

RAAS ID :
RLMS ID :
Saving A/C No. :
CIF NO. 1
2
3

CREDIT INSURANCE
PRTECTED
UNPROTECTED

Applicant Name - **HUSAIN AHMED SHABBI R KHAN**

Co-Applicant Name **ASMA KHAN**

Co-Applicant / Guarantor Name

Contact No. Mobile **9930604727**

Loan Amount **29,00,000/-** Tenure **300** (Months)

Interest Rate **8.60%** EMI

SBI LIFE YES / NO Rs. Moratorium - YES / NO (Months)

Loan Type :  Term Loan /  Maxgain

Property Location **Talaja - Goth**

Property Cost **42,00,000/-**

Name of Developer / Vendor **Developer**

Branch **Ichandeshwar** (Code No.) **16374**

SSL Executive - Name & Mobile No. : **Hkshay -** Email ID : **9137174971**

Team Leader Name, Mobile No. : **Shubham Singh Sela** Email ID :

AMT I / II / III

Name	Sent On	Recd. Date
SEARCH - 1		
SEARCH - 2		
VALUATION - 1		
VALUATION - 2		

	Agency Name	By Date
RESIDENCE VERIFICATION		
OFFICE VERIFICATION		
SITE INSPECTION		
ITR VERIFICATION		
SELLER R.O VERIFICATION		

Co-ordination	Dt.
Processing	Dt.
Sanction	Dt.
Control.	Dt.
Documentation	Dt.
A/c Opening	Dt.
Disbursement	Dt.

A/C NO

DOC EXECUTION REG. NO.

NOI DONE BY

EM DONE

NACH / SI

COLLATERAL NO.

CERSAI NO. : ASSET ID :

SI ID :

CB2  
KOLYX 811 INTF KAC

Valid for three months from date of issue  
दिनांक  
Date

D D M M Y Y Y Y

या धारक को Or Bearer

अदा करें। ₹ 29500

KOTAK 811 FULL KYC  
CBS

M. H. Khan  
Husain Ahmed Shabbir Ahmed Khan  
Please sign above

खाता नं.  
A/c No. 0045434709

रुपये Rupees

15-11-2021  
Payable At-par at all branch locations of Kotak Mahindra Bank Ltd.

000014 4004850121 042021 31

SBI LIFE PREMIUM :

IFSC CODE :

STAMP & REG	
PUR COST	
TOTAL	
LESS: LOAN	
MARGIN	

RECEIPTS :

STAMP & REG :

- 1)
- 2)
- 3)
- 4)
- 5)

MARGIN

PAID BY  
BORROWER

PAID BY BANK

DATE



39821987

पावती

Original/Duplicate

Wednesday, December 13, 2023

नोंदणी क्र.: 39म

11:39 AM

Regn.: 39M

पावती क्र.: 24602 दिनांक: 13/12/2023

गावाचे नाव: कोयनावेळे

दस्तऐवजाचा अनुक्रमांक: पवल3-21987-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हुसैन अहमद शब्बीर अहमद खान - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे

11:59 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.2100016.8 /-

मोबदला रु.3200000/-

भरलेले मुद्रांक शुल्क : रु. 224000/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223139602364 दिनांक: 13/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010787598202324E दिनांक: 13/12/2023

बँकेचे नाव व पत्ता:

17-12-2023



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

13/12/2023

दस्त क्रमांक : 21987/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोयनावेळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2100016.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं - 1102, अकरावा मजला, बी-विंग, ओमकारा प्राईड, सर्वे नं -43, हिस्सा नं -1/1, 1/4, गाव कोयनावेळे तालुका, पनवेल, जि. रायगड क्षेत्रफळ- 31.768 चौ मी कारपेट एरिया इन्क्लोस बाल्कनी 4.798 चौ मी + प्रोजेक्ट बाल्कनी 3.098 चौ मी ( ( Survey Number : 43 ; HISSA NUMBER : 1/1, 1/4 ; ) )
(5) क्षेत्रफळ	1) 31.768 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सीताबाई पांडुरंग पाटील, उषा ज्ञानदेव आगलावे, विजय पांडुरंग पाटील, अजय पांडुरंग पाटील, चंद्रकांत पांडुरंग पाटील, किरण पांडुरंग पाटील, धर्मेन्द्र पांडुरंग पाटील यांच्या अखत्यारीत्या श्री. चंद्रकांत पांडुरंग पाटील वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मौजे घोट तालुका, पनवेल, जि रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-BGWPP6258G 2): नाव:-मान्यता देणार- मे.ओमकारा इंटरप्रायझेस तर्फे पार्टनर किरण हरी बागड यांच्या अखत्यारी जितेंद्र हरी शिरडे - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं -ए-909, महावीर आयकॉन प्लॉट नं -89/90, सेक्टर नं -15, सी बी डी बेलापूर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-AAGFO2277F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हुसेन अहमद शम्बीर अहमद खान -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं-27/आर/3, शिवाजी नगर, हरी मजीद जबळ, गोवंडी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-BMWPK9680F 2): नाव:-असमा हुसेन अहमद खान -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं-27/आर/3, शिवाजी नगर, हरी मजीद जबळ, गोवंडी मुंबई, ब्लॉक नं:-, रोड नं:-, . . . पिन कोड:-400043 पॅन नं:-BQYPK4054P
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21987/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	224000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला  
नुसखेद :-

(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.



## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

13 December 2023, 10:33:08 AM

Valuation ID 20231213598

पवल 3

मूल्यांकनाचे वर्ष 2023  
 जिल्हा रायगड  
 मूल्य विभाग तालुका : पनवेल  
 उप मूल्य विभाग 2.1-इतर महत्वाच्या रस्त्यासमुख राहेवास व इतर वापराच्या विकासात जागेनी  
 क्षेत्राचे नांव A Class Palika सर्व्हे नंबर /न. भू. क्रमांक :

वाषिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदानेका	कायलय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	4490	45600	49200	57000	49200	चौ. मीटर

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	बांधकामाचे क्षेत्र	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदानेका	मिळकतीचा प्रकार-	बांधीव
	42.84 चौ. मीटर	1-आर सी सी	आहे	42.84 चौ. मीटर	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदानेका	मिळकतीचा प्रकार-	बांधीव
								0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
								11th to 20th Floor		

Sale Type -  
First Sale

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

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.49020/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ((49020-4490) \* (100 / 100)) + 4490 )  
 =  
 Rs.49020/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 49020 \* 42.84  
 = Rs.2100016.8/-

पवल - 3  
 29/12/2023  
 9/12

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेईनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य +  
 बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी +  
 स्वयंचलित वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 2100016.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.2100017/-  
 = ₹ एकविस लाख सतरा /-

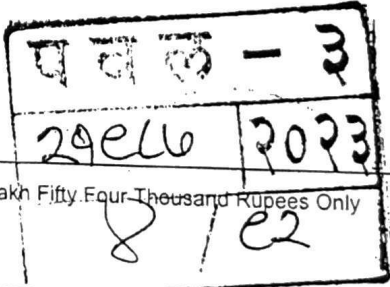




CHALLAN  
MTR Form Number-6



MH010787598202324E		BARCODE		Date	08/11/2023-14:54:08	Form ID	25 2
Department Inspector General Of Registration				Payer Details			
Stamp Duty		Registration Fee		TAX ID / TAN (If Any)			
Payer Name PNL3_PANVEL 3 JOINT SUB REGISTRAR		RAIGAD		PAN No.(If Applicable)	BMWPK9680F		
2023-2024 One Time		Flat/Block No.		FLAT NO-1102, 11TH FLOOR, B-WING, OMKARA			
		Premises/Building		PRIDE			
Account Head Details		Amount In Rs.					
0046401 Stamp Duty		224000.00		Road/Street		SURVEY NO-43, HISSA NO -1/1, 1/4 VILLAGE KOYANA VELE	
0063301 Registration Fee		30000.00		Area/Locality		PANVEL RAIGAD	
				Town/City/District			
				PIN		4 1 0 2 0 8	
				Remarks (If Any)			
				SecondPartyName=CHANDRAKANT PANDURANG PATