and the same shall be binding upon and enforceable against Allottee/s. The Allottee/s shall not commit any breach or violation of any of the above mentioned covenants given to the Promoter-2 and understand that the entitlement to the 5 years defect liability clause as stipulated in clause 10.4 by the Allottee/s shall be subject to Allottee/s not violating the covenants given by him/her/them vide clause 'a to dd' above. Any breach or violation of above covenants shall

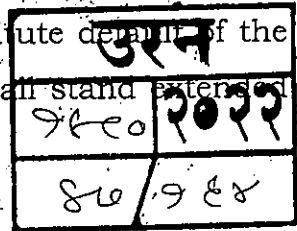
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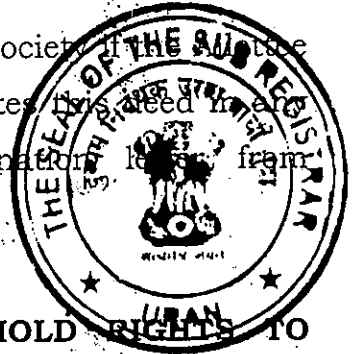
make Allottee/s liable for action in accordance with law for breach of Contract.

**16) FORMATION OF SOCIETY:**

**16.1** The Promoter-2 shall apply for the formation and registration of a Society within the prescribed time limit under the MAHA RERA. The name of the Society shall be decided by the Promoter and if the same is available, then the Said Society shall be formed in accordance with provisions of the Societies Registration Act and Maharashtra Co-operative Societies Act. The Allottee shall for this purpose from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of said society and for the becoming a member, including the bye-laws of the said society. These documents duly filled in and signed shall be returned to the Promoter-2 within seven (07) working days of the same being forwarded by the Promoter-2 to the Allottee, so as to enable Allottee to become a member of the society. Any delays in signing and handing over of documents by the Allottee to the Promoter-2 shall not constitute default of the Promoter-2 and the prescribed time period shall stand extended accordingly.



**16.2** The Allottee shall be expelled from the said society if the Allottee defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from the Promoter-2 shall be sufficient document.



**17) CONVEYANCE/ASSIGNMENT OF LEASEHOLD RIGHTS TO SOCIETY:**

**17.1** The Promoter-2 shall initiate the procedure for the conveyance/assignment of leasehold rights and execute a conveyance deed/leasedeed and convey the right, title and interest of the said plot and building in the name of the society PROVIDED THAT the allottees shall co-operate with the formation of the Society and shall execute necessary forms, affidavits and undertakings for the formation of the Society. The

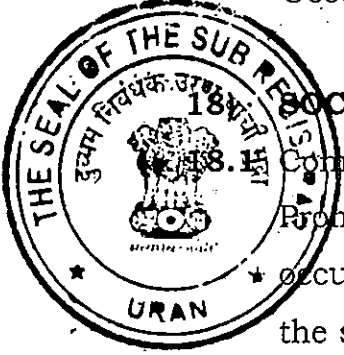
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Promoters shall not be liable for any delay caused on account of delay by the Competent Authorities, such as Collector of Stamps for the adjudication of stamp duty on the Said Conveyance Deed/Lease Deed.

**17.2** The charges, costs expenses for conveyance/assignment of leasehold rights, including but not limited to CIDCO Transfer Charge, or any other charge or taxes that may be levied due to this transaction by Competent Authority, Government or Quasi-Government, Judicial Or Quasi-Judicial Authorities or any other charge for the transfer of the said plot on 'actual basis' shall be borne by the Allottee in proportion to his gross usable area and that the Allottee shall come forward to accept conveyance of the said plot in the name of the society formed within two (02) months from the date of intimation by the Promoter-2. This amount is not included in agreement value and shall be calculated and informed to the members of the society after Occupancy certificate.

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**SOCIETY MAINTENANCE CHARGES:**

Commencing a week after notice in writing is given by the Promoter-2 to the Allottee that the said Unit is ready for use and occupation, irrespective of the Allottee taking the possession of the said Unit, the Allottee will be liable for proportionate share of outgoings in respect of said plot for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers and all other expense necessary and incidental to the maintenance of the society. Such proportionate share of expense shall be calculated on the basis of area of the said Unit plus the additional area attached to the said Unit i.e. gross usable area vis a vis total gross usable area of said project.

**18.2** The Allottee shall pay to the Promoter-2 at the time of possession, an advance maintenance for **24** months aggregating, to Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ in words only) OR as per decided amount at the time of possession alongwith Service Tax/GST as "common maintenance charges" for the upkeep and maintenance of the said Project building. The amounts so paid by the Allottee to the Promoter-2 shall not carry

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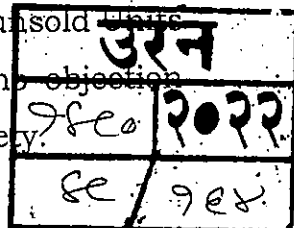
any interest and remain with the Promoter-2 until the building is conveyed to the Society as aforesaid.

The aforesaid maintenance charges are only indicative and not exhaustive in nature. The actual amount of maintenance to be charged may vary depending upon the cost of maintenance of the project at the time of possession of the Flat/Shops/at the time of receipt of Occupancy Certificate.

**19) UNSOLD UNITS IN SAID PROJECT:**

**19.1** Promoters shall be inducted as a member of said society for unsold Units upon formation of society and conveyance of the said Plot to society.

**19.2** Promoters shall be entitled to sell the unsold Units in said project without any separate permission or consent of society and the members of society. The prospective Allottee of such unsold Units shall be inducted by the society as members and no objection shall be raised either by existing members or the society.



**19.3** Allottee or society shall not be entitled to demand any transfer charge for the transfer of unsold Unit by the Promoters to prospective Allottees.

**19.4** Promoters shall also be entitled to car parking reserved for the unsold Units and the society or Allottee shall not stake claim on such parking.



**19.5** Promoters shall be entitled to mortgage the unsold Units of the said project with the financial institutions without any separate NOC from society or the members of society.

**19.6** Promoters is entitled to all the rights of being a member of society i.e. right to attend meeting, right to vote in the meeting etc.

**20) RESTRICTION ON RIGHT OF ALLOTTEE/S:-**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Shops or of the Said Plot and Building or any part thereof.

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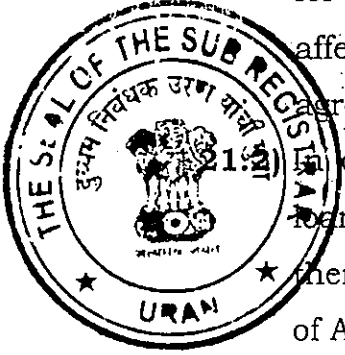


The Allottee/s shall have no claim save and except in respect of the Flat/Shop hereby agreed to be sold to him/her/them and all open spaces, common areas, parking spaces, lobbies, staircases, lift area, terrace internal road, etc. will remain the property of the Promoters unless conveyed as per the provisions of law to and in favour of the society.

**21) PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-**

21.1) There is no any mortgage or charge upon the Said Plot. The Promoters agrees that after execution of this agreement it shall not of its own unilaterally and without the consent of Allottee/s mortgage or create a charge on the said Flat/Shop. In case if any such mortgage or charge is made or created by the Promoters by itself then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s, who has taken or agreed to take such Flat/Shop.

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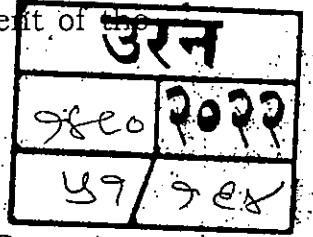


In case if the Allottee/s avail the financial assistance or home loan inter-alia for purchasing and acquiring the said Flat/Shop, then in that event, Promoters shall at the request and at the cost of Allottee/s, allow the charge or mortgage to be created upon the said Flat/Shop of such financial institution from whom the Allottee/s shall avail such financial assistance or home loan. It is agreed and understood that the entire responsibility/liability of repayment of the said financial assistance / home loan shall be that of the Allottee/s alone. The Promoters in no way shall be liable for the payment of or repayment of the said financial assistance/home loan to the said financial institution. The Allottee/s alone shall be liable and responsible for all consequences, costs and or litigations that may arise due to non-payment and default in repayment of said financial assistance and home loan. In any case mortgage or charge that shall be created pursuant to availing of such financial assistance/home loan by the Allottee/s, shall be limited to and/or restricted to or upon to the said Flat/Shop only. Save and except the said Flat/Shop, no other portion of the said building and or said Plot shall be encumbered or charged with any liability of mortgage or

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otherwise against said financial assistance/home loan. The Allottee/s undertake/s to indemnify and keep indemnified the promoters against all loses, injures or damages that may be caused to the Promoters due to non-payment/repayment of the said financial assistance/home loan.



**22) BINDING EFFECT:-**

Forwarding this Agreement to the Allottee/s by the Promoters does not create a binding obligation on the part of the Promoter-1 or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payment due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appear for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter-2. If the Allottee/s fail/s to execute and deliver to the Promoter-2 this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter-2, then the Promoter-2 shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 7 (Seven) days from the date of its receipt by the Allottee/s, application of the Allottee/s for allotment of Flat/Shop shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever and by deducting therefrom liquidated damages as stated in clause 7.3 above.



**23) ENTIRE AGREEMENT:-**

This Agreement, along with its schedules, annexures constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/Shop/plot/building, as the case may be.

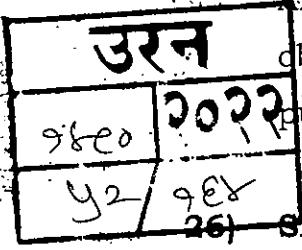
**24) RIGHT TO AMEND:-**

This agreement shall not be amended by either of the parties without mutual consent of each other. The amendment if any is

to be made to this agreement shall be made only by written consent of both the parties and not otherwise.

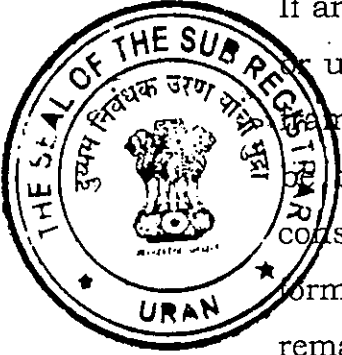
**25) PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S:-**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Flat/Shop, in case of a transfer, as the said obligations go along with the Flat/Shop for all intents and purposes.



**26) SEVERABILITY:-**

If any provision of this Agreement shall be determined to be void or unenforceable under the provisions of RERA Act or the Rules framed thereunder then, such provisions of the Agreement shall be deemed to have been amended or deleted and or shall be considered as 'severed' from this agreement as if it was not forming part of this agreement. But in that eventuality the remaining Provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



**27) METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-**

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee/s in Project, the same shall be in the proportion of the area of their Flat/Shop or as decided by the Promoter or the Said Society from time to time.

**28) FURTHER ASSURANCES:-**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction

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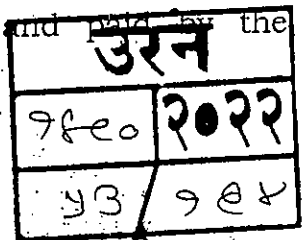
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contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction. All costs expenses, charges, taxes, including stamp duty, GST, Registration Charges etc., that shall be required to be incurred for execution of such instruments and/or for taking such other action, shall be incurred and paid by the Allottee/s in proportionate share.

**29) PLACE OF EXECUTION:-**

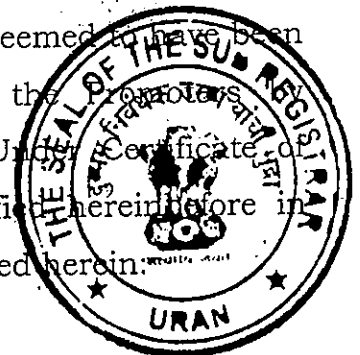
The execution of this Agreement shall be complete only upon its execution by the Promoters at the Promoter's Office as mentioned in the title clause.

The Allottee/s and/or Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof. But all expenses towards stamp duty registration, GST, taxes, MVAT, Service Tax and /or any other cess and taxes pertaining to this agreement and /or any other document that shall be executed in connection with the said agreement, shall be borne and paid by the Allottee/s.



**30) ADDRESS FOR CORRESPONDENCE: -**

That all notices to be served on the Allottee/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified hereinbefore in this agreement or at the email address provided herein.



Notified Email ID of Allottee/s:

It shall be the duty of the Allottee/s and the Promoter-2 to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above

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*[Handwritten signature]*

address shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be.

**31) JOINT ALLOTTEE/S:-**

That in case there are Joint Allottee/s all communications shall be sent by the Promoter-2 to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s. Further, in case of Joint Allottees, the said Flat/Shop shall be owned in the share as per their mutual understanding between the joint allottees.

**32) STAMP DUTY AND REGISTRATION: -**

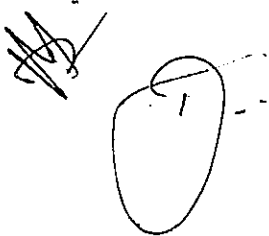
The charges towards stamp duty and registration of this Agreement shall be borne by Allottee/s.

**33) DISPUTE RESOLUTION:-**

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the regulatory authority as per the provisions of Real estate Regulation and Development Act 2016 and the Rules and Regulation framed there under.

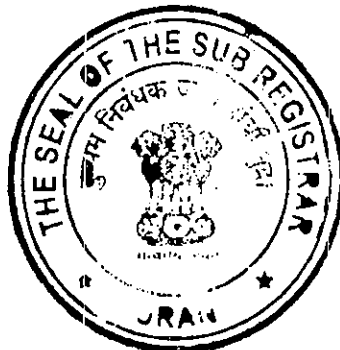
**34) GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.



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**SCHEDULE I**

THE SAID PROPERTY ABOVE REFERRED TO:

**ALL THAT** piece and parcel of plot of land bearing **Plot No. 140**, admeasuring about **1499.18Sq. Mtrs.**, **Sector-50**, lying, being and situated at **Village: Dronagiri, Node: Navi Mumbai, Tal: Uran and Dist: Raigad** and bounded as follows:

On or towards the North by : 30 M wide road  
On or towards the South by : Plot No-141  
On or towards the East by : 22 M wide road  
On or towards the West by : Plot No-139

**SCHEDULE II**

**SAID FLAT/SHOP ABOVE REFERRED TO:**

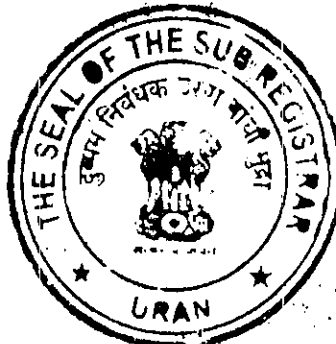
**Flat bearing No.1104** on **11<sup>th</sup>** floor, having As per RERA define Carpet Area admeasuring **28.126** sq. meters. Excluding the area of Enclosed Balcony admeasuring **3.859** Sq. Mtrs & Terrace admeasuring **0.000** Sq. Mtrs of the said building known as "**DEV SAKHA**" which is constructed in or upon the above referred said Plot, which Flat/Shop is shown on the floor plan thereof as Annexure 'D',

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## THE THIRD SCHEDULE

### LIST OF AMENITIES FOR FLAT/SHOPS

#### FLOORING :

- ☞ Vitrified Flooring in all rooms.

#### KITCHEN :

- ☞ Granite Kitchen Platform with S. S. Sink
- ☞ Wall Tiles upto up to Beam bottom Height.

#### DOORS :

- ☞ Decorative Laminated Flush Main Doors with Wooden/Granite Frame
- ☞ Decorative Laminated Flush Internal Doors with Marble Frame
- ☞ Good Quality Brass Fixture & Fittings
- ☞ Water Proof ERP Bathroom Door

#### WINDOWS :

- ☞ Powder Coated Aluminium Sliding Windows with Granite /Marble Sill
- ☞ Powder Coated aluminium, Glass Louvered Window in Toilets

#### BATH & WC :

- ☞ Designer Glazed Tiles up to Full Height
- ☞ Branded Sanitary Tiles
- ☞ Concealed Plumbing with premium Quality C.P. Fittings

#### WALLS & PAINTS :

- ☞ Reputed make wall putty finished Internal Walls with Acrylic Distemper Paint
- ☞ Reputed make External Acrylic Paint

#### ELECTRIFICATION :

- ☞ Concealed Copper Wiring & Fittings
- ☞ Provision of Cable TV in Living & M. Bedrooms
- ☞ AC Point Provision in M. Bedrooms

#### WATER :

- ☞ Under Ground And Overhead Water Tanks with adequate Water Storage Capacity

#### TERRACE :

- ☞ Special Brickbat Water Proofing Treatment

#### LIFT :

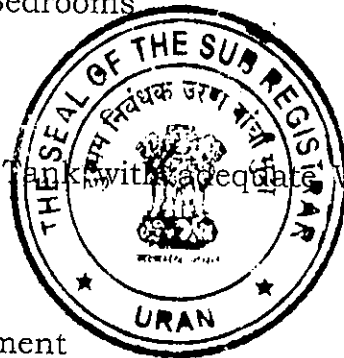
- ☞ Elevator of Reputed make

#### POWER BACK-UP :

- ☞ Power Backup for Lift & Common Lights

#### CHILDREN GARDEN

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS 28<sup>th</sup> DAY OF APRIL 2022

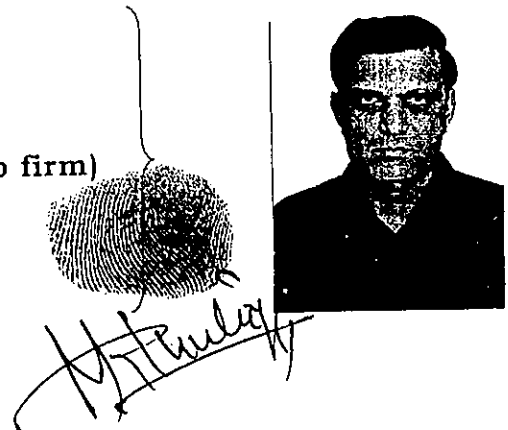
THE COMMON SEAL OF THE WITHIN NAMED "PROMOTER" SINGED SEALED AND DELIVERED

By the withn named "PROMOTERS NO.1"

M/S DEV KRUPA ENTERPRISES ( Partnership firm)

Through its authorizes partner

MR.MUKESHKUMAR G.MATHUKIYA



SINGED SEALED AND DELIVERED

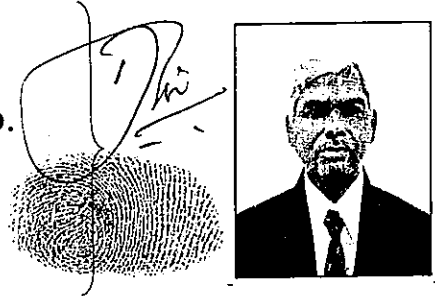
By the within named "PROMOTERS NO.2"

M/S. SILVER SPRING CONSTRUCTION PVT .LTD.

As per Resolution dtd.30.12.2019

Through authorizes Director

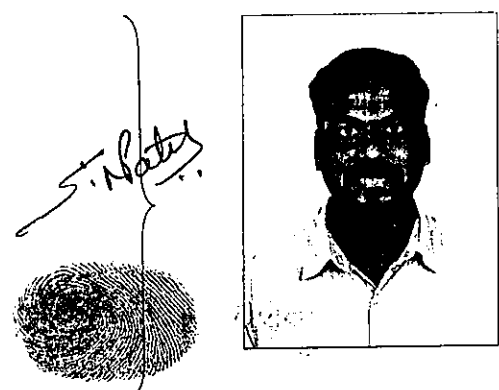
MR.TANSUKH P. JAIN



SINGED SEALED AND DELIVERED

By the within named "PURCHASER/S"

Mr.SIDDHESH NAMDEV PATIL



In presence of .....

1.AKSHADA G . KOLI  
AT-Mora,Uran,Dist-Raigad

2.ARCHANA C.PATIL  
AT.Vinayak Kathe ali,Uran

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## RECEIPT

Received of and from Mr.SIDDHESH NAMDEV PATIL the PURCHASER' sum of Rs.3,00,000 /- (Rupees Three Lakh Only )being the part payment towards sale of flat bearing no. 1104, 11<sup>th</sup> floor, of "DEV SAKHA" The said payment made as under :

Sr No	Date	Cheque No	Drawn On	Amount
01	12.01.2020	RTGS	STATE BANK OF INDIA	3,00,000/-
			Total Rs.	3,00,000/-

WE SAY RECEIVED

Rs. 3,00,000/-

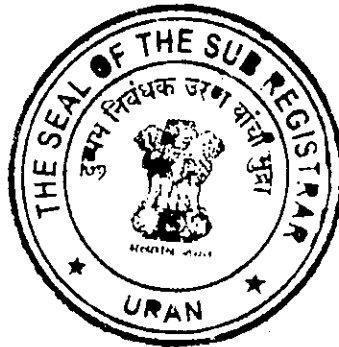
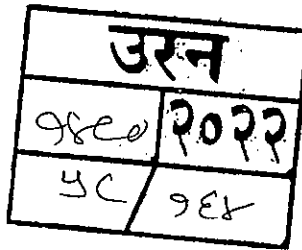


M/s. SILVER SPRING CONSTRUCTION PVT LTD

Through its authorized Partner

MR. TANUSKH PANNALAL JAIN

**Note:** This Receipt will be valid subject to relisation of all the aforesaid payments to the Account of Promoters



Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

To,  
SHRI.MANSUKH TEJABHAI TIMBADIYA AND  
SHRI.JAYESH RA...

**ASSESSMENT ORDER NO. 2019/5322**

Sub : Payment of New development charges for Residential + Mercantile / Business  
(Commercial) Building on Plot No. 140, Sector 50 at Dronagiri(New) 12.5 % Scheme  
Plot, Navi Mumbai.

Ref : 1)Extension of Time vide CIDCO/Est.-2/2019/80000022549/4249 dt. 23-05-2019. 2)Provisional Fire NOC  
vide CIDCO/FIRE/HQ/2019/E-451 Dt: 23-08-2019.  
3)Mavaja NOC vide CIDCO/Est.12.5%/Dronagiri/17/2019/4359 dt. 29-05-2019. 4)Final transfer order vide  
CIDCO/Est.12.5%/Dronagiri/17/2008 dt. 16-07-2008.

Your Proposal No. .CIDCO/BP-16903/TPO(NM & K)/2019 dated 01 July, 2019

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : SHRI.MANSUKH TEJABHAI TIMBADIYA AND SHRI.JAYESH RAJNIKANT MEHTA
- 2) Location : Plot No. 140, Sector 50 at Dronagiri(New), Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 1499.11
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 14400

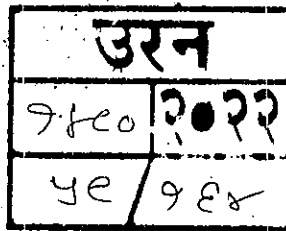
Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resl:2248.77 * 8	17990
<b>Total Assessed Charges</b>				<b>17990</b>

7) Date of Assessment : 30 August, 2019

8) Payment Details

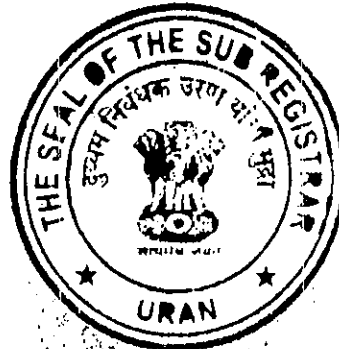
Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/1604	06/28/2019	17990	CIDCO/BP/2019/1604	29/6/2019	Net Banking
2	CIDCO/BP/2019/2021	08/29/2019	2007300	CIDCO/BP/2019/2021	29/8/2019	Net Banking

Unique Code No. 2019 04 021 02 2202 01 is for this New Development Permission for



Document certified by PATIL  
MITHILESH JANARDHAN <

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

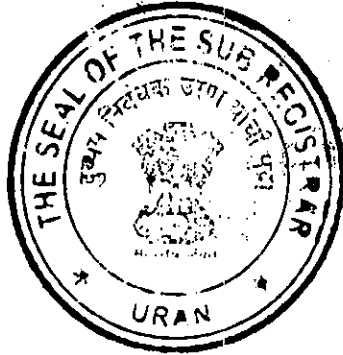


Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

Residential + Mercantile / Business (Commercial) Building on Plot No. 140, Sector 50 at Dronagiri(New) 12.5 % Scheme Plot, Navi Mumbai.

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Document certified by PATIL  
MITHILESH JANARDHAN <>

Name : PATIL MITHILESH  
JANARDHAN

Designation : Associate  
Planner

Organization : CIDCO OF

Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

To,

SHRI.MANSUKH TEJABHAI TIMBADIA AND  
SHRI.JAYESH RA...

**ASSESSMENT ORDER NO. 2019/5322**

Unique Code No.	2	0	1	9	0	4	0	2	1	0	2	2	2	0	2	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **140**, Sector **50** at **Dronagiri(New) 12.5 % Scheme Plot**, Navi Mumbai.

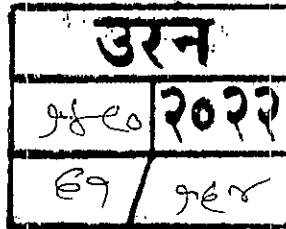
Ref : 1)Your Proposal No. .CIDCO/BP-16903/TPO(NM & K)/2019 dated **01 July, 2019**

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

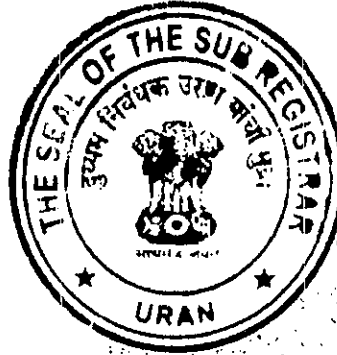
- 1) Name of Assessee : SHRI.MANSUKH TEJABHAI TIMBADIA AND SHRI.JAYESH RAJNIKAN MEHTA
- 2) Location : Plot No. **140**, Sector **50** at **Dronagiri(New)** , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 1499.11
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 4517.74 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 21780
- B) AMOUNT OF CESS : Rs. 983963.77

**7) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190402102220201	29/8/2019	984000	20190402102220201	29/8/2019	Net Banking



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



Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019



## COMMENCEMENT CERTIFICATE

To,

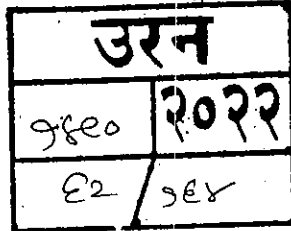
**SHRI.MANSUKH TEJABHAI TIMBADIA AND  
SHRI.JAYESH RAJNIKANT MEHTA  
AT-28,SHUBHAM COMPLEX, SECTOR-11,PANVEL  
MATHERAN ROAD,NEW PANVEL,DIST-RAIGAD  
PIN - 410206**

**Sub : Development Permission for Residential [ Resi+Comm ] + Mercantile / Business  
(Commercial) [ Resi+Comm ] Building on Plot No. 140 , Sector 50 at Dronagiri(New)**

**12.5 % Scheme Plot, Navi Mumbai.**

Ref : 1)Extension of Time vide CIDCO/Est.-2/2019/80000022549/4249 dt. 23-05-2019. 2)Provisional Fire NOC vide CIDCO/FIRE/HQ/2019/E-451 Dt: 23-08-2019.  
3)Mavaja NOC vide CIDCO/Est.12.5%/Dronagiri/17/2019/4359 dt. 29-05-2019. 4)Final transfer order vide CIDCO/Est.12.5%/Dronagiri/17/2008 dt. 16-07-2008.

Dear Sir / Madam,



Document certified by PATIL  
MITHILESH JANARDHAN <>

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

Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

Please refer to your application for Development Permission for **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** Building on Plot No. 140, Sector 50 at Dronagiri(New) 12.5 % Scheme Plot, Navi Mumbai.

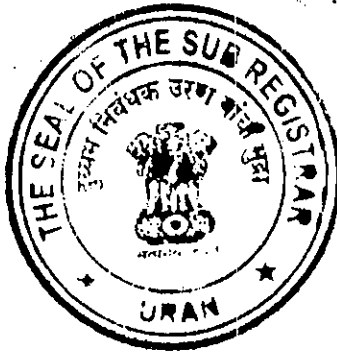
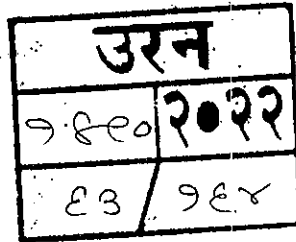
The Development Permission is hereby granted to construct **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** Building on the plot mentioned above.

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

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

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

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

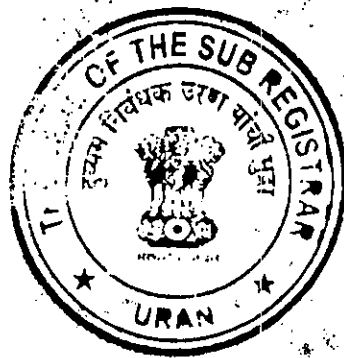
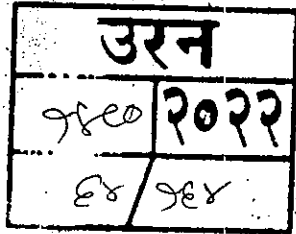


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Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

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



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JANARDHAN  
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Planner  
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**COMMENCEMENT CERTIFICATE**

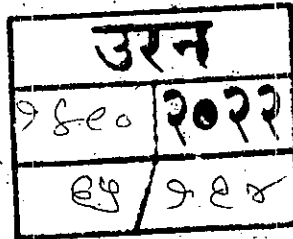
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **SHRI.MANSUKH TEJABHAI TIMBADIA AND SHRI.JAYESH RAJNIKANT MEHTA** , AT-28,SHUBHAM COMPLEX, SECTOR-11,PANVEL MATHERAN ROAD,NEW PANVEL,DIST-RAIGAD for Plot No. 140 , Sector 50 , Node Dronagiri(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 12.5 % Scheme Plot 1Ground Floor + 14Floor Net Builtup Area [Residential [ Resi+Comm ] =1,902.40,Mercantile / Business (Commercial) [ Resi+Comm ] =336.77 Other [Others] =03.02 Total BUA = 2242.19 Total BUA = 2242.19] Sq m .

**Nos. Of Residential Units :- 50, Nos. Of Mercantile / Business (Commercial) Units :- 10**

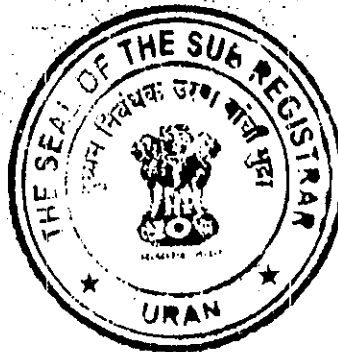
- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B.Applicant Should Construct Hutments for labors at site.
- C.Applicant should provide drinking water and toilet facility for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

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

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



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



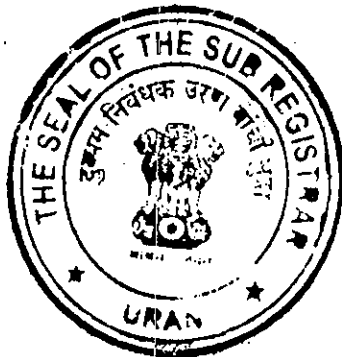
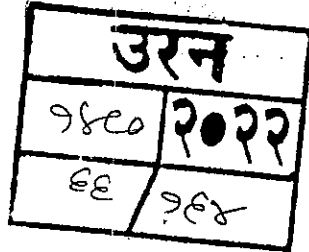


Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

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.
  6. The amount of **Rs 7,500.00/-** 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.
  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.



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JANARDHAN  
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Planner  
Organization : CIDCO OF

Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

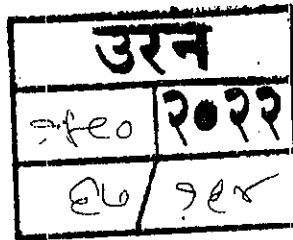
9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

- 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 detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-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.

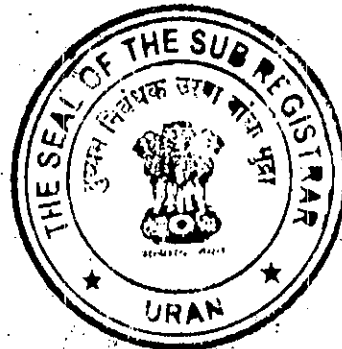
- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

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.



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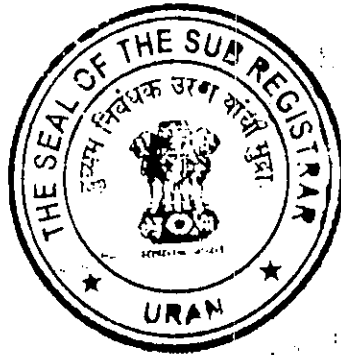
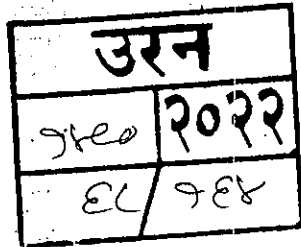
Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO OF



Reference No. : CIDCO/BP-16903/TPC(NM & K)/2019/5476

Date : 30/8/2019

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.
15. As informed by Estate section in regards to the said plot if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28 A and 18 of the land acquisition Act 1894 and if its proportionate additional lease premium is made applicable on the subject plot then licensee has to pay the additional lease premium to the corporation.



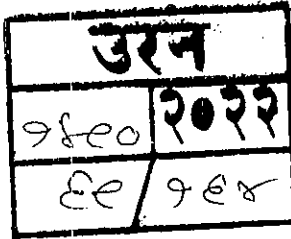
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MITHILESH JANARDHAN <

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Organization : CIDCO OF

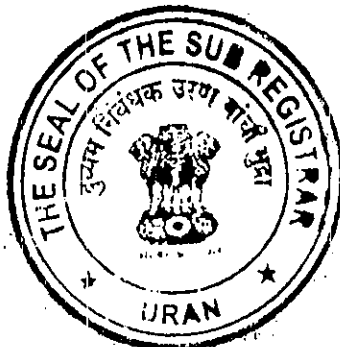
**SCHEDULE****RAIN WATER HARVESTING**

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.



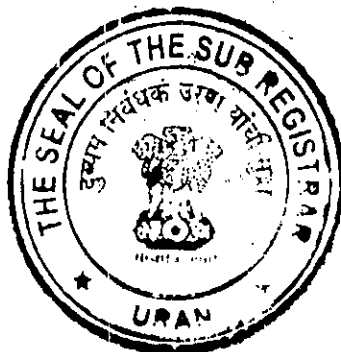
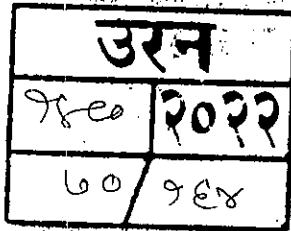
Document certified by PATIL  
MITHILESH JANARDHAN &  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF



Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

- 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 this 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 the cement mortar plastered.  
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
- g) Perforated concrete slabs shall be provided on the pits/trenches.
- v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/ 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.
4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.  
Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by



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Planner  
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Date : 30/8/2019

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,

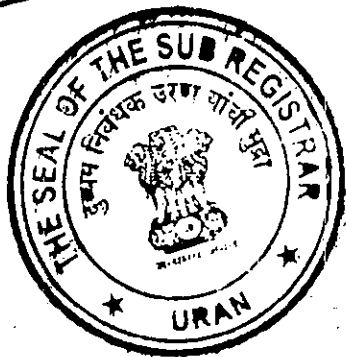
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Planner

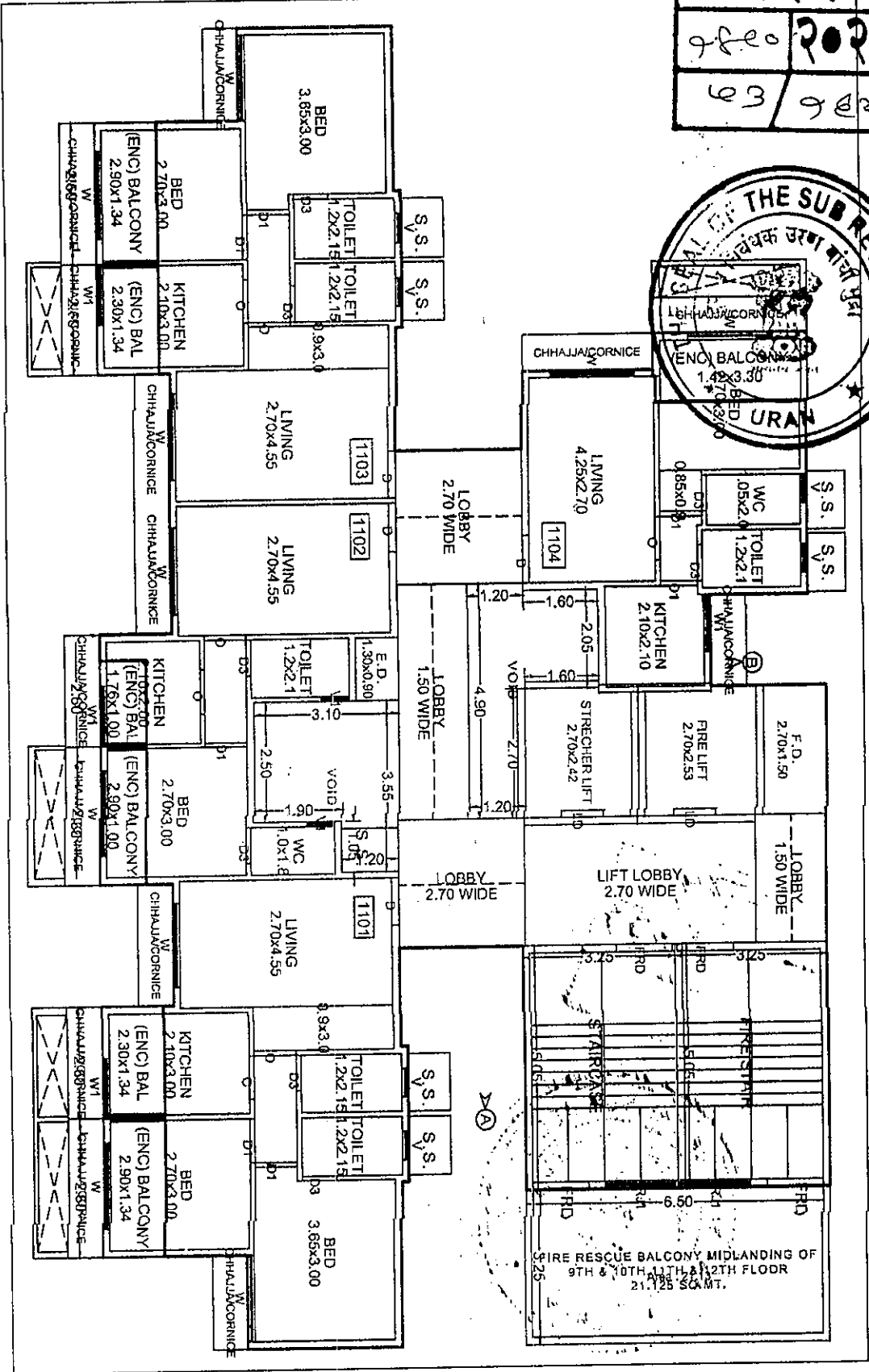
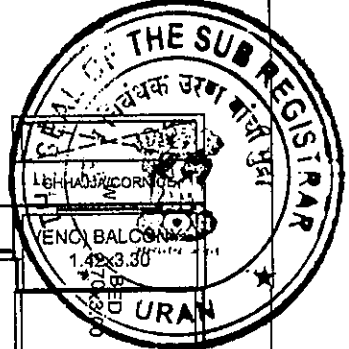
Organization : CIDCO OF  
ASSOCIATE PLANNER (BP)

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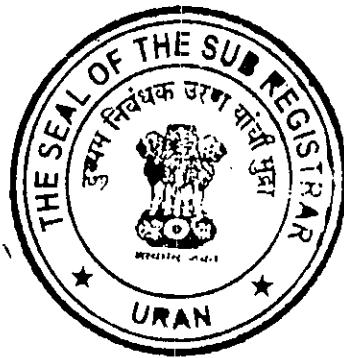
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING  
AT PLOT NO. 140, SECTOR.50,  
DRONAGIRI , NAVI MUMBAI.

CHECK.	AREA	SQ. METER	FLAT NO.	
<input type="checkbox"/>	CARPET			
<input type="checkbox"/>	ENC BALCONY		FLOOR	ELEVENTH
<input type="checkbox"/>	N.TERRACE			
SIGNATURE OF PROMOTERS			SIGNATURE OF PURCHASER	

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Date: 30<sup>th</sup> November 2020

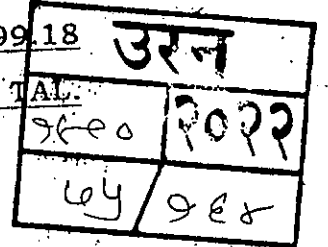
**ANNEXURE "B"**

**TITLE CERTIFICATE**

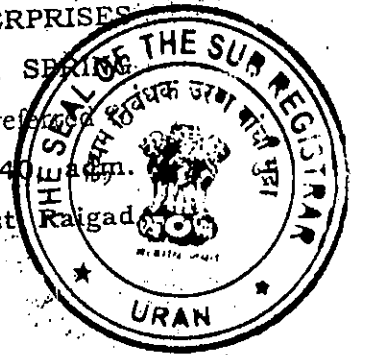
**TO WHOMSOEVER IT MAY CONCERN**

Ref.: [1] PLOT BEARING NO. 140, ADM. 1499.18  
SQ.MTR., AT SECTOR-50, DRONAGIRI NODE, TAL.  
PANVEL, DIST. RAIGAD

[2] Title Certificate dtd. 4<sup>th</sup> January 2020



We have investigated the Title of M/S. DEVKRUPA ENTERPRISES [Partnership Firm], [Promoters No.1] AND M/S. SILVER SPRING CONSTRUCTION PVT. LTD., [Promoters No.2], Collectively referred to as the Subsequent New Licensees of Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad have to State as follows:



**ALLOTMENT OF PLOT:**

The City and Industrial Development Corporation of Maharashtra Limited had allotted the Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad under the application [received from Project affected Villagers] had allotted the Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad under its 12.5% Scheme in the name of project affected and entitled Villagers under the **CIDCO FILE NO. Dronagiri-17** in lieu of Land acquired by the State Government and accordingly, The CIDCO of Maharashtra Ltd. issued of Letter of Allotment bearing Ref. No. CIDCO/LAND/SATYO/17/DRONAGIRI/2006 dtd. 10<sup>th</sup> September 2007 in the name of project affected Villagers/Applicants [1] SHRI. GANESH JAYRAJ KARANJAWALA, [2] SHRI. RAMESH JAYRAJ KARANJAWALA, [3] SMT. RAJANI MAHAVIR PATRAWALI and on payment of Lease Premium of Rs. 18,740/- [Rupees Eighteen Thousand Seven Hundred Forty Only] & Other Charges

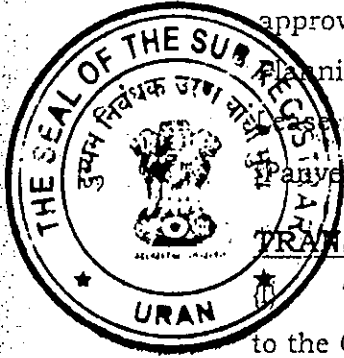
.... Continued ....

*Ajeet Singh*  
*Adv.*

**AGREEMENT TO LEASE OF ALLOTTED PLOT:**

Agreement to Lease executed on 26<sup>th</sup> November 2007 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (herein referred to as "The CIDCO of Maharashtra Ltd.") of the ONE PART AND [1] SHRI. GANESH JAYRAJ KARANJAWALA, [2] SHRI. RAMESH JAYRAJ KARANJAWALA, [3] SMT. RAJANI MAHAVIR PATRAWAL, the Licensees Party of OTHER PART and had handed over the possession of the aforesaid allotted plot to the Licensees and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO of Maharashtra Ltd. The said Agreement to Lease is registered with the concerned Sub Registrar of Assurance Uran Panel-2] vide under Reg. Sr. No. URAN/08084/2007.

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**TRANSFER OF PLOT :**

The Original Allottees/Licensees of plots had made an application to the CIDCO of Maharashtra Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot in favour of New Licensees SHRI. MITHUEHAI MAV Proprietor of NAREDIWALA DEVELOPERS, The CIDCO of Maharashtra Ltd. had granted its permission of transfer of the said plot and on payment of transfer fees, the said Plots transferred by execution of First Tripartite Agreement dtd. 16<sup>th</sup> April 2008 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND [1] SHRI. GANESH JAYRAJ KARANJAWALA, [2] SHRI. RAMESH JAYRAJ KARANJAWALA, [3] SMT. RAJANI MAHAVIR PATRAWALI the Original Licensees the Party of Second Part AND SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS, the New Licensee Party of Third Part, The Original Licensees had released, relinquished, transferred all their right, title & interest in favour of the New Licensee. The said First Tripartite Agreement had been duly adjudicated & stamped OFFICE OF THE COLLECTOR OF STAMPS at Alibaug under the CASE ADJ. No. 1189/07-08 DTD. 30<sup>th</sup> November 2007 by way of making the payment of Stamp Duty @ 1% of Recknor Value i.e. of Rs. 69,000/- [Rupees Sixty Nine Thousand Only] deposited in the State Bank of India, Alibaug Branch vide through Challan No.92, dtd. 30<sup>th</sup> November 2007

*[Handwritten signature]*

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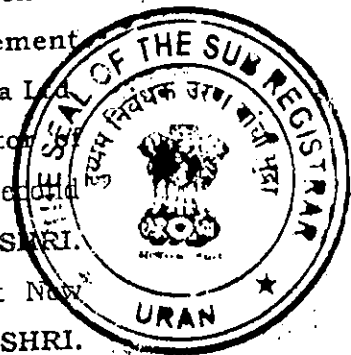
and the same registered with the concerned Sub-Registrar of Assurances Uran under Registration Sr. No. URAN-1160/2008 dtd. 16<sup>th</sup> April 2008. Accordingly, CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS as New Licensee vide through its Final Order bearing No. CIDCO/ESTATE/NA/SATYO/DRONAGIRI/17/08 dtd. 16<sup>th</sup> April 2008. Whereas subsequently notice been issued by The Collector Stamp Raigad for the payment of Deficit Stamp Duty @ 5% the difference out of Stamp Duty paid of Rs. 2,76,000/- [Rupees Two Lakhs Seventy Six Thousand Only] by E-Challan No. MH007386154201920E dtd. 15<sup>th</sup> October 2019

(II) Subsequently SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS, the New Licensee of said Plot had made an application to THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) for its permission to assign, transfer of the license and all other right, title over the said plot in favour of MR. MANSUKH TEJABHAI TIMBADIA [75% Shares] & SHRI. JAYESH RAJNIKANT MEHTA [25% Shares], The CIDCO of Maharashtra Ltd. on payment of transfer fees by the First Subsequent New Licensee had granted the permission of transfer of the said Plot and entered into Second Tripartite Agreement dtd. 22<sup>nd</sup> July 2008 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS the New Licensee as the Party of Second Part AND MR. MANSUKH TEJABHAI TIMBADIA [75% Shares] & SHRI. JAYESH RAJNIKANT MEHTA [25% Shares], the Subsequent New Licensees as the Party of Third Part. The said New Licensee viz. SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS had released, relinquished & transferred all its/their rights, title & interest in the said Plot in favour of the First Subsequent New Licensees. The said Tripartite Agreement had been duly adjudicated & stamped OFFICE OF THE COLLECTOR OF STAMPS under the CASE ADJ. No. 930/08-09 DTD. 11<sup>th</sup> July 2008 by way of making the payment of Stamp Duty @5% of Value i.e. Rs. 5,99,680/- [Rupees Five Lakh Ninety Nine Thousand Six Hundred Eighty Only] in the State Bank of India, Alibaug Branch vide through Challan No. 5, dtd. 11<sup>th</sup> July 2008 and the same registered with the concerned Sub-Registrar of Assurances at Uran vide under Registration Sr. No. URAN/2214/2008 dtd. 22<sup>nd</sup> July 2008.

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*[Handwritten Signature]*

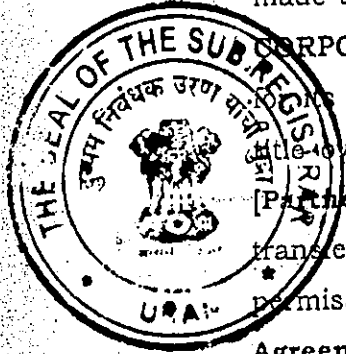
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१६०	२०२२
७७	१६४



Accordingly, The CIDCO of Maharashtra Ltd. transferred the said Plot in the name of MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA as Subsequent New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/DRONAGIRI/17/2008 dtd. 16<sup>th</sup> July 2008

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११८०	२०२२
७८/१८४	(11)

MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA, the First Subsequent New Licensees of Plot had made an application to THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd)



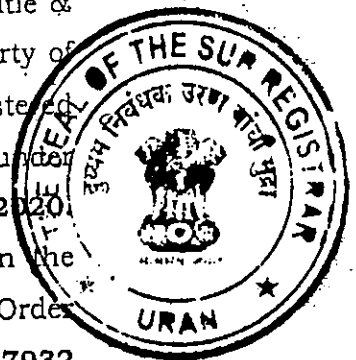
with its permission to assign, transfer of the license and all other right, title over the said plot in favour of M/S. DEVKRUPA ENTERPRISES [Partnership Firm], The CIDCO of Maharashtra Ltd. on payment of transfer fees by the Second Subsequent New Licensees had granted the permission of transfer of the said Plot and entered into Third Tripartite Agreement dtd. 23<sup>rd</sup> October 2019 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA the First Subsequent New Licensees the Party of Second Part AND M/S. DEVKRUPA ENTERPRISES [Partnership Firm] through its Partners [1] SHRI. GANESH BECHARA PATEL, [2] SHRI. MUKESH GOKALBHAI MATHUKIYA, [3] SHRI. KESHAVJI NARAN PATEL, [4] SHRI. PARBAT DANA PATEL, [5] SHRI. MAHESH PUNJALAL PATEL, the Second Subsequent New Licensees Party of Third Part. The said First Subsequent New Licensees viz. MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA had released, relinquished & transferred all their rights, title & interest in the said Plot in favour of the Second Subsequent New Licensees. The First Subsequent New Licensees Party of Second Part had released, relinquished, transferred all their right, title and interest in favour of the Second Subsequent New Licensees Party of Third Part. The said Tripartite Agreement duly stamped & registered with the Concerned Sub Registrar of Assurances Uran vide under Registration Sr. No. URAN-2548/2019 dtd. 23<sup>rd</sup> October 2019. The CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of Second Subsequent New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/DRONAGIRI/17/2019/77475 dtd. 13<sup>th</sup> November 2019.

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(III) M/S. DEVKRUPA ENTERPRISES [Partnership Firm], the Second Subsequent New Licensees of Plot had made an application to THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) for its permission to assign, transfer of the license and all other right, title over the said plot in favour of M/S. SILVER SPRING CONSTRUCTION PVT. LTD. [Joint Licensee], The CIDCO of Maharashtra Ltd. on payment of transfer fees by the Third Subsequent Joint New Licensees had granted the permission of transfer of the said Plot and entered into Fourth Tripartite Agreement dtd. 24<sup>th</sup> September 2020 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND M/S. DEVKRUPA ENTERPRISES [Partnership Firm] through its Partners [1] SHRI. GANESH BECHAR PATEL, [2] SHRI. MUKESH GOKALBHAI MATHUKIYA, [3] SHRI. KESHAVJI NARAN RAVAT, [4] SHRI. PARBAT DANA PATEL, [5] SHRI. MAHESH PUNJALAL PATEL, the Second Subsequent New Licensees the Party of Second Part AND M/S. SILVER SPRING CONSTRUCTION PVT. LTD. through its Directors [1] MR. SURAT SINGH DASANA, [2] MR. MOTI SINGH DASANA, [3] MR. NARENDRASINGH SURATSINGH DASANA, [4] MR. TANSUKH PANNALAL JAIN, the Third Subsequent New Joint Licensees Party of Third Part. The Second Subsequent New Licensees Party of Second Part had released, relinquished, transferred 50% [½] Share, adm. 749.69 sq.mtr. area out of Plot area adm. 1499.18 sq.mtr. and its right, title & interest in favour of the Third Subsequent Joint New Licensees Party of Third Part. The said Tripartite Agreement had duly stamped & registered with the Concerned Sub Registrar of Assurances at Uran vide Registration Sr. No. URAN-1224/2020 dtd. 25<sup>th</sup> September 2020. The CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of Second Subsequent New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/DRONAGIRI/17/2020/7932 dtd. 19<sup>th</sup> October 2020

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**COMMENCEMENT CERTIFICATE :**

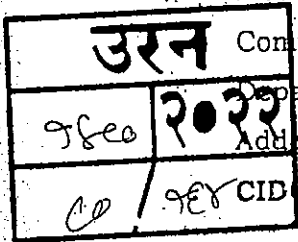
(i) The Promoters of Plot had made an application to the CIDCO of Maharashtra Ltd. for its approval to Construct Residential Cum Mercantile/Commercial Building Ground/Stilt + Fourteen [14] Upper Floor on the Plot and the same approved Development Permission &

.... Continued ....

*(Handwritten signature)*

Commencement Certificate bearing No. CIDCO/BP-16903/TPO [NM&K]/2019/5476 dtd. 30<sup>th</sup> August 2019. The Associate Planner (BP) of The CIDCO of Maharashtra Ltd. had issued Addendum to the Commencement Certificate vide through Letter bearing Ref. No. CIDCO /BP-16903/TPO[NM]/2019/1411 dtd. 11<sup>th</sup> December 2019

(ii) The New Amended Plan of Residential Cum Mercantile /Commercial Building had been submitted jointly by Subsequent New Licensees/Promoters for its approval and to issue the Fresh Amended Commencement Certificate to their joint name. The Town Planning Department of The CIDCO of Maharashtra Ltd. had issued Amended/ Addendum vide through New Commencement Certificate bearing No. CIDCO/BP-16903/TPO[NM]/2020/1634 dtd. 25<sup>th</sup> November 2020.



**SEARCH REPORT :**

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through MR. VIVEK THAKUR, Search Clerk for a Period Year 2019 to 2020 i.e. for Two [02] Years in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III, Panvel-IV, Panvel-V, Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect and prior to said Search in Past Search was taken for a period of Period Year 2006 to 2019 taken on 4<sup>th</sup> January 2020 through Search Clerk MR. VIVEK THAKUR and Title Certificate issued on 4<sup>th</sup> January 2020, copy of same also enclosed herewith.

While Search its found that there is no document executed and registered about the sale, mortgage of said plot in favour of any other party except the document herein perused by me. The copy of search note and payment receipt for title search enclosed herewith to support my title certificate issued pertaining to title of said plot.

As per combine search taken It's observed by us that the title of Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad with M/S. DEVKRUPA ENTERPRISES [Partnership Firm] & M/S. SILVER SPRING CONSTRUCTION PVT. LTD. are cleared & marketable and further the License, Lease of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

*(Signature)*

.... Continued ....

*THE SCHEDULE ABOVE REFERRED TO*

All that piece or parcel of land known as Plot bearing No. 140, Sector-50, Dronagiri, Navi Mumbai, Tal. Uran, Dist. Raigad containing by adm. 1499.18 sq. mtr. or thereabouts and bounded as follows that is to say :

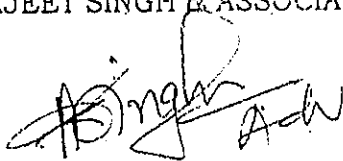
On or towards North by : Proposed 30.0 Mtrs. Wide Road

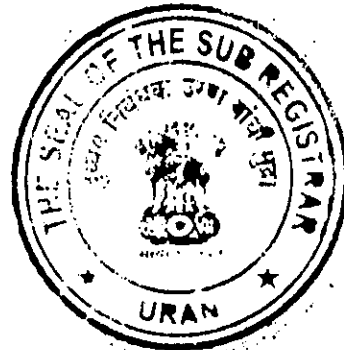
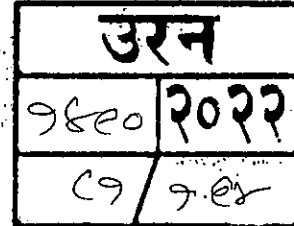
On or towards South by : Plot No. 141

On or towards East by : Proposed 22.0 mtrs. wide Road

On or towards West by : Plot No. 139

For AJEET SINGH & ASSOCIATES

  
AJEET. V. SINGH  
(ADVOCATE)



Encl. : (i) Search Report taken through MR. VIVEK THAKUR  
for a Period Year 2019 to 2020

(ii) Search Report taken through MR. VIVEK THAKUR  
for a period of Period Year 2006 to 2019

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## SEARCH REPORT

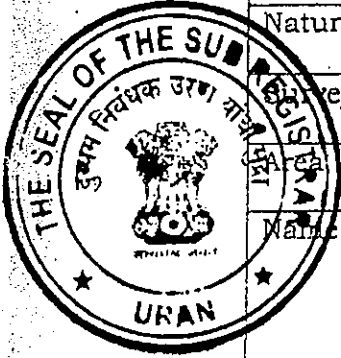
TRANSACTION	
[Sub-Registrar, Uran]	
1.	In Sub Registrar Uran from 2019 to 2020 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2020 manually record is not ready [Checked Online]

ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUNDED IN SEARCH ARE GIVEN AS

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BELOW:-

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub-Division and House No.	Plot No. 140, Sector-50
	1499.18 Sq. Mtr.
Name of the Executing Party	Mr. Mansukh Tejabhai Timbadia Shri. Jayesh Rajnikant Mehta AND CIDCO of Maharashtra Ltd.
Name of Claiming Party	M/S. Devkrupa Enterprises [Partnership Firm]
Date of Execution	23 <sup>rd</sup> October 2019
Date of Registration	23 <sup>rd</sup> October 2019
Serial No./Volume and Page	2548/2019
Agreement Value	Rs. 20,989.00
Market Value	Rs. 3,23,82,288.00
Stamp Duty Paid	Rs. 16,19,500.00
Registration Fees Paid	Rs. 30,000.00



.... Continued ....

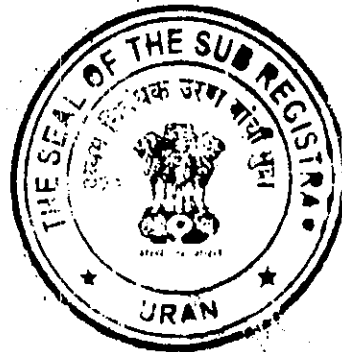
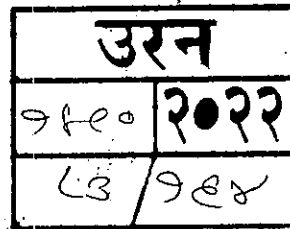
Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 140, Sector-50
Area	1499.18 Sq. Mtr.
Name of the Executing Party	M/S. Devkrupa Enterprises [Partnership Firm] AND CIDCO of Maharashtra Ltd.
Name of Claiming Party	M/S. Silver Spring Construction
Date of Execution	24 <sup>th</sup> September 2020
Date of Registration	25 <sup>th</sup> September 2020
Serial No./Volume and Page	1224/2020
Agreement Value	Rs. 20,989.00
Market Value	Rs. 1,61,91,500.00
Stamp Duty Paid	Rs. 8,09,600.00
Registration Fees Paid	Rs. 30,000.00

**Note:**

1. We have searched the records in Offices of Sub Registrar Office of Uran which were available to us.
2. Computerised Index are not properly maintained in Sub Registrar Office at Uran.

For AJEET SINGH &amp; ASSOCIATES

*(Signature)*  
(ADVOCATE)



# SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Store No.1, Shree Sai Harsh, Plot No.125, M.C.C.H Society, Panvel, 410206

Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date: 09/11/2020

To,  
Adv. Ajeet Singh,  
CBD, Belapur.

Sir,

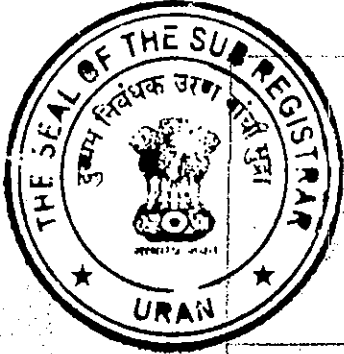
Reg:- Search of Plot No.140, Sector- 50, Village - Dronagiri, Tal  
Uran, Dist. Raigad. Admeasuring area 1499.18 Sq. mtrs.

Period Of Search: 2019 to 2020 ( 02 years )

As per your instruction, I have taken search of the above said property in the  
Sub-Registrar office at Uran The search was taken for the year from 2019 to 2020

in the last 02 years. I have gone through the available Index - II Register kept in the  
said Office. I have found the details as under:-

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## TRANSACTION

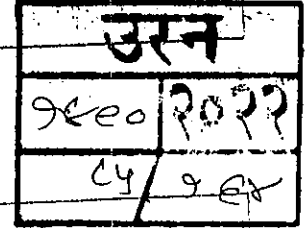
( Sub- Registrar, Uran )

- 1) In Sub Registrar Uran from 2019 to 2020 in last i.e.02 years as according to available records all records had been checked.
- 2) Current Year 2020 manually record is not ready ( Checked Online).

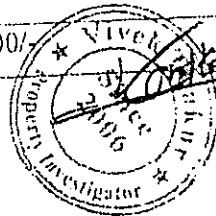
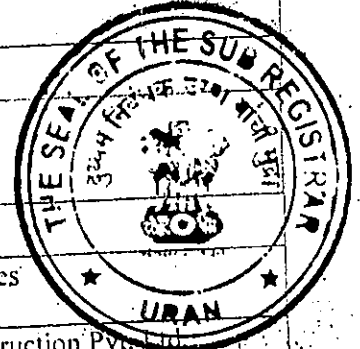


According to the above schedule those entries which I have founded in Search are given as below :

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.140, Sector 50
Area	1499.18
Name of the Executing Party	1) Mansukh Tejabhai Timbadiya, 2) Jayesh R. Mehta
Name of Claiming Party	M./s. Devkrupa Enterprises
Date of Execution	23/10/2019
Date of Registration	23/10/2019
Serial No/Volume and Page	2548/2019
Value	20989/-
Market Value	32382288/-
Stamp Duty	1619500/-
Registration Fees	30000/-

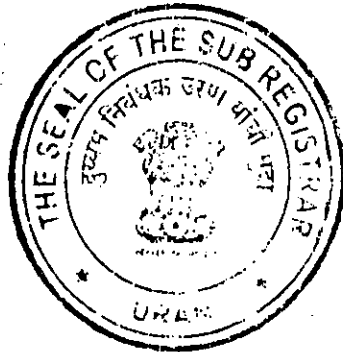
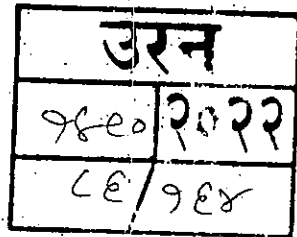
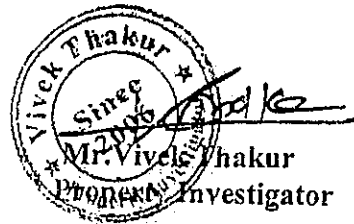


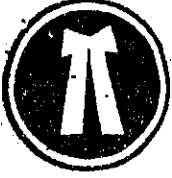
Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.140, Sector 50
Area	1499.18
Name of the Executing Party	M./s. Devkrupa Enterprises
Name of Claiming Party	M./s. Silver Spring Construction Pvt. Ltd.
Date of Execution	24/09/2020
Date of Registration	25/09/2020
Serial No/Volume and Page	1224/2020
Value	20989/-
Market Value	16191500/-
Stamp Duty	809600/-
Registration Fees	30000/-



NOTE:

- 1) I have searched the records in office of Sub registrar office of Uran which were available to me.
  
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Uran





**Ajeet Singh & Associates**

(Advocates & Legal Consultants)

**Ajeet V. Singh**

B.Com., LL.B.  
ADVOCATE HIGH COURT

Office No. 16/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614.  
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet\_advocate@yahoo.co.in

Date: 4<sup>th</sup> January 2020

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

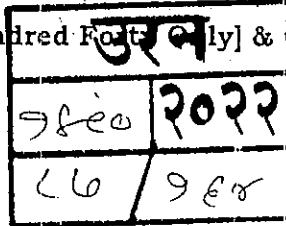
**REF.: PLOT BEARING NO. 140, ADM. 1499.18 SQ.MTR., AT  
SECTOR-50, DRONAGIRI NODE, TAL. PANVEL, DIST. RAIGAD**

We have investigated the Title of M/S. DEVKRUPA ENTERPRISES [Partnership Firm] of Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad have to State as follows:

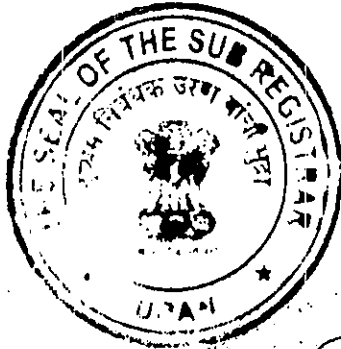
**ALLOTMENT OF PLOT:**

The City and Industrial Development Corporation of Maharashtra Limited had allotted the Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad under the Application dtd. 24<sup>th</sup> June 1992 [received from Project affected Villagers] had allotted the Plot under its 12.5% Scheme in the name of project affected and entitled Villagers, The CIDCO of Maharashtra Ltd. agreed to allot & grant of license of said plot subject to observance of certain conditions on compliance of the requirement and submission required documents, The CIDCO of Maharashtra Ltd. had issued of Letter of Allotment bearing Ref. No. CIDCO/LAND/SATYO/17 /DRONAGIRI/2006 dtd.10<sup>th</sup> September 2007 vide under CIDCO FILE NO. Dronagiri-17 in the name of project affected Villager/Applicant [1] SHRI. GANESH JAYRAJ KARANJAWALA, [2] SHRI. RAMESH JAYRAJ KARANJAWALA, [3] SMT. RAJANI MAHAVIR PATRAWALI and on payment of Lease Premium of Rs. 18,740/- [Rupees Eighteen Thousand Seven Hundred Forty] & Other Charges.

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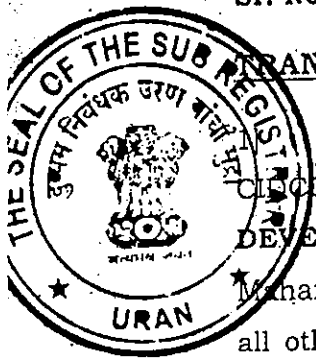


77

AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease executed on 26<sup>th</sup> November 2007 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) the Licensors/Lessor Party of ONE PART AND [1] SHRI. GANESH JAYRAJ KARANJAWALA, [2] SHRI. RAMESH JAYRAJ KARANJAWALA, [3] SMT. RAJANI MAHAVIR PATRAWALI, the Licensees Party of the OTHER PART, (more particularly as written in the schedule of property therein) and Licensee permitted to construct building thereon within available F.S.I (Floor Space Index) and the said Agreement to Lease is registered with the concerned Sub Registrar of Assurance Uran [Panvel-2] vide under Reg. Sr. No. URAN/08084/2007.

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TRANSFER OF PLOT :

The Original Licensees/Allottees have made an application to CIDCO of Maharashtra Ltd. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) for its permission to assign, transfer of the license and all other right, title over the said plot in favour of SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS, The CIDCO of Maharashtra Ltd. on payment of transfer fees by the New Licensee had granted the permission of transfer of the said Plot and entered into First Tripartite Agreement dtd. 16<sup>th</sup> April 2008 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND [1] SHRI. GANESH JAYRAJ KARANJAWALA, [2] SHRI. RAMESH JAYRAJ KARANJAWALA, [3] SMT. RAJANI MAHAVIR PATRAWALI the Original Licensees the Party of Second Part AND SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS, the New Licensee Party of Third Part. The Original Licensees had released, relinquished, transferred all their right, title & interest in favour of the New Licensee. The said First Tripartite Agreement had been duly adjudicated & stamped OFFICE OF THE COLLECTOR OF STAMPS at Alibaug under the CASE ADJ. No. 1189/07-08 DTD. 30<sup>th</sup> November 2007 by way of making the payment of Stamp Duty @ 1% value i.e. of Rs. 69,000/- [Rupees Sixty Nine Thousand Only] deposited in the State Bank of India, Alibaug Branch vide through Challan No.92, dtd. 30<sup>th</sup> November

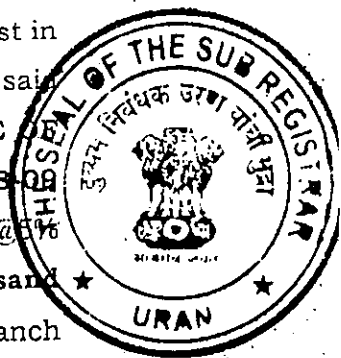
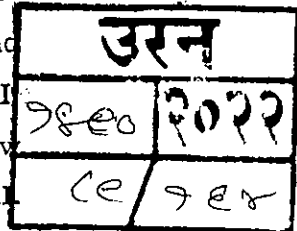
2007

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.... Continued ....

and the same registered with the concerned Sub-Registrar of Assurances Uran under Registration Sr. No. URAN-1160/2008 dtd. 16<sup>th</sup> April 2008. Accordingly, CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS as New Licensee vide through its Final Order bearing No. CIDCO/ESTATE/NA/SATYO/DRONAGIRI/17/08 dtd. 16<sup>th</sup> April 2008.

2] Subsequently SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS, the New Licensee of said Plot had made an application to THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) for its permission to assign, transfer of the license and all other right, title over the said plot in favour of MR. MANSUKH TEJABHAI TIMBADIA [75% Shares] & SHRI. JAYESH RAJNIKANT MEHTA [25% Shares], The CIDCO of Maharashtra Ltd. on payment of transfer fees by the First Subsequent New Licensee had granted the permission of transfer of the said Plot and entered into Second Tripartite Agreement dtd. 22<sup>nd</sup> July 2008 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS the New Licensee as the Party of Second Part AND MR. MANSUKH TEJABHAI TIMBADIA [75% Shares] & SHRI. JAYESH RAJNIKANT MEHTA [25% Shares], the Subsequent New Licensees as the Party of Third Part. The said New Licensee viz. SHRI. MITHUBHAI MAV Proprietor of NAREDIWALA DEVELOPERS had released, relinquished & transferred all its/their rights, title & interest in the said Plot in favour of the First Subsequent New Licensees. The said Tripartite Agreement had been duly adjudicated & stamped OFFICE OF THE COLLECTOR OF STAMPS under the CASE ADJ. No. 930/08-09 DTD. 11<sup>th</sup> July 2008 by way of making the payment of Stamp Duty @ 5% of Value i.e. Rs. 5,99,680/- [Rupees Five Lakh Ninety Nine Thousand Six Hundred Eighty Only] in the State Bank of India, Alibaug Branch vide through Challan No. 5, dtd. 11<sup>th</sup> July 2008 and the same registered with the concerned Sub-Registrar of Assurances at Uran vide under Registration Sr. No. URAN/2214/2008 dtd. 22<sup>nd</sup> July 2008.



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Accordingly, The CIDCO of Maharashtra Ltd. transferred the said Plot in the name of **MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA** as Subsequent New Licensees vide through its Final Order bearing No. **CIDCO/ESTATE/SATYO/DRONAGIRI/17/2008** dtd. 16<sup>th</sup> July 2008

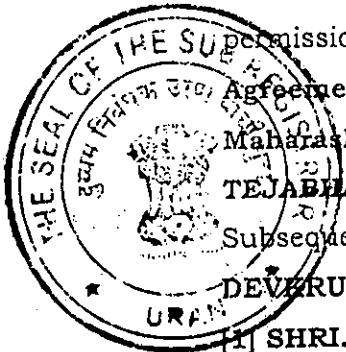
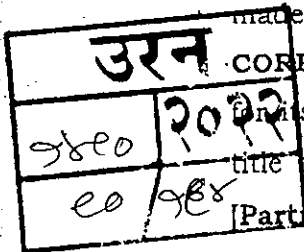
3] **MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA**, the First Subsequent New Licensees of Plot had made an application to **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd)

for its permission to assign, transfer of the license and all other right, title over the said plot in favour of **M/S. DEVKRUPA ENTERPRISES [Partnership Firm]**, The CIDCO of Maharashtra Ltd. on payment of transfer fees by the Second Subsequent New Licensees had granted the

permission of transfer of the said Plot and entered into **Third Tripartite Agreement** dtd. 23<sup>rd</sup> October 2019 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND **MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA** the First Subsequent New Licensees the Party of Second Part AND **M/S. DEVKRUPA ENTERPRISES [Partnership Firm]** through its Partners

[1] **SHRI. GANESH BECHARA PATEL**, [2] **SHRI. MUKESH GOKALBHAI MATHUKIYA**, [3] **SHRI. KESHAVJI NARAN PATEL**, [4] **SHRI. PARBAT DANA PATEL**, [5] **SHRI. MAHESH PUNJALAL PATEL**, the Second Subsequent New Licensees Party of Third Part. The said First Subsequent New Licensees viz. **MR. MANSUKH TEJABHAI TIMBADIA & SHRI. JAYESH RAJNIKANT MEHTA** had released, relinquished & transferred all their rights, title & interest in the said Plot in favour of the Second Subsequent New Licensees. The First Subsequent New Licensees Party of Second Part had released, relinquished, transferred all their right, title and interest in favour of the Second Subsequent New Licensees Party if Third Part. The said Tripartite Agreement duly stamped & registered with the Concerned Sub Registrar of Assurances Uran vide under **Registration Sr. No. URAN-2548/2019** dtd. 23<sup>rd</sup> **October 2019**. The CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of Second Subsequent New Licensees vide through its Final Order bearing No. **CIDCO/ESTATE/SATYO/DRONAGIRI/17/2019/7475** dtd. 13<sup>th</sup> November 2019.

.... Continued ....



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**COMMENCEMENT CERTIFICATE :**

The Promoters of Plot had made an application to the CIDCO of Maharashtra Ltd. for its approval to Construct Residential + Mercantile /Business [Commercial] Building **Ground/Stilt + Fourteen [14] Upper Floor** on the said Plot and the same approved Development Permission & Commencement Certificate issued by The Town Planning Department of CIDCO of Maharashtra Ltd. bearing **Commencement Certificate bearing No. CIDCO/BP-16903/TPO[NM&K]/2019/5476** dtd. **30<sup>th</sup> August 2019**. The The Associate Planner (BP) of CIDCO Ltd. has issued Addendum to the Commencement Certificate vide through **Letter bearing Ref. No. CIDCO/BP-16903/TPO[NM]/2019/1411** dtd. **11<sup>th</sup> December 2019**

**SEARCH REPORT :**

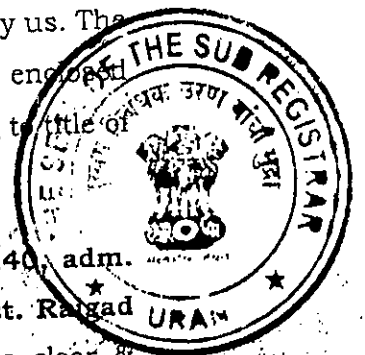
We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through **MR. VIVEK THAKUR**, Search Clerk for a Period Year 2006 to 2019 i.e. **Fourteen [14] Years** in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III, Panvel-IV, Panvel-V Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect.

While Search its found that there is no document executed & registered about the assignment, transfer, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title search enclosed herewith to support our title search certificate issued pertaining to title of said plot.

It's observed by us that the title of Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad with **M/S. DEVKRUPA ENTERPRISES [Partnership Firm]** is clear & marketable and further the License, Lease of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

*[Handwritten Signature]*  
Adm

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२९	१६४



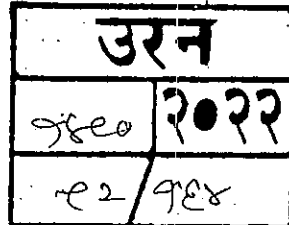
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*THE SCHEDULE ABOVE REFERRED TO*

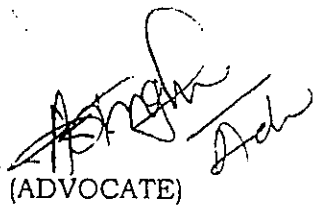
All that piece or parcel of land known as Plot bearing No. 140, Sector-50, Dronagiri, Navi Mumbai, Tal. Uran, Dist. Raigad containing by adm. 1499.18 sq. mtr. or thereabouts and bounded as follows that is to say :

- On or towards North by : Proposed 30.0 Mtrs. Wide Road
- On or towards South by : Plot No. 141
- On or towards East by : Proposed 22.0 mtrs. wide Road
- On or towards West by : Plot No. 139

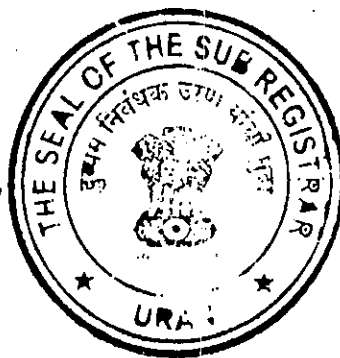
C.B.D. Belapur, Navi Mumbai, Tal. & Dist. Thane



For AJEET SINGH & ASSOCIATES

  
(ADVOCATE)

**AJEET SINGH & ASSOCIATES**  
(Advocates & Legal Consultants)  
Office No. 116/117, 1st Floor, Sai Chamber,  
Plot No. 44, Sector - 11, CBD Belapur,  
Navi Mumbai - 400 614, Tal. & Dist. Thane



Encl. : Search Report taken through MR. VIVEK THAKUR

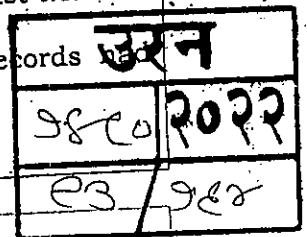
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## SEARCH REPORT

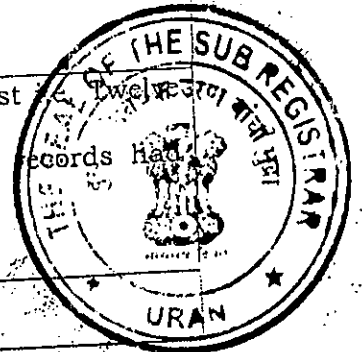
TRANSACTION [Sub-Registrar, Panvel - I]	
1.	In Sub Registrar Panvel-1 from 2006 to 2007 in Last i.e. Two [02] Years as according to available records all records had been checked.

TRANSACTION [Sub-Registrar, Panvel - II]	
1.	In Sub Registrar Panvel-2 from 2006 to 2007 in Last i.e. Two [02] Years as according to available records all records had been checked.

TRANSACTION [Sub-Registrar, Panvel - III]	
1.	In Sub Registrar Panvel-3 from 2006 to 2007 in Last i.e. Two [02] Years as according to available records all records had been checked.



TRANSACTION [Sub-Registrar, Uran]	
1.	In Sub Registrar Uran from 2008 to 2019 in Last [12] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready



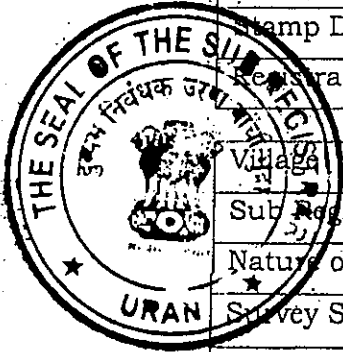
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Adv

ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUND IN SEARCH ARE GIVEN AS BELOW:-

Village	Dronagiri
Sub Registrar Office	Panvel - II
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 140, Sector-50
Area	1499.18 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	GANESH JAYRAJ KARANJWALA RAMESH JAYRAJ KARANJWALA RAJANI MAHAVIR PATRAWALI
Date of Execution	26 <sup>th</sup> November 2007
Date of Registration	26 <sup>th</sup> November 2007
Serial No./Volume and Page	8084/2007
Agreement Value	Rs. 18,740.00
Market Value	Rs. 18,740.00
Stamp Duty Paid	Rs. 1,300.00
Registration Fees Paid	Rs. 200.00

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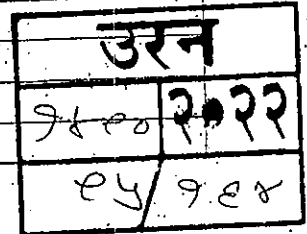
Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 140, Sector-50
Area	1499.18 Sq. Mtr.
Name of the Executing Party	Shri. Ganesh Jayraj Karanjwala AND CIDCO of Maharashtra Ltd.
Name of Claiming Party	Narediwala Developers through Prop. Mitnubhai A. Mav
Date of Execution	16 <sup>th</sup> April 2008
Date of Registration	16 <sup>th</sup> April 2008
Serial No./Volume and Page	1160/2008
Agreement Value	Rs. 18,740.00
Market Value	Rs. 69,00,000.00
Stamp Duty Paid	Rs. 69,000.00
Registration Fees Paid	Rs. 30,000.00

.... Continued ....

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Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 140, Sector-50
Area	1499.18 Sq. Mtr.
Name of the Executing Party	M/S. Narediwala Developers through Prop. Mithubhai A. Mav AND CIDCO of Maharashtra Ltd.
Name of Claiming Party	Mr. Mansukh Tejabhai Timbadia Shri. Jayesh Rajnikant Mehta
Date of Execution	22 <sup>nd</sup> July 2008
Date of Registration	22 <sup>nd</sup> July 2008
Serial No./Volume and Page	2214/2008
Agreement Value	Rs. 18,740.00
Market Value	Rs. 1,19,93,500.00
Stamp Duty Paid	Rs. 5,99,680.00
Registration Fees Paid	Rs. 30,000.00

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 140, Sector-50
Area	1499.18 Sq. Mtr.
Name of the Executing Party	Mr. Mansukh Tejabhai Timbadia Shri. Jayesh Rajnikant Mehta AND CIDCO of Maharashtra Ltd.
Name of Claiming Party	M/S. Devkrupa Enterprises [Partnership Firm]
Date of Execution	23 <sup>rd</sup> October 2019
Date of Registration	23 <sup>rd</sup> October 2019
Serial No./Volume and Page	2548/2019
Agreement Value	Rs. 20,989.00
Market Value	Rs. 3,23,82,288.00
Stamp Duty Paid	Rs. 16,19,500.00
Registration Fees Paid	Rs. 30,000.00

**Note:**

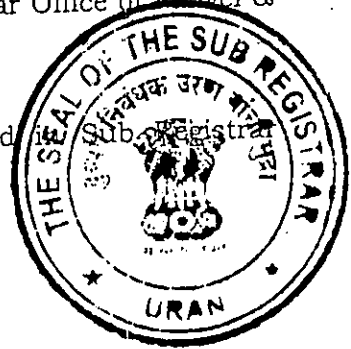
- I have search the records in Offices of Sub Registrar Office of Panvel & Uran which were available to me.
- Computerised Index are not properly maintained Office at Panvel-I, Panvel-II, Panvel-III & Uran.

For AJEET SINGH &amp; ASSOCIATES

(ADVOCATE)

**AJEET SINGH & ASSOCIATES**

(Advocates & Legal Consultants)  
Office No. 116/117, 1st Floor, Sai Chamber,  
Plot No. 44, Sector - 11, CBD Belapur,  
Navi Mumbai - 400 614, Tal. & Dist. Thane



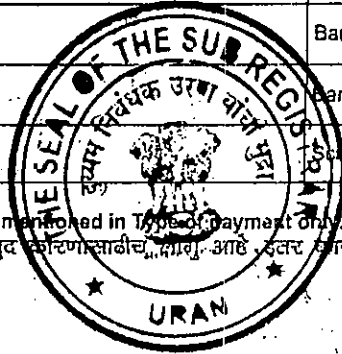


CHALLAN  
MTR Form Number-6



GRN	MH009666409201920E	BARCODE	[Barcode]				Date	18/12/2019-20:11:45	Form ID	
Department	Inspector General Of Registration				Payer Details					
Search Fee	Other Items				TAX ID (If Any)					
Type of Payment					PAN No.(If Applicable)					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR				Full Name	Adv Ajeet Singh				
Location	RAIGAD				Flat/Block No.					
Year	2019-2020 One Time				Premises/Bullding					
Account Head Details	Amount In Rs.		Road/Street							
0030072201 SEARCH FEE	350.00									
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)	Dronagiri Plot No. 140 Sector No. 50 Since 2006 to 2019 14 yrs					
				Amount In	Three Hundred Fifty Rupees Only					
Total	350.00		Words							
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	69103332019121910041	245101950				
Cheque/DD No.			Bank Date	RBI Date	18/12/2019-20:12:09	Not Verified with RBI				
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

उत्तर  
१६०० २०२०  
३५०.००



Department ID :

Mobile No. : 9594891156

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सादर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणेसाठीच लागू आहे. इतर कारणेसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

# SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Store No.1, Shree Sai Harsh, Plot No.125,M.C.C.H Society, Panvel, 410206

Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date: 21/12/2019

To,  
Adv.Ajeet Singh,  
CBD , Belapur.

Sir,

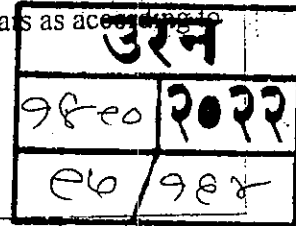
Reg:- Search of Plot No.140, Sector- 50, Village – Dronagiri , Tal  
Uran, Dist.Raigad. Admeasuring area 1499.18 Sq. mtrs.

Period Of Search: 2006 to 2019 ( 14 years )

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel and Uran The search was taken for the year from 2006 to 2019 i.e. last 14 years. I have gone through the available Index – II Register kept in the said Office. I have found the details as under:-

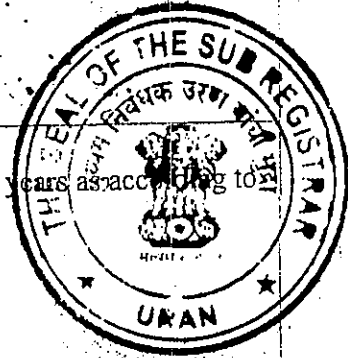
## TRANSACTION ( Sub- Registrar, Panvel – 1 )

1) In Sub Registrar Panvel 1 from 2006 to 2007 in last i.e. 02 years as according to available records all records had been checked.



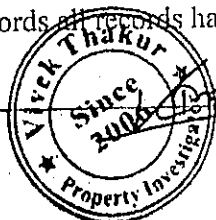
## TRANSACTION ( Sub- Registrar, Panvel – 2 )

1) In Sub Registrar Panvel 2 from 2006 to 2007 in last i.e. 02 years as according to available records all records had been checked.



## TRANSACTION ( Sub- Registrar, Panvel – 3 )

1) In Sub Registrar Panvel 3 from 2006 to 2007 in last i.e. 03 years as according to available records all records had been checked.





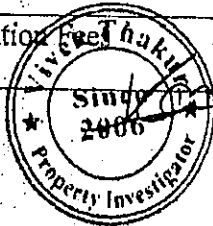
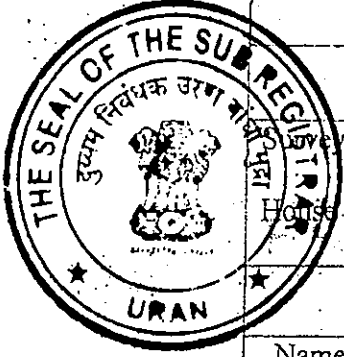
**TRANSACTION**  
( Sub- Registrar, Uran )

- 1) In Sub Registrar Uran from 2008 to 2019 in last i.e.12 years as according to available records all records had been checked.
- 2) Current Year 2019 manually record is not ready ( Checked Online).

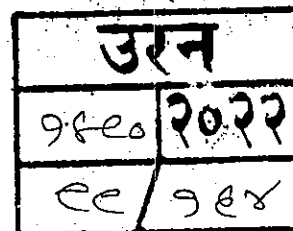
According to the above schedule those entries which I have founded in Search are given as below :

<b>उरान</b>	
१६०	२०२२
६८	१६५

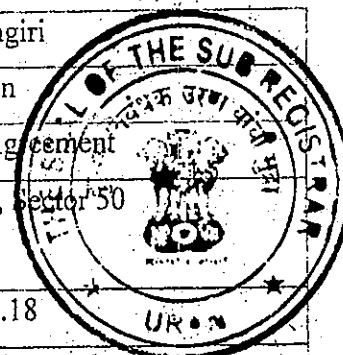
Village	Dronagiri
Sub Registrar Office	Panvel - 2
Nature of Deed	Agreement to lease
Sub Division and House No.	Plot No.140, Sector 50
Area	1499.18
Name of the Executing Party	CIDCO
Name of Claiming Party	Ganesh Jayraj Karanjwala ,Ramesh Jayraj Karanjawala , Rajani Mahavir Patrawali
Date of Execution	26/11/2007
Date of Registration	26/11/2007
Serial No/Volume and Page	8084/2007
Value	18740
Market Value	18740
Stamp Duty	1300
Registration Fee	200



Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.140, Sector 50
Area	1499.18
Name of the Executing Party	Ganesh Jayraj Karanjwala ,Ramesh Jayraj Karanjawala , Rajani Mahavir Patrawali & CIDCO
Name of Claiming Party	M/s. Nardiewala developers through Prop Mithubhai A Mav
Date of Execution	16/04/2008
Date of Registration	16/04/2008
Serial No/Volume and Page	1160/2008
Value	18740
Market Value	6900000
Stamp Duty	69000
Registration Fees	30000



Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.140, Sector 50
Area	1499.18
Name of the Executing Party	M/s. Nardiewala developers through Prop Mithubhai A Mav & CIDCO
Name of Claiming Party	1) Mansukh Tejabhai Timbadiya, 2) Jayesh R. Mehta
Date of Execution	22/07/2008
Date of Registration	22/07/2008
Serial No/Volume and Page	2214/2008
Value	18740
Market Value	11993500
Stamp Duty	599680
Registration Fees	30000



Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.140, Sector 50
Area	1499.18
Name of the Executing Party	1) Mansukh Tejabhai Timbadiya, 2) Jayesh R. Mehta
Name of Claiming Party	M./s. Devkrupa Enterprises
Date of Execution	23/10/2019
Date of Registration	23/10/2019
Serial No/Volume and Page	2548/2019
Value	20989
Market Value	32382288
Stamp Duty	1619500
Registration Fees	30000

**NOTE:**

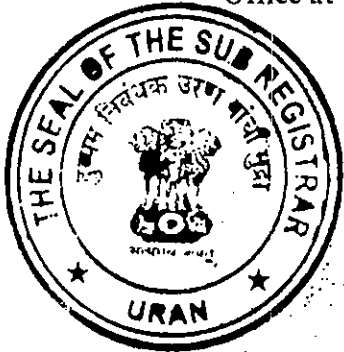
1) I have searched the records in office of Sub registrar office of Panvel & Uran

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१६०	२०२२
१००	२)

which were available to me.

2) Computerized Index are not properly maintained in Sub Registrar

Office at Panvel-1, Panvel 2, Panvel 3 & Uran



सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित.

सिडको भवन, ७ वा मजला, भूमि विभाग

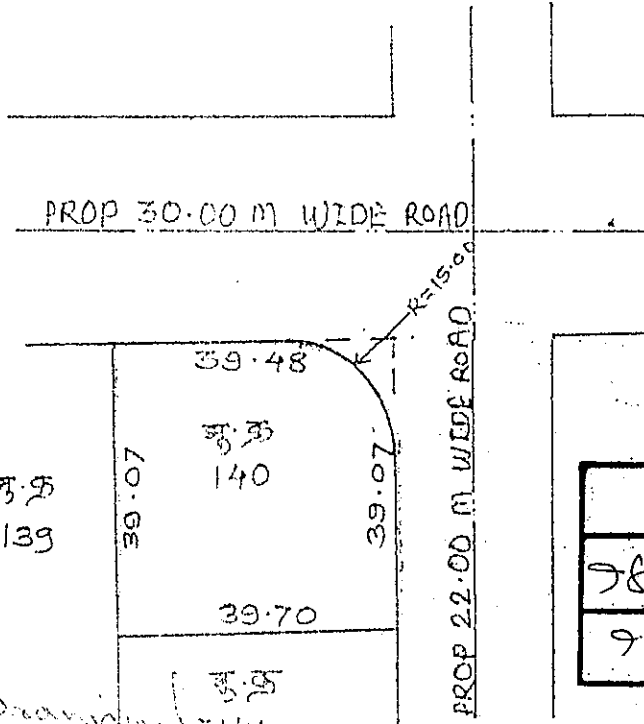
नवी मुंबई १२.५% योजना अंतर्गत मौजे द्रोणागिरी ता. द. उरण जि. रायगड  
विभाग क्र. 50 भूखंड क्र. 140 चा सिमांकन नकाशा.

संदर्भ : सहा. भूमि व भूमापन अधिकारी (१) (२) (३) क्र. सिडको/भूमि/17/१२.५%/योजना/द्रोणागिरी  
दिनांक : 23/11/2007

भूखंडाची हद्द —

भूखंड क्र. क्षेत्र चौ.मी.

140 — 1499-18 चौ.मी



उरण	
१६०	२०२२
१०१	१६४



3 Mrs. R. M. Patil

उरन	
१६०	२०२२
१०२	१६४





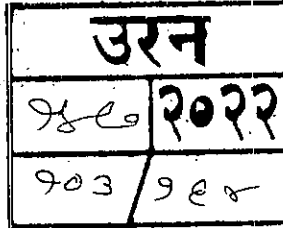
## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52000023962**

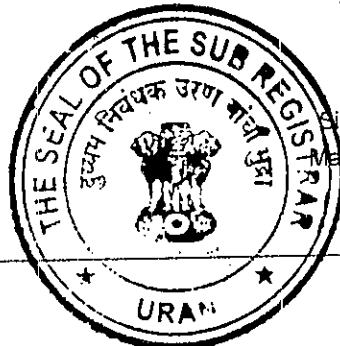
Project: **DEV SAKHA, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 140 SECTOR 5 at Uran, Uran, Raigarh, 400702;**

1. **Devkrupa Enterprises** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin: 410210.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **14/01/2020** and ending with **30/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



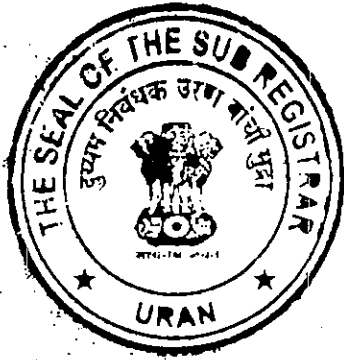
Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 28-06-2020 13:07:34

Dated: **18/05/2020**  
Place: **Mumbai**



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

उरन	
१६००	२०२२
१०४	१६४



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९९-२२-६६५० ०९००

फॅक्स : ००-९९-२२-२२०२ २५०९

CIDCO/BP-16903/TPO(NM)/2020/

1634

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,

नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८९००

फॅक्स : ००-९९-२२-६७९९ ८९६६

संदर्भ क्र. <sup>To</sup>

**M/s. Devkrupa Enterprises,**

Through its Partners : Mr. Ganesh Bechar Patel & others four

Office no. 811/812, 8<sup>th</sup> Floor, Landmark, Plot no. 26A,

Sector-7, Kharghar, Navi Mumbai.

2) **M/s. Silver Spring construction pvt. Ltd.**

Through its directors : Mr. Surat Singh Dasana & others Three

Ahal Manzil, Near Citizen High School,

Bazar peth, Uran, Raigad-400702.

दिनांक : 25/11/2020

## ADDENDUM

**Sub :-** Application for addendum to Commencement Certificate for proposed residential building on Plot No. 140, Sector-50, at Dronagiri (12.5% Scheme) Navi Mumbai.

**Ref :-** 1) Commencement Certificate granted by this office vide letter No.

CIDCO/BP-16903/TPO(NM & K)/2019/5476, Date : 30/8/2019

2) This office Addendum issue vide letter no.

CIDCO/BP-16903/TPO(NM)/2019/1411, dtd. 11.12.2019.

3) Your Architect application received for issuing of Corrigendum

On 21.10.2020.

Sir,

This is in the receipt of above referred letter at Sr. No.3 from applicant, has brought in which it to notice of this office that the address & partners name mentioned in the Commencement Certificate issued by this office for said plot has to be change due to new licensee.

As per the record, this office has granted the Development Permission / Commencement Certificate in the name shri Mansukh Tejabhai Timbadia and Shri. Jayesh rajnikant Mehta after which a Tripartite has been executed on 23.10.2019 between original licensee & new licensee. Accordingly an addendum was issued vide letter ref. at rr.02.

After which another Triparty Agreement has been executed on 24.09.2020 & subsequently New Licensee has come in effect.

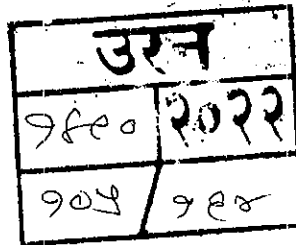
Hence this Addendum is issued to add the name of licensee as M/s. Silver Spring construction pvt. Ltd. Through its directors : Mr. Surat Singh Dasana & others Three having 50% Share.

In view of above the name of licensee shall read as M/s. Devkrupa Enterprises, Through its Partners : Mr. Ganesh Bechar Patel & others four, And M/s. Silver Spring construction pvt. Ltd. Through its directors : Mr. Surat Singh Dasana & others Three, instead of M/s. Devkrupa Enterprises, Through its Partners : Mr. Ganesh Bechar Patel & others four.

All other terms and conditions mentioned in the Commencement Certificate referred at Sr. No. 1 above shall remain unchanged.

This Addendum shall form Part of Commencement Certificate granted by this office vide letter referred at Sr. No. (1) above.

Thanking you,



Yours faithfully

(Mithlesh Patil)

Asso. Planner (Bldg. Permission)  
Navi Mumbai

C.C. to : Architect

M/s. Atul Patel,

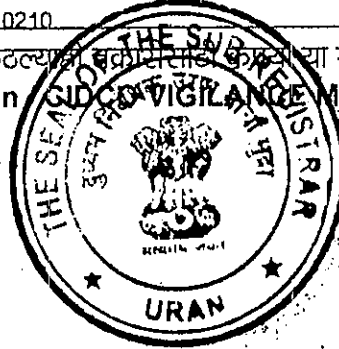
1209, the Landmark,

Plot No.26A, Sector-7,

Kharghar, Navi Mumbai-410210.

भ्रष्टाचारासंबंधी कुठल्याही प्रकारचा तक्रार या संकेतस्थळाला भेट द्यावी.

cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx







**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:  
"SHIRMA", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2252 2509

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8156

Ref. No. CIDCO/BP-16903/TPO(NM)/2019 / 1411

Date: 11/12/19

To:  
M/s. Devkrupa Enterprises,  
Through its partners Mr. Ganesh Bechar Patel & others four,  
Office no.811/812, 8<sup>th</sup> floor, Landmark,  
Plot no. 26A, Sector-7, Kharghar,  
Navi Mumbai.

**ADDENDUM**

Sub :- Application for addendum to proposed residential building on Plot No.140, Sector-50, at Dronagiri, Navi Mumbai.

Ref :- 1) Commencement Certificate granted vide letter no. CIDCO/BP-16903/TPO(NM & K)/2019/5476, dtd. 30.08.2019.  
2) Your Architect letter received on dtd. 05.12.2019.

Sir,

This is in the receipt of above referred letter at Sr. No.2 from applicant, has brought in notice to this office that the address & partners name mentioned in the Commencement Certificate issued by this office for said plot has to be change due to new licensee. (Required necessary documents are submitted by the applicant)

As per the record, this office has granted the Development Permission / Commencement Certificate in the name of Shri. Mansukh Tajabhai Timbadia and Shri. Jayesh Rajnikant Mehta vide No. CIDCO/BP-16903/TPO(NM & K)/2019/5476, dtd. 30.08.2019. after which a new Tripartite Agreement has been executed on 24.07.2019 & subsequently New Licensee has come in effect. Hence this Addendum is issued to change the name of licensee as M/s. Devkrupa Enterprises, Through its partners Mr. Ganesh Bechar Patel & others four, Office no.811/812, 8<sup>th</sup> floor, Landmark, Plot no: 26A, Sector-7, Kharghar, Navi Mumbai.

In view of above the name of licensee shall read as M/s. Devkrupa Enterprises, Through its partners Mr. Ganesh Bechar Patel & others four, Office no.811/812, 8<sup>th</sup> floor, Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai.  
All other terms and conditions mentioned in the Commencement Certificate referred at Sr. No. 1 above shall remain unchanged.

This Addendum shall form Part of Commencement Certificate granted by this office vide letter referred at Sr. No. (1) above

Thanking you.

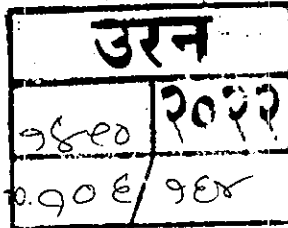
Yours faithfully

(Mithilesh Patil)

Asso. Planner (Bldg. Permission)  
Navi Mumbai

C.C. to:

M/s. Atul Patel,  
1209, the Landmark,  
Plot No.26A, Sector-7,  
Kharghar, Navi Mumbai-410200.





Off : 0294-2412120  
Mob : 93525 15560  
Mob : 93525 00114

# Silver Spring Construction Pvt. Ltd.

CIN :- U45201RJ2005PTC020382

64, First Floor, M.S. Office Tower, Opp. RSEB Office, Madhuban, Udaipur (Raj.) 313004

Date : 30-12-2019

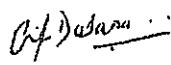
Ref. No.

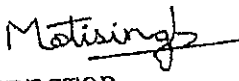
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SILVER SPRING CONSTRUCTION PRIVATE LIMITED AT ITS MEETING HELD ON 20TH DECEMBER 2019 AT THE REGISTERED OFFICE OF THE COMPANY AT 64, FIRST FLOOR, M.S. TOWER, OPPOSITE RSEB OFFICE, MADHUBAN, UDAIPUR-313001

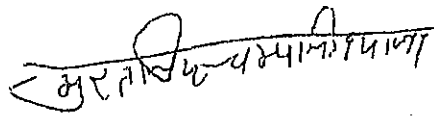
RESOLVED that opened in the name of the Company, Operate the bank account, Sign all papers required for CIDCO transfer, Registration sell of flats/Shops Registration of flat/shop to the perspective purchases negotiate the purchases price with purchases, collect the amount from purchases, pay for material bills, labor charges ect. Appoint the Architect Engineer for the project is hereby authorized to honor of the company by Shri Tansukh Pannalal Jain

"FURTHER RESOLVED that Shri Tansukh Pannalal Jain, Director of the Company, be and is hereby authorized to communicate the resolution to enter into any correspondence for purpose all the necessary work for the project development related the Plot No. 140, Sector-50 Dronagiri Node, Navi Mumbai.

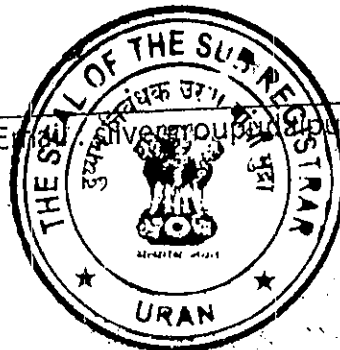
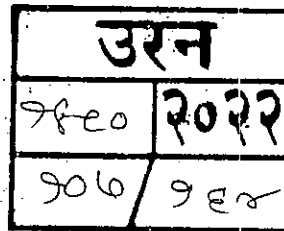
Certified True Copy  
For SILVER SPRING CONSTRUCTION PRIVATE LIMITED

  
DIRECTOR  
(Narendra Singh Dasana)

  
DIRECTOR  
(Moti Singh Dasana)

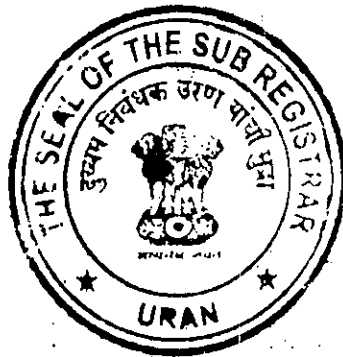
  
DIRECTOR  
(Surat Singh Dasana)

  
DIRECTOR  
(Tansukh Pannalal Jain)



E: silvergroup@ur@gmail.com

उरन	
१६०	२०२२
१०८	१६४



528/7863 Monday, December 14, 2020 7:12 PM	पावती	Original/Duplicate नोंदणी क्र.: 39म Regn.: 39M
गावाचे नाव: पनवेल दस्तऐवजाचा अनुक्रमांक: पवस4-7863-2020 दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र सादर करणाऱ्याचे नाव: कल्पेश श्रीराम केणी	पावती क्र.: 8523 दिनांक: 14/12/2020	
	नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 42	₹. 100.00 ₹. 840.00
	एकूण:	₹. 940.00
	Joint Sub Registrar Panvel 4	

वाजार मुल्य: ₹.1/-  
मोबदला ₹.0/-  
भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹.840/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1412202011174 दिनांक: 14/12/2020  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रकम: ₹.100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008316754202021E दिनांक: 14/12/2020  
बँकेचे नाव व पत्ता:

नोंदणी फी माफी अस्तल्यात तपणिल :-

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

मुख्य दस्तऐवज परत घेण्यासाठी

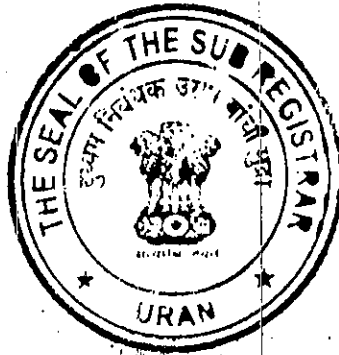
*[Signature]*

*[Signature]*

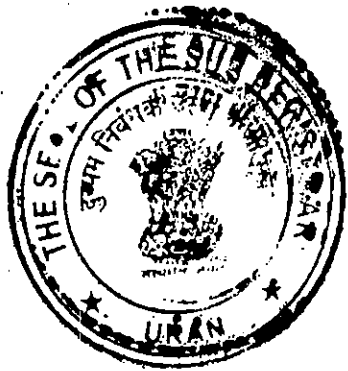
सह, दफ्तरी निदेशक पनवेल ४

14/12-2020

<b>उरन</b>	
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१०९	१९९



उरन	
१६०	२०१२
११०	१६४







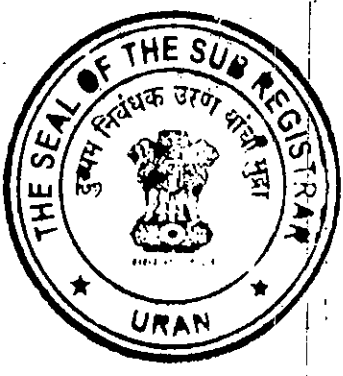
GRN	MH000310784202021E	BARCODE	Date		14/12/2020-15:33:39	Form ID	48(1)						
Department	Inspector General Of Registration			Payer Details									
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)									
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(If Applicable)	DVDPK9628H								
Location	RAIGAD			Full Name	Kalpesh Shram Kesh And Other								
Year	2020-2021 One Time			Flat/Block No.	As Per Agreement								
Account Head Details		Amount In Rs.	Premises/Building										
0030046401	Stamp Duty	500.00	Road/Street		At Panvel Tal Panvel Dist Raigad								
0030063301	Registration Fee	100.00	Area/Locality		Panvel								
			Town/City/District										
			PIN		4 1 0 2 0 6								
			Remarks (If Any)										
			PAN2=ANI PP3802H-SecondPartyName=Ganesh B Patel And Other										
			<table border="1"> <tr><td colspan="2">पवल - ४</td></tr> <tr><td>७६३</td><td>२०२०</td></tr> <tr><td colspan="2">२/२२</td></tr> </table>					पवल - ४		७६३	२०२०	२/२२	
पवल - ४													
७६३	२०२०												
२/२२													
Total		600.00	Words		Six Hundred Rupees Only								
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK									
Cheque/DD Details		Bank CIN	Ref. No.	69103332020121416526		2648225464							
Cheque/DD No.		Bank Date	RBI Date	14/12/2020-15:33:39		Not Verified with RBI							
Name of Bank		Bank-Branch		IDBI BANK									
Name of Branch		Scroll No., Date		Not Verified with Scroll									

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चलन केवल दुर्यम निबंधक कार्यालय नोंदणी खात्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सादर नसावा लागू नाही.

२१५१२५ /  
 राजम धानगर  
 सुभाष

Pravin  
 R.S. Vaid  
 14/12/2020

उरन  
 ७६० २०२२  
 ९९२ / ९९४



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1412202011174	Date 14/12/2020
Received from Kalpesh Shiram Ken, Mobile number 9100000000, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 14/12/2020
Bank CIN 10004152020121410138	REF No. 2652186408
This is computer generated receipt, hence no signature is required.	

पवेल - ४  
 १८/१२/२०२०  
 ४/४०



उरन  
 १६०० २०२२  
 ११३/१६४





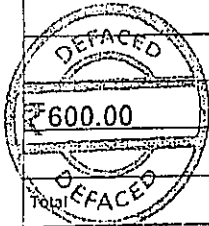


CHALLAN  
MTR Form Number-6

पंवल - ४  
७६३/२०२०  
४/१४



GRN	MH006316754202021E	BARCODE	Date: 14/12/2020 15:33:39		Form ID	48(f)
Department	Inspector General Of Registration			Payer Details		
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)		
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No. (If Applicable)	DVPDK9628H	
Location	RAIGAD			Full Name	Kamesh Shrinani Kani	
Year	2020-2021 One Time			Flat/Block No.	A/10/10/10/10	
Account Head Details	Amount in Rs.	Premises/Building		Remarks (If Any)		
0030048401 Stamp Duty	500.00	Road/Street	At Panvel Tal Panvel Dist Raigad			
0030063301 Registration Fee	100.00	Area/Locality	Panvel			
		Town/City/District				
		PIN	4 1 0 2 0 6			
		Remarks (If Any)				
		PAN2=AHLP3802H-SecondPartyName=Ganesh B Patel And Other-				
		Amount In Words	Six Hundred Rupees Only			
		Total	600.00			
Payment Details			FOR USE IN RECEIVING BANK			
IDBI BANK			Bank CIN	Ref. No.	69103332020121416626	2648225464
Cheque-DD Details			Bank Date	RBI Date	14/12/2020-15:35:07	15/12/2020
Cheque/DD No.			Bank-Branch		IDBI BANK	
Name of Bank			Scroll No. , Date		100 , 15/12/2020	
Name of Branch						



Department ID : Mobile No. : 9100000000  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सादर चलान फेवळ दुय्यम निवेदाक कार्यालयात नोंदणी करायच्या दस्तऐवजाची लागू आहे. नोंदणी न करायच्या दस्तऐवजाची सादर बतान लागू नाही.

Validity unknown

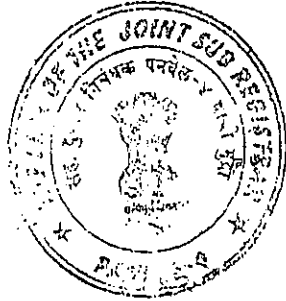
Digitally signed by D. VIRTUAL TREASURY  
MUMBAI 03  
Date: 2020.12.23 21:23:34 IST  
Reason: Sejura Do Return :-  
Registration: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-528-7863	000380592202021	14/12/2020-18:50:54	IGR547	100.00
2	(IS)-528-7863	000380592202021	14/12/2020-18:50:54	IGR547	500.00
Total Defacement Amount					600.00

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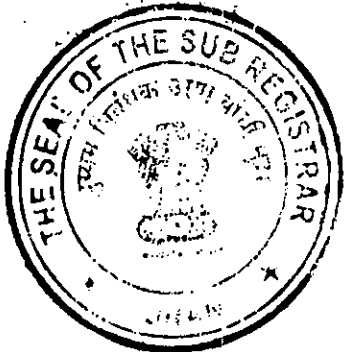
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**SPECIAL POWER OF ATTORNEY**  
*(only for Admission)*  
 TO ALL TO WHOM THESE PRESENTS SHALL COME

We, M/S. DEVKRUPA ENTERPRISES [Partnership Firm] Constituted under the Provision of The Indian Partnership Act 1932, having its Office at 811/812, The Landmark, Plot No. 26A, Sector-7, Kharghar, Navi Mumbai 410 210, Tal. Panvel, Dist. Raigad AND M/S. SILVER SPRING CONSTRUCTION PVT. LTD., a Company duly incorporated under The Provision of Companies Act, 1956 having address at Office No. 1, Ahal Manzil, Near Citizen High School Bazar Peth, Uran, Raigad, Maharashtra, SEND GREETINGS

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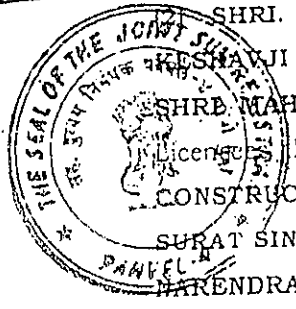
३१६५१२-११  
 R.S. Mhale  
 २९/०७/२०२१

*[Signature]*  
 Poavin  
 R.S. Mhale

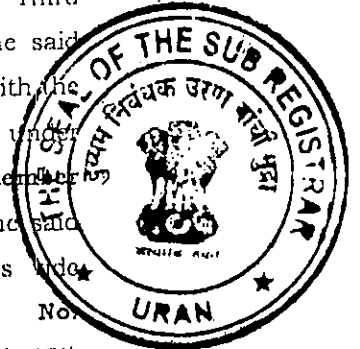
WHEREAS we are the Promoters No. 1 M/S. DEVKRUPA ENTERPRISES [Partnership Firm] & Promoters No. 2 M/S. SILVER SPRING CONSTRUCTION PVT. LTD. having Units/Flats/Shops in building to be constructed on Plot bearing No. 140, adm. 1499.18 sq.mtr., at Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad [as per Sharing units/flats/shops Annexure "H" under the Tripartite Agreement dtd. 24<sup>th</sup> September 2020 entered between The CIDCO of Maharashtra Ltd. the Party of First Part AND M/S. DEVKRUPA ENTERPRISES [Partnership Firm] through its Partners [1] SHRI. GANESH BECHAR PATEL, [2] SHRI. MUKESH GOKALBHAI MATHUKIYA, [3] SHRI. KESHAVJI NARAN RAVAT, [4] SHRI. PARBAT DANA PATEL, [5] SHRI. MAHESH PUNJALAL PATEL, the Second Subsequent New Licensees the Party of Second Part AND M/S. SILVER SPRING CONSTRUCTION PVT. LTD. through its Directors [1] MR. SURAT SINGH DASANA, [2] MR. MOTI SINGH DASANA, [3] MR. HARENDRASINGH SURATSINGH DASANA, [4] MR. TANSUKH PANNALAL JAIN, the Third Subsequent New Joint Licensees Party of Third Part. The Second Subsequent New Licensees Party of Second Part had released, relinquished, transferred their 50% [1/2] Share, adm. 749.59 sq.mtr. area out of Plot area adm. 1499.18 sq.mtr. and its right, title & interest in favour of the Third Subsequent Joint New Licensees Party of Third Part. The said Tripartite Agreement had been duly stamped & registered with the Concerned Sub Registrar of Assurances at Uran vide Registration Sr. No. URAN-1224/2020 dtd. 25<sup>th</sup> September 2020. The CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of Second Subsequent New Licensees Party through its Final Order bearing No. CIDCO/ESTATE/SATYO/DRONAGIRI/17/2020 /7932 dtd. 19<sup>th</sup> October 2020.

AND WHEREAS we have commenced the construction Work of Building on the said Plots as per approved Plan and Commencement Certificate issued by the Additional Town Planning Officer of Navi Mumbai & Khopta to issue the Amended/Addendum vide through New Commencement Certificate bearing No. CIDCO/BP-16903/TPO[NM] /2020/1634 dtd. 25<sup>th</sup> November 2020.

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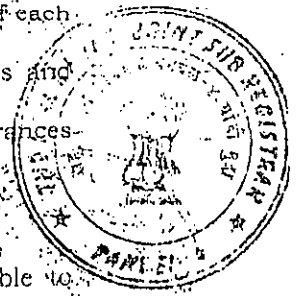


21571211  
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 22/11/2020

R.S. Mhate  
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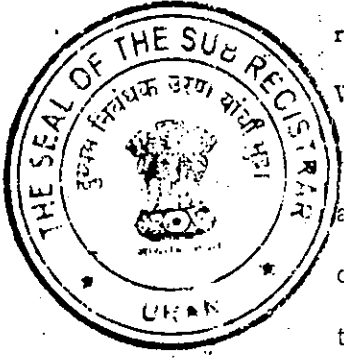
AND WHEREAS Unit/Premises of the Building is decided to be sold out jointly by executing & registering Agreement for Sale as per The Maharashtra Ownership Flat (regulations of the promotion of construction, sale management and transfer) Act, 2005 (Mah. Act. 4 of 2008) w.e.f. 25/02/2008, under the confirmation of each other for the sale of our respective Share of Unit/Premises and admit the same before the Concerned Sub Registrar of Assurances - Tal. Uran, Dist. Raigad.

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AND WHEREAS due to our non availability we are unable to present & admit the document before the Sub-Registrar of Assurances at Uran for registration of Agreement for Sale, therefore we hereby decided to appoint Office Staff/Manager [1] MR. KALPESH SHRIRAM KENI, Age 25 Years, holding INCOME TAX PERMANENT A/C NO. DVDPK9628H, residing at House No. 40-2, Near St. Marys School, Sukapur, Dist. Raigad, Maharashtra - 410206, [2] MR. ROHAN SHANKAR MHATRE, holding INCOME TAX PERMANENT A/C NO. DRQPM6096G, residing at Village Ovale, Tal. Panvel, Dist. Raigad, Maharashtra - 410206, [3] MR. PRAVIN TANSUKH JAIN, Age 24 Years, holding INCOME TAX PERMANENT A/C NO. BCPVJ4684B, residing at G-3, Sheetal Sunit Apartment, Near Tera Pant Hall, Wani Ali, Tal. Uran. Dist. Raigad, Maharashtra - 400 702 as our true, lawful attorney and either of one OR any one of them is authorize to do all the following acts, deeds, things as our constituted lawful attorney on our behalf and confirm upon them the following powers hereinafter stated. (Only Limited Power)

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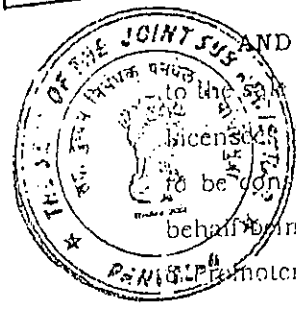
7165127 /  
 Kalpesh  
 22/06/2022  
 Rohan  
 Pravin

Pravin  
 R.S. Mhatre

NOW YE AND THESE PRESENTS WITNESSETH THAT:

To present & admit the executed by us: Agreement for Sale, Sale Deed, Deed of Confirmation, Cancellation Deed & Rectification Deed being as Joint Subsequent New Licensees before the Concerned Sub-Registrar of Assurances at URAN as Concerned to Units/Premises Space of their Share as per Annexure "H" of Agreement for Sale of Building known as "DEV SAKHA", situated at Plot bearing No. 140, Sector-50, at Dronagiri, Tal. Uran, Dist. Raigad.

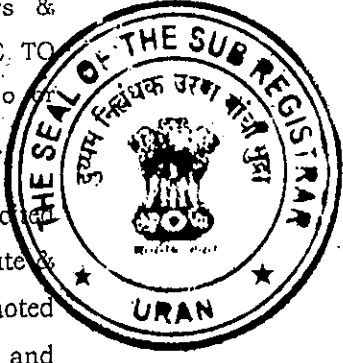
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AND GENERALLY to act as our attorney or agent in relation to the sale of Units/Premises Space of other Joint Subsequent New Licensees Promoters No.1 & Promoters No.2 share in the building to be constructed on the aforesaid Plot in our name and on our behalf being as Joint Subsequent New Licensees/ Promoters No.1 & Promoters No.2.

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AND we hereby for ourselves, our heirs, executors & administrators HEREBY RATIFY & CONFIRM AND AGREE TO RATIFY & CONFIRM whatsoever our said attorney shall do purport to be done by virtue of these presents.



This Power of Attorney is for limited purpose as recd hereinabove, related to Development of said plot and to execute & admit the documents, for sale of Units/Flats and its to be noted that same is not related to transfer, assignment of said Plot and same can be revoked by the Partners at an times.

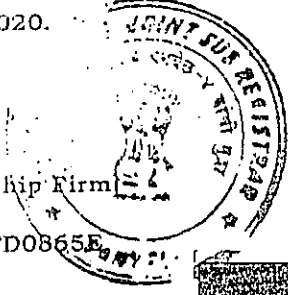
The specimen signature of our Attorney [1] MR. KALPESH SHRIRAM KENI, [2] MR. ROHAN SHANKAR MHATRE, [3] MR. PRAVIN TANSUKH JAIN authorise of M/S. DEVKRUPA ENTERPRISES [Partnership Firm] & M/S. SILVER SPRING CONSTRUCTION PVT. LTD. are appended herein below.

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Kalpesh  
Rohan Mhatre  
Pravin

Pravin  
R.S. Mhatre

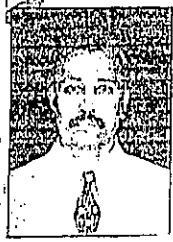
4077-8  
 10/03/2020

IN WITNESS WHEREOF We, the undersigned  
 DEVKRUPA ENTERPRISES [Partnership Firm] & M/S SILVER  
 SPRING CONSTRUCTION PVT. LTD. have hereunto set our  
 hands on this 14 day of 11, 2020.



SIGNED SEALED DELIVERED BY  
 the within named of  
 M/S. DEV KRUPA ENTERPRISES [Partnership Firm]  
 INCOME TAX PERMANENT A/C. NO. AAEPD0865E

Through its Partner  
 [1] SHRI. GANESH BECHAR PATEL  
 INCOME TAX PERMANENT A/C. NO. AHLPP3802H  
 AADHAAR CARD NO. 814212265219

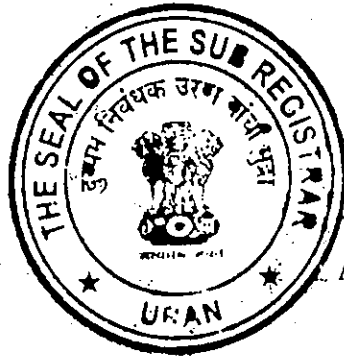


[2] SHRI. MUKESH GOKALBHAI MATHURKIYA  
 INCOME TAX PERMANENT A/C. NO. AFCPM9702L  
 AADHAAR CARD NO. 785037971798



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[3] SHRI. KESHAVJI NARAN RAVAT  
 INCOME TAX PERMANENT A/C. NO. AIHPP5283H  
 AADHAAR CARD NO. 212729039118



[4] SHRI. PARBAT DANA PATEL  
 INCOME TAX PERMANENT A/C. NO. AKFPP7360K  
 AADHAAR CARD NO. 864253476437



[5] SHRI. MAHESH PUNJALAL PATEL  
 INCOME TAX PERMANENT A/C. NO. AGLPP4325N  
 AADHAAR CARD NO. 789024069300







**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN : U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**  
 "NIRMAL", 2nd Floor, Narlman Point,  
 Mumbai - 400 021.  
 PHONE : 00-91-22-6650 0900  
 FAX : 00-91-22-2202 2509

**HEAD OFFICE:**  
 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614.  
 PHONE: 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8100

Ref. No. CIDCO/BP-16903/TPO(NM)/2019 / 1411

Date: 11/12/19

**To,**  
 M/s. Devkrupa Enterprises,  
 Through its partners Mr. Ganesh Bechar Patel & others four,  
 Office no.811/812, 8<sup>th</sup> floor, Landmark,  
 Plot no. 26A, Sector-7, Kharghar,  
 Navi Mumbai.

ADDENDUM
**Sub :-** Application for addendum to proposed residential building on Plot No.140, Sector-50, at Dronagiri, Navi Mumbai.

**Ref :-** 1) Commencement Certificate granted vide letter no. CIDCO/BP-16903/TPO(NM & K)/2019/5476, dtd. 30.08.2019.  
 2) Your Architect letter received on dtd. 05.12.2019.

Sir,

This is in the receipt of above referred letter at Sr. No.2 from applicant, has brought in notice to this office that the address &amp; partners name mentioned in the Commencement Certificate issued by this office for said plot has to be change due to new licensee. (Required necessary documents, are submitted by the applicant)

 As per the record, this office has granted the Development Permission / Commencement Certificate in the name of Shri. Mansukh Tajabhai Timbadia and Shri. Jayesh Rajnikant Mehta vide No. CIDCO/BP-16903/TPO(NM & K)/2019/5476 dtd. 30.08.2019. after which a new Tripartite Agreement has been executed on 24.07.2019 & subsequently New Licensee has come in effect. Hence this Addendum is issued to change the name of licensee as M/s. Devkrupa Enterprises, Through its partners Mr. Ganesh Bechar Patel & others four, Office no.811/812, 8<sup>th</sup> floor, Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai.

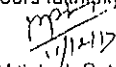
 In view of above the name of licensee shall read as M/s. Devkrupa Enterprises, Through its partners Mr. Ganesh Bechar Patel & others four, Office no.811/812, 8<sup>th</sup> floor, Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai.

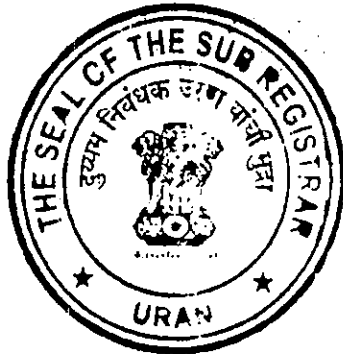
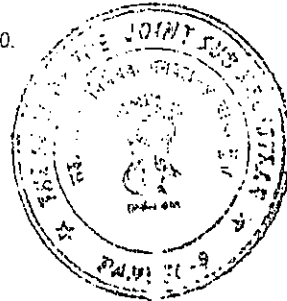
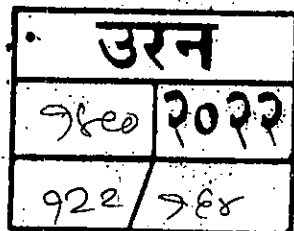
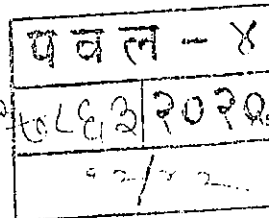
All other terms and conditions mentioned in the Commencement Certificate referred at Sr. No. 1 above shall remain unchanged

This Addendum shall form Part of Commencement Certificate granted by this office vide letter referred at Sr. No. (1) above.

Thanking you,

Yours faithfully

  
 (Mithlesh Pali)  
 Asso. Planner (Bldg. Permission)  
 Navi Mumbai

**C.C. to:**  
 M/s. Atul Patel,  
 1209, the Landmark,  
 Plot No.26A, Sector-7,  
 Kharghar, Navi Mumbai-410210.




# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(गोआयन - यु १९९९९ एमएच १९७० एस्जीसी - ०१४५७८)

नोदणीकृत कार्यालय :  
'निर्मल' दुसरा मजला, नरीमन पॉइंट,  
मुंबई - ४०० ०२९  
दुरध्वनी : ०२२-२२२२२२२२ २२२२२२  
फॅक्स : ०२२-२२२२२२२२ २२२२२२

CIDCO/BP-16903/TPO(NM)/2020/ 1634

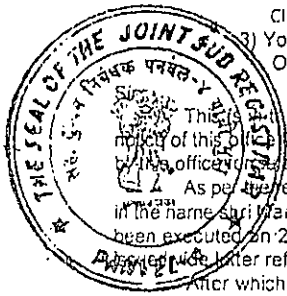
मुख्य कार्यालय :  
'सिडको' भवन, सी वा डा वेलापूर,  
नवी मुंबई ४०० ६९४  
दुरध्वनी : ०२२ २२ ६७६९  
फॅक्स : ०२२-२२२२२२२२

दिनांक : 25/11/2020

सदस्य To  
1) M/s. Devkrupa Enterprises,  
Through its Partners : Mr. Ganesh Bechar Patel & others four,  
Office no. 811/812, 8<sup>th</sup> Floor, Landmark, Plot no. 26A,  
Sector-7, Kharghar, Navi Mumbai  
2) M/s. Silver Spring construction pvt. Ltd.  
Through its directors : Mr. Surat Singh Dasana & others Thru  
Ahil Mansukh, Near Citizen High School,  
Bazar pethi, Uran, Rajgad-400702.

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### ADDENDUM



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Application for addendum to Commencement Certificate for proposed Plot No. 140, Sector-50, at Dronagiri (12.5% Scheme) Navi Mumbai  
Ref :- 1) Commencement Certificate granted by this office vide letter No CIDCO/BP-16903/TPO(NM & K)/2019/5476, Date: 30/8/2019  
2) This office Addendum in the vide letter no. CIDCO/BP-16903/TPO(NM)/2019/1411, dtd. 11.12.2019.  
3) Your Architect application received for issuing of Corrigendum On 21.10.2020.

This receipt of above referred letter at Sr. No.3 from applicant, has brought in which it is notified that the address & partners name mentioned in the Commencement Certificate issued by this office for the plot has to be change due to new licensee.  
As per the record, this office has granted the Development Permission/ Commencement Certificate in the name of Sri Mansukh Tejabhai Timbadia and Shri. Jayesh rajnikant Mehta after which it has been executed on 23.10.2019 between original licensee & new licensee. Accordingly an addendum was issued vide letter ref. at rr.02.  
After which another Triparty Agreement has been executed on 24.09.2020, subsequently new Licensee has come in effect.

Hence this Addendum is issued to add the name of licensee as M/s. Silver Spring construction Pvt. Ltd. Through its directors : Mr. Surat Singh Dasana & others Three having 50% Share.  
In view of above the name of licensee shall read as M/s. Devkrupa Enterprises, Through its Partners : Mr. Ganesh Bechar Patel & others four, And M/s. Silver Spring construction pvt. Ltd Through its directors, Mr. Surat Singh Dasana & others Three, instead of M/s. Devkrupa Enterprises, Through its Partners : Mr. Ganesh Bechar Patel & others four

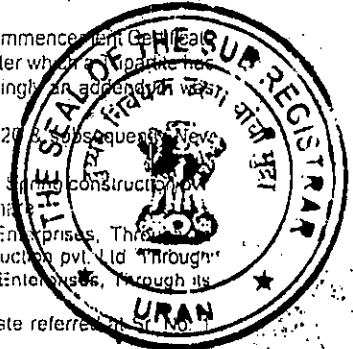
All other terms and conditions mentioned in the Commencement Certificate referred above shall remain unchanged  
This Addendum shall form Part of Commencement Certificate granted by this office vide letter referred at Sr. No. (1) above.

Thanking you,

Yours faithfully

(M. Nilesh Patil)  
Asso. Planner (Bldg Permission)  
Navi Mumbai

C.C. to : Architect  
M/s. Atul Patel,  
1209, the Landmark,  
Plot No. 26A, Sector 7



To,  
SHRI.MANSUKH TEJABHAI TIMBADIA AND  
SHRI.JAYESH RA...

**ASSESSMENT ORDER NO. 2019/5322**

Sub : Payment of New development charges : Residential + Mercantile / Business  
(Commercial) Building on Plot No. 140, Sector 50 at Dronagiri(New) 12.5 % Scheme  
Plot, Navi Mumbai.

Ref : 1)Extension of Time vide CIDCO/Est. 2/2019/600/22549/4249 dt. 25-05-2019 2)Provisional Fire NOC  
vide CIDCO/FIRE/HQ/2019/E-451 Dt. 23-08-2019  
3)Mavaja NOC vide CIDCO/Est. 12.5% Dronagiri dt. 28-05-2019 4)Final transfer order vide  
CIDCO/Est.12.5%/Dronagiri/17/2008 dt. 16-05-2017

Your Proposal No. .CIDCO/BP-16903/TPO(NM & K)/2019 dated 01 July, 2019

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : SHRI.MANSUKH TEJABHAI TIMBADIA AND SHRI.JAYESH RAJNIKANT  
MEHTA
- 2) Location : Plot No. 140 Sector 50 at Dronagiri(New) Navi Mumbai
- 3) Plot Use : Residential + Mercantile / Business Commercial
- 4) Plot Area : 1469.11
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 14400

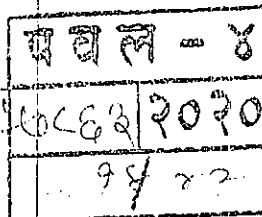
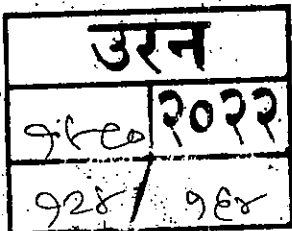
Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	1469.11 * 12	17900
Total Assessed Charges				17990

7) Date of Assessment : 30 August, 2019

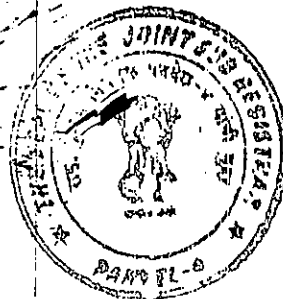
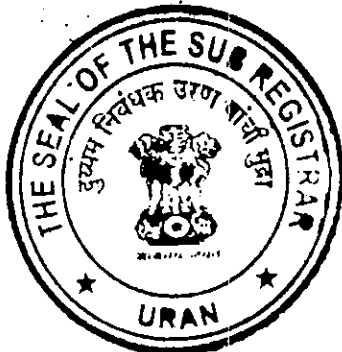
**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/1604	06/28/2019	17990	CIDCO/BP/2019/1604	29/6/2019	Net Banking
2	CIDCO/BP/2019/2021	08/29/2019	2007300	CIDCO/BP/2019/2021	29/9/2019	Net Banking

Unique Code No. 2019 04 021 02 2202 01 is for this New Development Permission for



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



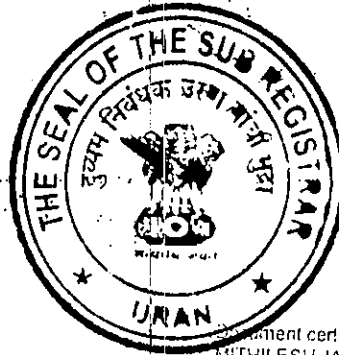
Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476 Date : 30/8/2019

Residential + Mercantile / Business (Commercial) Building on Plot No. 140, Sector 50 at Dronagiri(New) 12.5 % Scheme Plot, Navi Mumbai.

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१२५	१९४



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

To,  
**SHRI.MANSUKH TEJAGHAI TIMBADIA AND  
 SHRI.JAYESH RA...**

**ASSESSMENT ORDER NO. 2019/5322**

Unique Code No.	2	0	1	9	0	4	.	1	0	2	2	2	0	5	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 140, Sector 50 at Dronagiri(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1)Your Proposal No. CIDCO/UP-16903/TPO(NM & K)/2019 dated 01 July, 2019

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

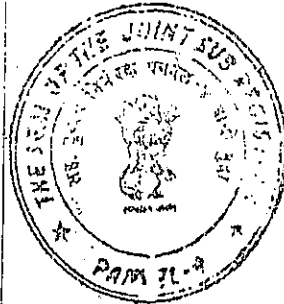
- 1) Name of Assessee : SHRI MANSUKH TEJAGHAI TIMBADIA AND SHRI JAYESH RAJIKAN MEHTA
- 2) Location : Plot No. 140, Sector 50 at Dronagiri (New), Navi Mumbai.
- 3) Plot Use : Residential + Mercantile + Business (Commercial)
- 4) Plot Area : 1498.11
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 4497.74 Sq.mts
- A) ESTIMATED COST OF CONSTN. : Rs. 21780
- B) AMOUNT OF CESS : Rs. 983083.77

7). Payment Details

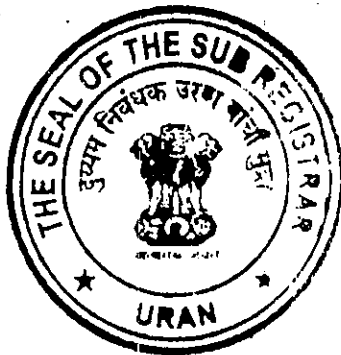
Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190402102220201	29/8/2019	984000	20190402102220201	29/8/2019	Net Banking

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 १६००/२०२२  
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 Name : PATIL MITHILESH JANARDHAN  
 Designation : Associate Planner  
 Organization : CIDCO OF



Reference No. : CIDCO/TP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

 **CIDCO COMMENCEMENT CERTIFICATE**

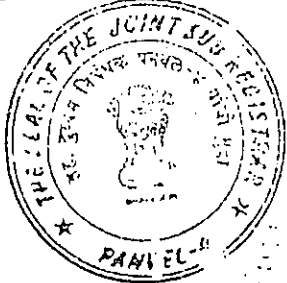
To,  
SHRI.MANSUKH TEJABHAI TIMBADIA AND  
SHRI.JAYESH RAJNIKANT MEHTA  
AT-28,SHUBHAM COMPLEX, SECTOR-11,PANVEL  
MATHERAN ROAD,NEW PANVEL,DIST-RAIGAD  
PIN - 410206

Sub : Development Permission for Residential [ Resi+Comm ] + Mercantile / Business  
(Commercial) [ Resi+Comm ] Building on Plot No. 140 . Sector 50 at Dronagiri(New)  
12.5 % Scheme Plot, Navi Mumbai.

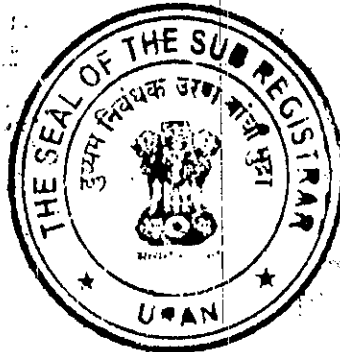
Ref : 1)Extension of Time vide CIDCO/Est -2/2019/20000022549/4219 dt. 23-05-2019. 2)Provisional Fire NOC  
vide CIDCO/FIRE/HQ/2019/E-451 Dt. 23-05-2019  
3)Mavaja NOC vide CIDCO/Est 12.5% Dronagiri 17/2019/4359 dt. 29-05-2019. 4)Final transfer order vide  
CIDCO/Est 12.5% Dronagiri 17/2019/4359 dt. 18-07-2019

Dear Sir / Madam,

प्रचल - ४  
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१६/४२



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१६०/२०२२  
१२६/१६४



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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. 140, Sector 50 at Oranagar (New) 12.5 % Scheme Plot, Navi Mumbai.

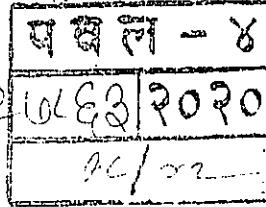
The Development Permission is hereby granted to construct Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1956 is also enclosed herewith for the structures referred above.

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

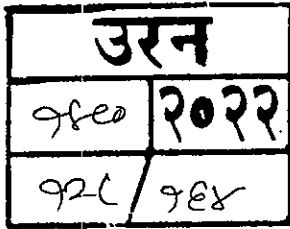
The approval for plumbing services for drainage and water supply shall be separately obtained by the applicant from the concerned Nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

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



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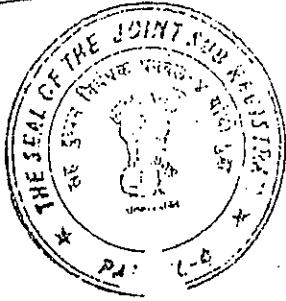


Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

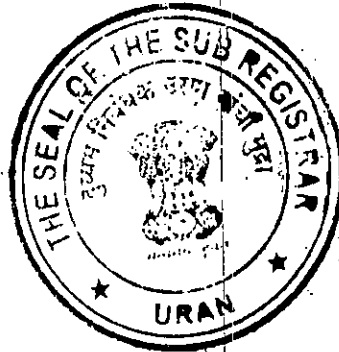
Date : 30/8/2019

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

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**COMMENCEMENT CERTIFICATE**

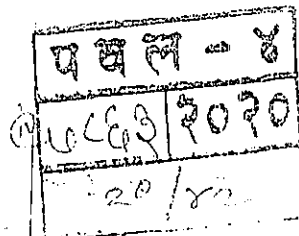
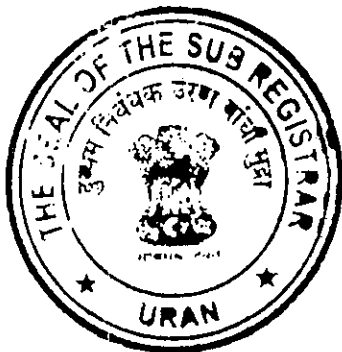
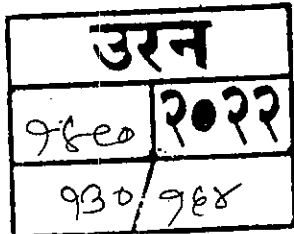
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s SHRI.MANSUKH TEJABHAI TIMBADIA AND SHRI.JAYESH RAJNIKANT MEHTA , AT-28,SHUBHAM COMPLEX, SECTOR-11,PANVEL MATHERAN ROAD,NEW PANVEL,DIST-RAIGAD for Plot No. 140 , Sector 50 , Node Dronagiri(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 12.5 % Scheme Plot 1Ground Floor + 14Floor Net Builtup Area [Residential [ Resi+Comm ] =1,902.40,Mercantile / Business. (Commercial) [ Resi+Comm ] =336.77 Other [Others] =03.02 Total BUA = 2242.19 Total BUA = 2242.19] Sq m .

Nos. Of Residential Units :- 50, Nos. Of Mercantile / Business (Commercial) Units :- 10

- 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 Flatments For labours at Site.
- C.Applicant should provide drinking water and electricity for labours at Site.

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

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



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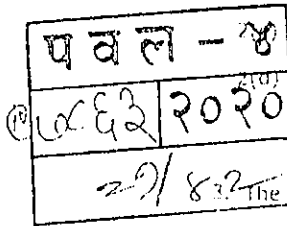
Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476

Date : 30/8/2019

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.

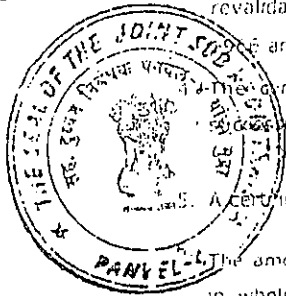
2(b) Give written notice to the Corporation regarding completion of the work.



Obtain Occupancy Certificate from the Corporation.

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.

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-



and as per regulations no. 16.1(2) of the GBCR - 1975.

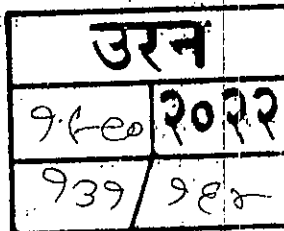
The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 7,500.00/- 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.

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.



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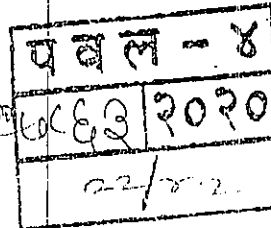
9 As per Govt. of Maharashtra memorandum vide no. "BP.4393/1564/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

- 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 & Name 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.

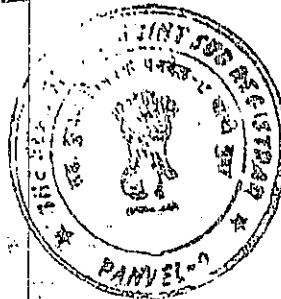
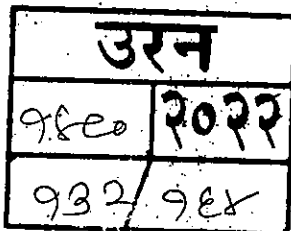
11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society and now 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).

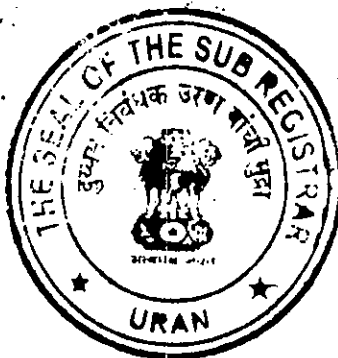
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.



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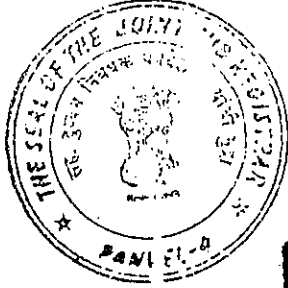
Page 9 of 13



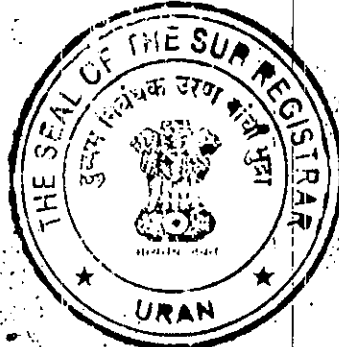
Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476 Date : 30/8/2019

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.
15. As informed by Estate section in regards to the said plot if the original land owner get enhanced compensation in pursuance of the claim submitted under section 28 A and 18 of the land acquisition Act 1994 and if its proportionate additional lease premium is made applicable the subject plot then licensee has to pay the additional lease premium to the corporation.

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JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

SCHEDULE

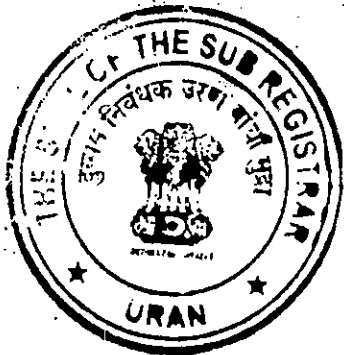
RAIN WATER HARVESTING

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

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Organization : CIDCO OF



Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476 Date : 30/8/2019

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.

A thin layer of fine sand as top layer.

Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The height of the wall above ground shall at least be 15 cms.

Reinforced concrete slabs shall be provided on the pits/trenches.

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 the ground.

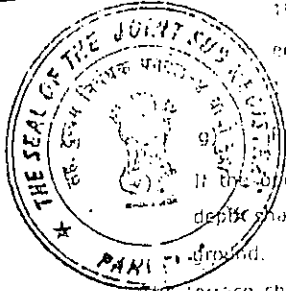
The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and 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 so 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.

4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that appropriate arrangement and the separate outlet for by

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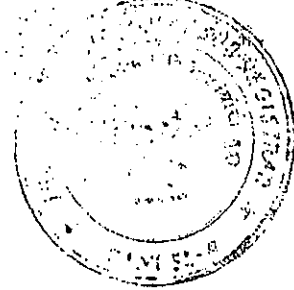
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MITHILESH JANARDHAN <>  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO OF

Reference No. : CIDCO/BP-16903/TPO(NM & K)/2019/5476 Date : 30/8/2019

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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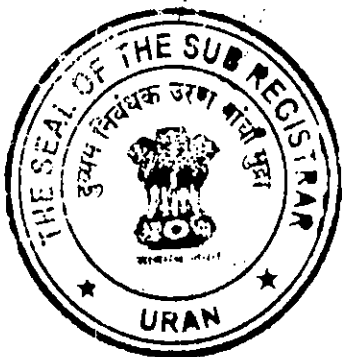


Thanking You

Yours faithfully,

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

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दस्तावेज क्र. 1224/2020  
मालकी  
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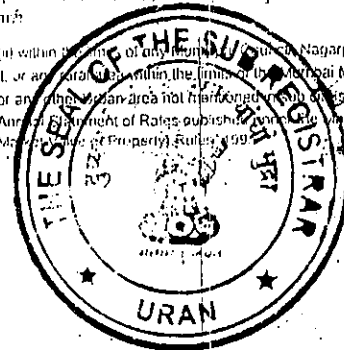
मालकी नाम उरण

क्र.सं.	विवरण	प्लॉट नं./अंश
(1) विस्तारवाची मर्यादा	आवाक्याचे विस्तारवाची मर्यादा	
(2) मालकी क्र.	20989	
(3) मालकी क्र./अंश/प्लॉट नं.	16191500	
(4) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	1) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(5) क्षेत्र	1, 749.59 चौ. मीटर	
(6) मालकी क्र./अंश/प्लॉट नं.		
(7) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	1) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(8) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	2) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(9) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	3) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(10) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	4) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(11) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	5) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(12) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	6) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(13) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	7) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	
(14) मालकी क्र./अंश/प्लॉट नं. व प्लॉट नं.	8) मालकी क्र. 20989, अंश 14, प्लॉट नं. 140, क्षेत्र नं. 50, उरण, तालुका उरण, जिल्हा उरण, महाराष्ट्र. (Plot Number : 140, SECTOR NUMBER 50.)	

पवल - 8  
10/06/2022  
26/7/22



उरण  
26/07/2022  
936/988





BECHAR PATEL  
 04/05/1960  
 Permanent Account Number  
 AHEPP3802H

8142 1226 5219  
 आधार - सामान्य मापसाचा अधिकार

215 31/1/21

नाम / PERMANENT ACCOUNT NUMBER  
 AFCPM9702L  
 नाम / NAME  
 MUKESHKUMAR GOKALBHAI MATHUKIYA  
 पिता का नाम / FATHER'S NAME  
 GOKALBHAI LAVJIBHAI MATHUKIYA  
 जन्म तिथि / DATE OF BIRTH  
 15-01-1967  
 हस्ताक्षर / SIGNATURE  
 आयकर अधिकारी - पुणे  
 Commissioner of Income-tax I, Pune

भारत सरकार  
 GOVERNMENT OF INDIA  
 मुकेशकुमार गोकलभाई माथुकिया  
 Mukeshkumar Gokalbhai Mathukiya  
 DOB: 15-01-1967  
 Gender: Male  
 7850 3797 1798

आधार - आम आदमी का अधिकार

प व ल - ४  
 2023 2020  
 22/22

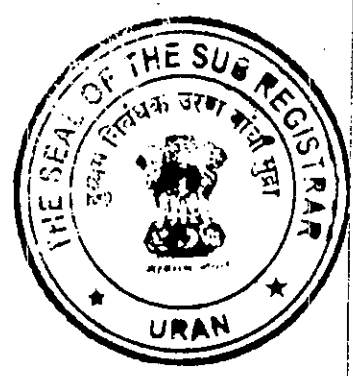
आयकर विभाग  
 INCOME TAX DEPARTMENT  
 GOVT. OF INDIA  
 PARBAT DANA PATEL  
 DANA RAVA PATEL  
 17/12/1953  
 Permanent Account Number  
 AKFPP7360H  
 आयकर अधिकारी

भारत सरकार  
 Government of India  
 पारबत दाना पटेल  
 Parbat Dana Patel  
 DOB: 17/12/1953  
 8642 5347 6437

माझे आधार. माझी ओळख

२२/१२/२०२२

उरन  
 १६० २०२२  
 १३६ १६४



आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHESH PUNJALAL PATEL  
PUNJALAL MAVJI PATEL  
10/10/1982  
Permanent Account Number  
AGLPP4325N



आपका आधार क्रमांक / Your Aadhaar No. :

7890 2406 9300

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



महेश पुजालाल पटेल  
Mahesh Punjatal Patel  
जन्म तिथि / DOB : 10/10/1982  
पुरुष / Male

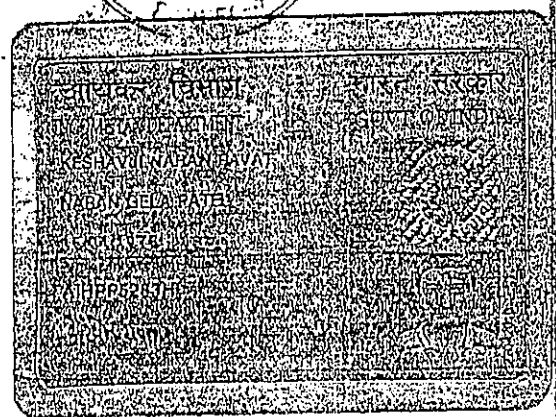


7890 2406 9300

आधार - आम आदमी का अधिकार

पवल - ४  
०६६३/२०२०  
२९/२२

*Handwritten signature*



केशवजी नारण रावत  
Keshavji Naran Raval



जन्म तारीख / DOB: 15/04/1976  
पुरुष / MALE

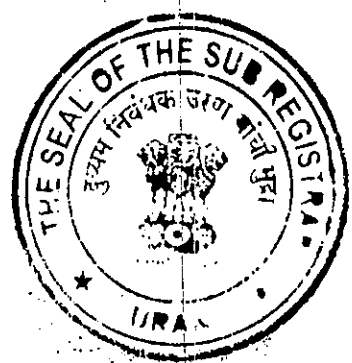


2127 2903 9718

आधार - आम आदमी का अधिकार

*Handwritten text: ३५५२५५*

उरन  
९६९०/२०२२  
९३९/९६४



PERMANENT ACCOUNT NUMBER  
ACBPJ2997C

पक्ष - ४

2020

20/12

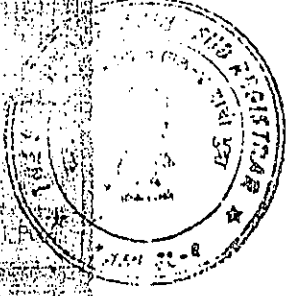
TANSUKH PANNALAL JAIN

पिता/पति/पत्नी (FATHER'S NAME)  
PANNALAL DHANRAJ JAIN

जन्म तिथि (DATE OF BIRTH)  
20-02-1965

हस्ताक्षर (SIGNATURE)

Commissioner of Income-tax



सर्वोच्च न्यायालय

GOVT. OF INDIA

सूचना प्रणाली

Tansukh Pannalal Jain

ACBPJ2997C

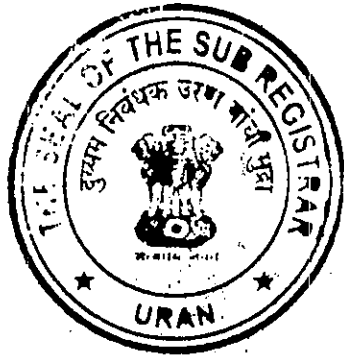
5624 1798 5212

माडी आधार माडी ओळख

उरन

980 2022

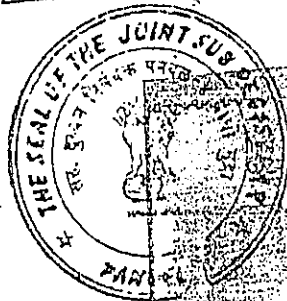
980 988



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 PRAVIN TANSUKH JAIN  
 TANSUKH PANNALAL JAIN  
 08/08/1997  
 Permanent Account Number  
 BCPVJ4684B  
 Pravin

पवस  
 04463 2020  
 37/82

Pravin



भारत सरकार  
 GOVERNMENT OF INDIA  
 प्रविण तनुकु-जैन  
 Pravin Tansukh Jain  
 जन्म वर्ष / Year of Birth 1997  
 पुरुष / Male  
 4180 1941 0914  
 अधार - आम आदमी का अधिकार

उरन  
 9880 2022  
 989 788



INCOME TAX DEPARTMENT  
 KALPESH SHRIRAM KENI  
 SHRIRAM KENI  
 11/08/1996  
 Permanent Account Number  
 DVDPK9628H  
 Signature



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नॉरणी अनांक/Enrolment No.: 1216/16963/00188

To: Kalpesh Shriram Keni  
 500 333, Jankat  
 1st & 2nd Stage, School  
 Home No. 422  
 Salyan  
 Haridwar  
 State - 222222 - 41206  
 Date: 12/07/2011

UD 00559624 0 IN

आधार अनांक / Your Aadhaar No.:  
 7465 6827 3050

आधार - सामान्य माणसाचा अधिकार

*Ken*

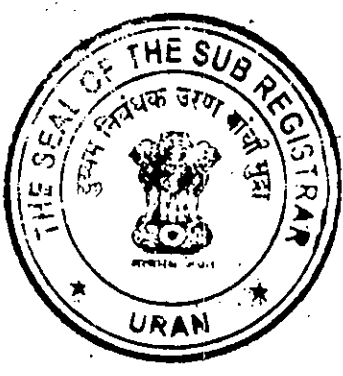
पवेल - ४  
 १८६३ २०२०  
 ०२/१२



उरन  
 १६०० २०२२  
 १६२/१६४

कल्पेश शीराम केनी  
 Kalpesh Shiram Keni  
 जन्म वर्ष / Year of Birth - 1996  
 पुरुष / Male  
 7465 6827 3050

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

स्थायी लेखा संख्या / Permanent Account Number Card  
 DRQPM6096G

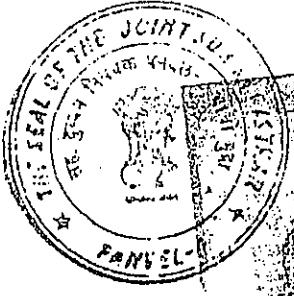
नाम / Name  
 ROHAN SHANKAR MHAITRE

पिता का नाम / Father's Name  
 SHANKAR DHANAJI MHAITRE

जन्म तिथि / Date of Birth  
 10/02/1997

हस्ताक्षर / Signature  
 Rohan Mhatre

प व ल - ४  
 १६६३/२०२०  
 ९३/४२



भारत सरकार  
 Government of India

नाम रोहन शंकर  
 Mhatre Rohan, Shankar

जन्म तिथि / DOB: 10/02/1997  
 पुरुष / Male

5601 2455 2795

आधार - आम आदमी का अधिकार

उ र न  
 ११६०/२०२२  
 १६३/१६४

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

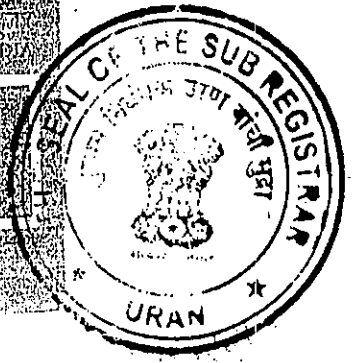
स्थायी लेखा संख्या / Permanent Account Number Card  
 DRQPM6096G

नाम / Name  
 ROHAN SHANKAR MHAITRE

पिता का नाम / Father's Name  
 SHANKAR DHANAJI MHAITRE

जन्म तिथि / Date of Birth  
 10/02/1997

हस्ताक्षर / Signature  
 Rohan Mhatre



20063 2020  
38/82

आयकर विभाग  
INCOME TAX DEPARTMENT  
DEVKRUPA ENTERPRISES

भारत सरकार  
GOVT. OF INDIA

27/01/2003  
Permanent Account Number  
AAEFD0065E



आयकर विभाग  
INCOME TAX DEPARTMENT  
SILVER SPRING CONSTRUCTION PRIVATE LIMITED

भारत सरकार  
GOVT. OF INDIA

Permanent Account Number Card  
AAKCS27720

03/03/2005  
Date of Incorporation / Formation

उरन  
980 2022  
988/988



भारत सरकार  
Unique Identification Authority of India  
Government of India

आयकर विभाग  
Income Tax Department

आपका आयकर क्रमंक / Your Aadhaar No. :  
7422 6350 3829

आयदाता - आय आदमी का अधिकार

आयकर विभाग  
Income Tax Department

आपका आयकर क्रमंक / Your Aadhaar No. :  
7422 6350 3829

आयदाता - आय आदमी का अधिकार



Off. : 0294-2412120  
Mob. : 93525 15560  
Mob. : 93525 00114

# Silver Spring Construction Pvt. Ltd.

CIN :- U45201RJ2005PTC020382

64, First Floor, M.S. Office Tower, Opp. RSEB Office, Madhuban, Udaipur. (Raj.) 313004

Ref. No.

Date : 30.12.2019

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SILVER SPRING CONSTRUCTION PRIVATE LIMITED AT ITS MEETING HELD ON 20TH DECEMBER 2019 AT THE REGISTERED OFFICE OF THE COMPANY AT 64, FIRST FLOOR, M.S. TOWER, OPPOSITE RSEB OFFICE, MADHUBAN, UDAIPUR-313001

RESOLVED that opened in the name of the Company, Operate the bank account, Sign all papers required for CIDCO transfer, Registration sell of flats/Shops Registration of flat/shop to the perspective purchases negotiate the purchases price with purchases, collect the amount from purchases, pay for material bills, labor charges ect, Appoint the Architect Engineer for the project is hereby authorized to honor of the company by Shri Tansukh Pannalal Jain

**प व र** FURTHER RESOLVED that Shri Tansukh Pannalal Jain, Director of the Company, be and is hereby authorized to communicate the resolution to enter into any correspondence for purpose of all the necessary work for the project development related the Plot No. 140, Sector-50 Dronagiri Node, Navi Mumbai.  
16/12/2019  
59/22

Certified True Copy

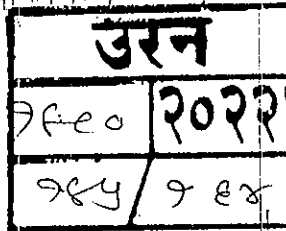
For SILVER SPRING CONSTRUCTION PRIVATE LIMITED



DIRECTOR  
(Surat Singh Dasana)

*Motisingh*  
DIRECTOR  
(Moti Singh Dasana)

*सुरत सिंह दासाना*



*Tansukh Pannalal Jain*  
DIRECTOR  
(Tansukh Pannalal Jain)







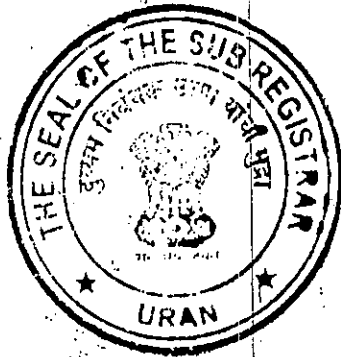





पत्र - ४	
४८३	१०
३८/३८	



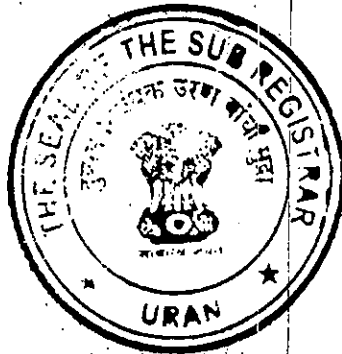
उरन	
१६०	२०२२
१६	१६४



पत्र - ४  
 ७६३/२०२०  
 ४०/४२

 <b>D H C</b> Document Handling Charges Inspector General of Registrars & Stamps	
<b>Receipt of Document Handling Charges</b>	
PRN 1412202011174	Receipt Date 14/12/2020
Received from Kalpesh Shiram Ken, Mobile number 9100000000, an amount of Rs.840/-, towards Document Handling Charges for the Document No. 7863 registered on Document No. 7863 dated 14/12/2020 at the Sub Registrar office Janki Panel 4 of the District Rajgarh.	
DEFACED ₹ 840 DEFACED	
<b>Payment Details</b>	
Bank Name IBKL	Payment Date 14/12/2020
Bank CIN 10004152020121410138	REF No. 2652186408
Deface No 1412202011174D	Deface Date 14/12/2020
This is computer generated receipt, hence no signature is required.	

उरन  
 १६०/२०२२  
 १५०/१६४



Summary-2



दस्तावेज गोपचारा भाग-2

पत्रसंख्या 89182  
दस्तावेज क्रमांक: 7863/2020

दस्तावेज क्रमांक: पत्रसंख्या 4/7863/2020  
दस्तावेजाचा प्रकार: कुलमुद्राव्यारपत्र

- अनु क्र. 1 पत्रसंख्याचे माध्यम पत्रा

नाम: मे. देव कृपा इंटरप्रायजेस तर्फे पार्टनर गणेश वेचर पटेल --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: ऑफिस नं. 811/812, द लॅंडमार्क, प्लॉट नं. 26 ए, सेक्टर 7, चारपूर, नवी मुंबई, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: AA EFD0865E

पत्रसंख्या: कुलमुद्राव्यार देणारा  
वय: 60  
स्वाक्षरी:
- अनु क्र. 2 नाम: मे. देव कृपा इंटरप्रायजेस तर्फे पार्टनर मुकेश गोवल माई मासुफिया --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: ऑफिस नं. 811/812, द लॅंडमार्क, प्लॉट नं. 26 ए, सेक्टर 7, चारपूर, नवी मुंबई, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: AA EFD0865E

पत्रसंख्या: कुलमुद्राव्यार देणारा  
वय: 53  
स्वाक्षरी:
- अनु क्र. 3 नाम: मे. देव कृपा इंटरप्रायजेस तर्फे पार्टनर केसवजी नारायण रावत --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: ऑफिस नं. 811/812, द लॅंडमार्क, प्लॉट नं. 26 ए, सेक्टर 7, चारपूर, नवी मुंबई, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: AA EFD0865E

पत्रसंख्या: कुलमुद्राव्यार देणारा  
वय: 44  
स्वाक्षरी:
- अनु क्र. 4 नाम: मे. देव कृपा इंटरप्रायजेस तर्फे पार्टनर परवत दाना पटेल --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: ऑफिस नं. 811/812, द लॅंडमार्क, प्लॉट नं. 26 ए, सेक्टर 7, चारपूर, नवी मुंबई, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: AA EFD0865E

पत्रसंख्या: कुलमुद्राव्यार देणारा  
वय: 57  
स्वाक्षरी:
- अनु क्र. 5 नाम: मे. देव कृपा इंटरप्रायजेस तर्फे पार्टनर गणेश गुंजानात पटेल --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: ऑफिस नं. 811/812, द लॅंडमार्क, प्लॉट नं. 26 ए, सेक्टर 7, चारपूर, नवी मुंबई, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: AA EFD0865E

पत्रसंख्या: कुलमुद्राव्यार देणारा  
वय: 38  
स्वाक्षरी:
- अनु क्र. 6 नाम: मे. सिल्वर सिंग कन्स्ट्रक्शन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर तनसुख पत्रासात जैन --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: मे. सिल्वर सिंग कन्स्ट्रक्शन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर तनसुख पत्रासात जैन, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: AA KGS2772C

पत्रसंख्या: कुलमुद्राव्यार देणारा  
वय: 55  
स्वाक्षरी:
- अनु क्र. 7 नाम: कल्पेश श्रीराम केणी --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: हाऊस नं. 40-2, गेट मेरी क्लॉन, सुभापूर, तामुक, जिल्हा: रायपूर, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: DV DPK9628H

पत्रसंख्या: पाँवर ऑफ अटॉर्नी  
वय: 25  
स्वाक्षरी:
- अनु क्र. 8 नाम: रोहन शंकर म्हात्रे --  
पत्ता: प्लॉट नं. 8, माळा नं. 2, इमारतीचे नाव: मीजे ओबळे, तामुक, जिल्हा: रायपूर, जिल्हा: महाराष्ट्र, रायपूर (एमएच).  
पिन नंबर: DR QPM6096G

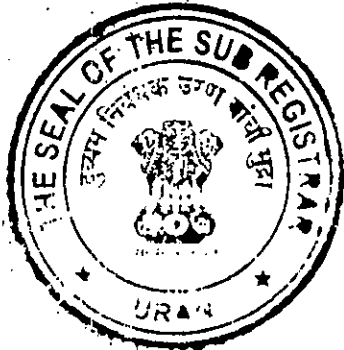
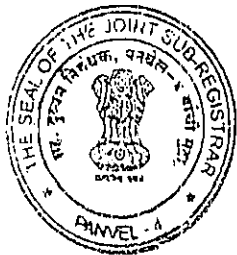
पत्रसंख्या: पाँवर ऑफ अटॉर्नी  
वय: 25  
स्वाक्षरी:

छायाचित्र	अंगठ्याचा छसा

**उरन**

१४/१२/२०२०

१५९/१९४



9 नाव: प्रवीण तनसुख जेज --  
 पत्ता: प्लॉट नं. - , माळा नं. - , दगावतीचे भवन, ऑफिस नं. 1, माळा  
 मंजिल, सिटीसंग हायस्कूल जवळ, वगार पेठ, उरण, मुंबई,  
 महाराष्ट्र, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, राणपर (पुणे)  
 पॅन नंबर: BCPVJ46848

पॉवर ऑफ अटॉर्नी  
 होल्डर  
 वय : 24  
 लिंग: -



वरील दस्तावेज करून देणार तयारीत शुलमुसत्यासय चर धन्ता देव्य करून दिव्याने कबूल करतात.  
 शिक्का क्र.3 ची वेळ: 14 / 12 / 2020 07 : 02 : 27 PM

ओळख:-

घातीत दस्तान अने विवेचीत करतात की ते दस्तऐवज करून देणार तयारीत शिक्का: ओळखतात, व त्यांची ओळख पटविताना

गनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अमन जे म्हावे --  
 वय: 22  
 पत्ता: रा. ओवळे सा. पनवेल  
 पिन कोड: 410206

2 नाव: वनसी पटेल -  
 वय: 40  
 पत्ता: पाटकोपर, मुंबई  
 पिन कोड: 400086

श्याचिच

अंगठ्याचा रसा



स्वामरी



स्वामरी

*Handwritten signatures and notes in Marathi.*

शिक्का क्र.4 ची वेळ: 14 / 12 / 2020 07 : 03 : 09 PM

Joint Sub Registrar Panel 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Kalpesh Shriram Kenl And Other	eChallan	69103332020121416626	MH008316754202021E	500.00	SD	0003805982202021	14/12/2020
2		DHC		1412202011174	840	RF	1412202011174D	14/12/2020
3	Kalpesh Shriram Kenl And Other	eChallan		MH008316754202021E	100	RF	0003805992202021	14/12/2020

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

7863 /2020

Know Your Rights on this

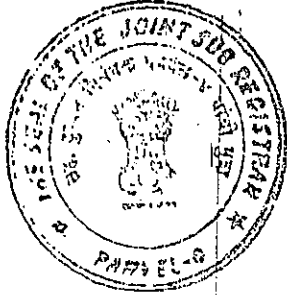
पुस्तक क्र. - चार

दस्ता क्र. 0003 वर नोंदला.

**उरण**  
 9800/2020  
 942/968

**पवेल - 8**  
 0003/2020  
 82/220

सह दुय्यम निबंधक, पनवेल-8  
 दि. 98 माहे 92 सन 2020



आयकर विभाग  
INCOME TAX DEPARTMENT  
DEVKRUPA ENTERPRISES

भारत सरकार  
GOVT. OF INDIA

27/01/2003  
Permanent Account Number  
AAEFD0865E



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

स्थायी खात्या कार्ड  
Permanent Account Number Card  
IAAKCS2772C  
SILVER SPRING CONSTRUCTION PRIVATE LIMITED

संस्थापना/गठन की तारीख  
Date of Incorporation / Formation  
03/03/2005



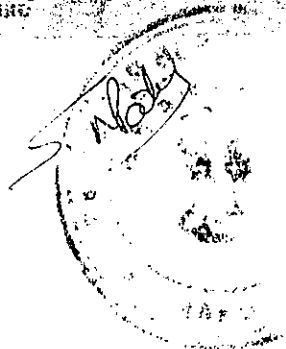
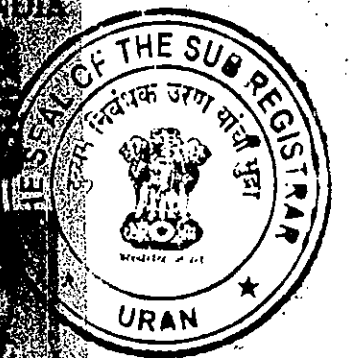
उरन	
१४०	२०२२
१५३	१६४

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

SIDDHESH NAMDEV PATIL  
NAMDEV JANARDHAN PATHI

15/05/1993  
Permanent Account Number  
BYEPP30978



Signature





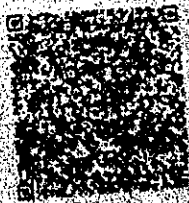


भारत सरकार

सिद्धेश नामदेव पाटील  
Siddhesh Namdev Patil

जन्म वर्ष / Year of Birth : 1993  
पुरुष / Male





**9572 7825 2656**

आधार - सामान्य माणसाचा अधिकार

*S. Namdev*






भारत सरकार

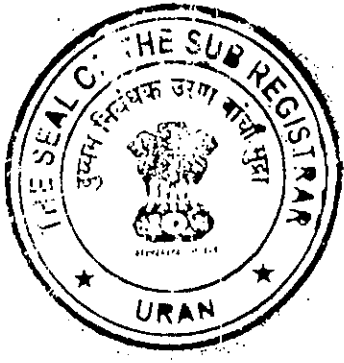
स/O नामदेव पाटील  
S/O Namdev Patil

पत्ता : S/O नामदेव पाटील, कम  
रूम-201, इ. बिल्डिंग, प्लॉट नं. 2, 3, 4  
विकास मार्ग, विकासी सोसायटी, बस  
मंडळ, बी. सी. रोड, बलाप, नवी  
मुंबई - 400615, महाराष्ट्र

Address: S/O Namdev Patil,  
Room no. A-201, The Bilar Plot  
no. 2, 3, 4, Gurudwara Marg, Near  
Vikasni Society Sector-3 B,  
C/S D. Balapu, Pin Code-400615,  
Navi Mumbai, Thane,  
Maharashtra, 400615

उरण	
१५०	२०२२
१५५	१६४





घोषणापत्र

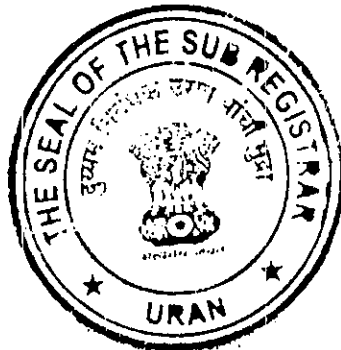
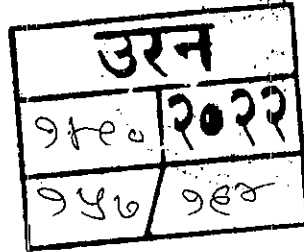
मी प्राणिका लक्ष्मण जेठ याद्वारे घोषित करतो की, दुय्यम निबंधक-----

उरान यांचे कार्यालयात उदीरगावा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सिल्वर क्लॉक कंस्ट्रक्शन प्रा. लि. ता. 28/04/2022 व इ. यांनी दि. 28/04/2022 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक

Ravin  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही





— ओळख देणार —

आम्ही खाली सही करणार ओळखदार असे नमुद करतो की, मा. नोंदणी महाविश्वक व मुद्रांक निषंत्रक महाराष्ट्र राज्य पुणे याचे परिपत्रकीय आदेशानुसार सदर दस्तावील लिहून देणार व लिहून देणार व इतर सर्व निषादक मुद्दामार हे आमच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पूर्णपणे ओळखतो. तसेच त्यांनी सदर दस्तावीर त्यांचे स्वतःचे फोटो विकसितून अंगठ्याला तसा उभारविला आहे. स्वाक्षरी/अंगठा कोलेला आहे. तसेच साक्षात्कृत केलेल्या ओळखपत्राच्या प्रति दस्तावीरत जोडले आहेत. सदरच्या सर्व व्यक्ती या त्याच ख-या आहेत. त्यामुळे आम्ही त्यांना पूर्णपणे ओळखत सहया/अंगठा कोलेला असून आमचे फोटो विकसिलेले व याकामी आम्ही आमचे ओळखपत्राचे साक्षात्कृत प्रति व फोटो जोडलेले आहेत. सदर व्यक्तीच्या ओळखीस आम्ही सर्वस्वी आहोत.

<b>उरन</b>	
१५०	<b>२०२२</b>
१५९	१६०



अ.क.	ओळखदायाचे नाव व पूर्ण पत्ता	सही	अंगठा
१)	अर्चना चेतन पाटील रा. विनायक डोंगरेवाडी केवाडी अण रोड ४००७०२		
२)	अक्षय राजानन कोळी मेरा केळीवाडी राम मयूर जवळ अण रोड ४००७०२		



हमीपत्र

श्री./ श्रीमती/ मे. सिद्धेश नमिदेव पाटील

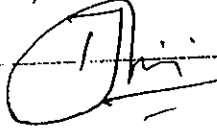
लिहून देणार, या हमीपत्राव्दारे लिहून देतो/ देते की, सदर दस्ताव्याचे वाहनतळाचा उल्लेख केलेला नाही. लिहून घेणार यांना सदनिका/ कार्यालये/ दुकाने/ औद्योगिक गाळा यासाठी अच्छादीत अथवा खुले वाहनतळ वेगळ्या पत्राव्दारे देण्यात आले नाही.

वरील दिलेली माहिती खरी असून पुढील काळात सदर माहिती खोटी असल्याचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणा-या शिक्षेस पात्र राहिन.

लिहून देणार

नाव एन.सुख पन्नालात जेन

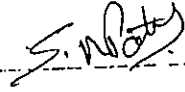
स्वाक्षरी

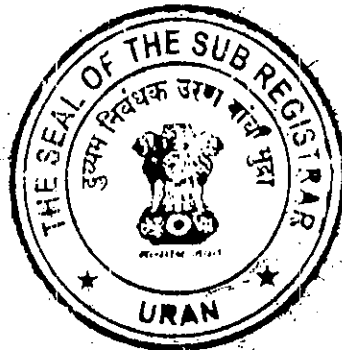
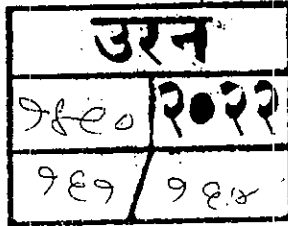


लिहून घेणार

नाव सिद्धेश नमिदेव पाटील

स्वाक्षरी









464/1490

गुरुवार, 28 एप्रिल 2022 3:48 म.नं.

दस्त गोषवारा भाग-1

उरण

दस्त क्रमांक: 1490/2022

दस्त क्रमांक: उरण /1490/2022

वाजार मूल्य: रु. 20,01,245/-

मावदना: रु. 28,00,000/-

भरनेल मुद्रांक शुल्क: रु. 1,68,000/-

द. नि. मद्र. द. नि. उरण यांचे कार्यालयान

पावनी: 2007

पावनी दिनांक: 28/04/2022

अ. क्र. 1490 वर दि. 28-04-2022

मादरीकरणाने नाव: सिद्धेश नामदेव पाटील

गेजी 3:45 म.नं. वा. हजर केला.

मांदणी फी

रु. 28000.00

दस्त हानाकणी फी

रु. 3280.00

पुण्याची संख्या: 164

एकूण: 31280.00

दस्त हजर करणाऱ्याची मही:

Sub Registrar Ura-

**दुय्यम निबंधक उरण**

दस्ताचा प्रकार: अंतीमेट टू सेल

Sub Registrar Ura-

**दुय्यम निबंधक उरण**

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत अमलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक द्विवर्णपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

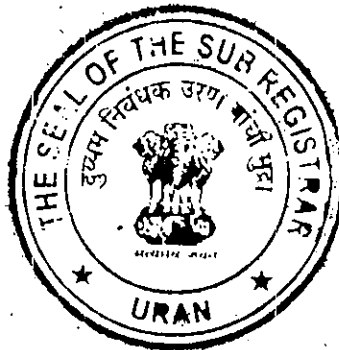
शिक्का क्र. 1 28 / 04 / 2022 03 : 45 : 08 PM ची वेळ: (मादरीकरण)

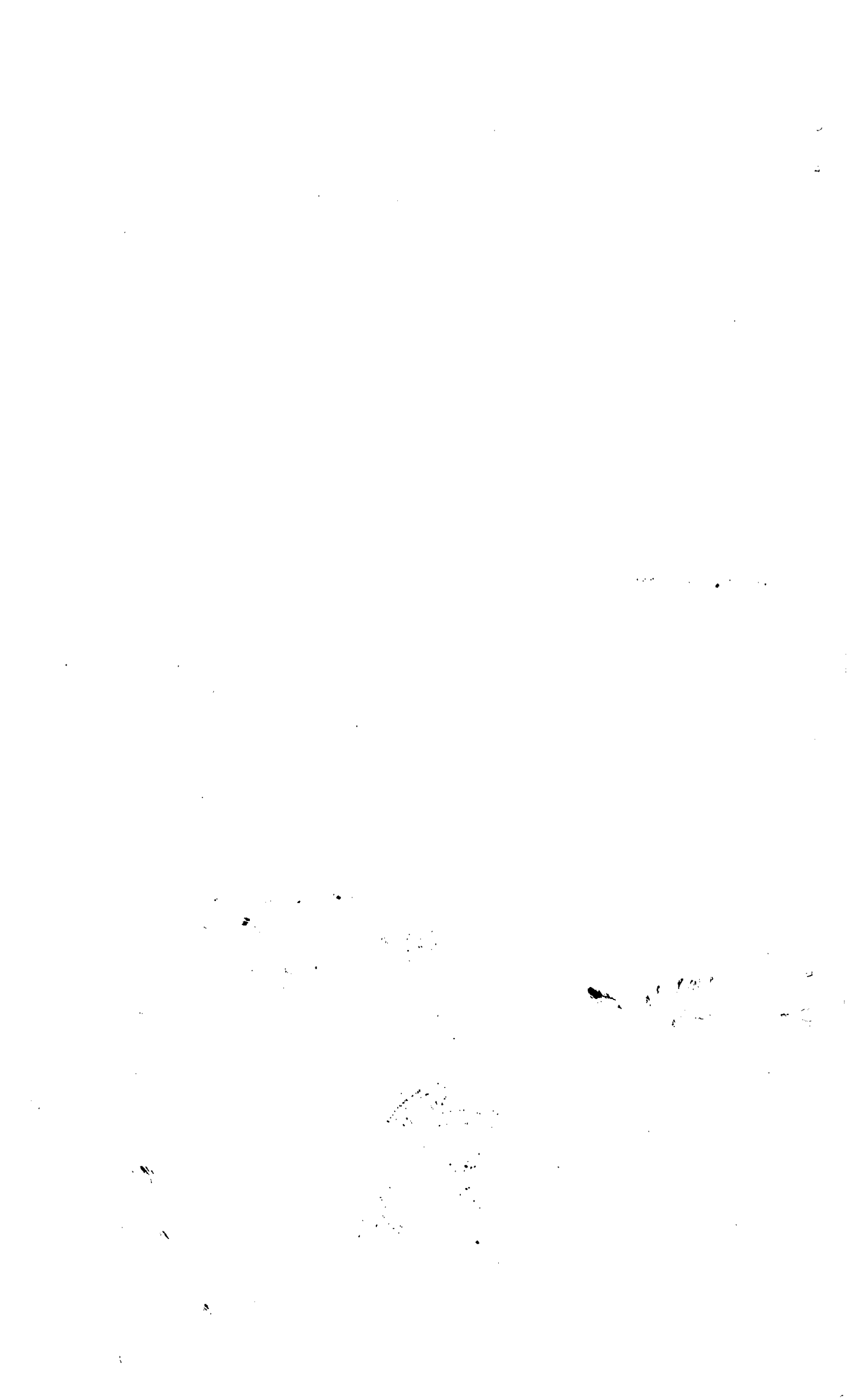
शिक्का क्र. 2 28 / 04 / 2022 03 : 46 : 20 PM ची वेळ: (फी)

दस्ताऐवजात सोडत जोडलेले कागदपत्रे,  
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढकून आल्यात त्याची संपूर्ण जबाबदारी  
दस्त निष्पादकांची राहिल.

Ravin

उरण	
9 Feb	2022
983	980





दस्तावेज गोपवाग भाग-2

उत्तर

दस्तावेज क्रमांक: 1490/2022

28/04/2022 3 50:55 PM

दस्तावेज क्रमांक: उत्तर/1490/2022

दस्तावेजाचा प्रकार :- अंतीम दस्तावेज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाधिका	अंगठ्याचा छपा
1	नाव: सिद्धेश नामदेव पाटील पत्ता: प्लॉट नं: रुम नं. ए-201, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: द व्हिस प्लॉट नं. 2,4,5, गुन्दागा मार्ग, जवळ विक्रमिनी मोसायटी, सेक्टर 8वी, सीबीडी वेलापूर, रोड नं: नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर: BYEPP3097B	लिहून देणार वय: -29 स्वाधिका:- <i>S. Nates</i>		
2	नाव: मेसर्स देवकृपा एन्टरप्रायझेस नॉर्फे भागीदार मंडेशकुमार जी मधुकिर्या नॉर्फे अखत्यारी प्रवीण न. जैन पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: 811/812, द व्हिस प्लॉट नं. 26ए, सेक्टर 7, खारघर, नवी मुंबई, रोड नं: नवी मुंबई, महाराष्ट्र, रायगड. पिन नंबर: AAEPD0865E	लिहून देणार वय: - स्वाधिका:- <i>Provin</i>		
3	नाव: मेसर्स मिल्कर स्पिंग कन्स्ट्रक्शन प्रा. लि. नॉर्फे डायरेक्टर ननमूख प. जैन नॉर्फे अखत्यारी प्रवीण न. जैन पत्ता: प्लॉट नं: ऑफ नं. २१, माळा नं: नळमजला, इमारतीचे नाव: अहल मंडिर, प्लॉट नं: मिडीझन हाय स्कूल जवळ, बाजारगेट उरण, रायगड, रोड नं: उरण, महाराष्ट्र, रायगड. पिन नंबर: AAKCS2772C	लिहून देणार वय: - स्वाधिका:- <i>Provin</i>		

वरील दस्तावेजाज करून देणार नशाकशीत अंतीम दस्तावेजाचा दस्तावेज करून दिल्याचे कबूल करताना.  
शिक्का क्र.3 ची वेळ: 28 / 04 / 2022 03 : 48 : 18 PM

ओळख:-

खालील इगम अने निवेदीत करताना की ते दस्तावेजाज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाधिका	स्वाधिका	अंगठ्याचा छपा
1	नाव: अशदा राजानन कोळी वय: 28 पत्ता: मोरा कोळीवाडा, जवळ राम मंदिर, उरण, रायगड पिन कोड: 400702	स्वाधिका <i>A.G. Koli</i>		
2	नाव: अचंता चेतन पाटील वय: 39 पत्ता: विनायक डोंगर अर्ली, केगाव, उरण, रायगड पिन कोड: 400702	स्वाधिका <i>A.Patil</i>		

शिक्का क्र.4 ची वेळ: 28 / 04 / 2022 03 : 49 : 09 PM

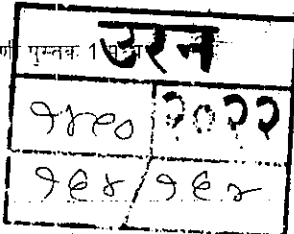
शिक्का क्र.5 ची वेळ: 28 / 04 / 2022 03 : 49 : 33 PM नोंदणी पुस्तक 1 उत्तर

प्रमाणित करण्यात येते की, या दस्तावेज १६४ पृष्ठ आहेत.

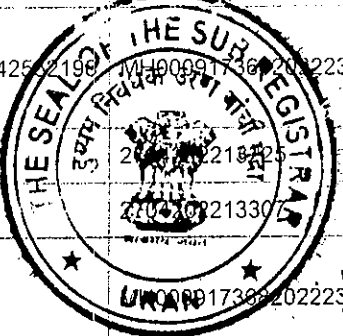
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Sub Registrar

दुय्यम निबंधक उरण



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SIDDHESH NAMDEV PATIL	eChallan	0004057202204252198	MI-90091736202223M	168000.00	SD	0000624564202223	28/04/2022
2		DHC		2704202213225D	2000	RF	2704202213225D	28/04/2022
3		DHC		2704202213307D	1280	RF	2704202213307D	28/04/2022
4	SIDDHESH NAMDEV PATIL	eChallan		UNCARP1736202223M	28000	RF	0000624564202223	28/04/2022



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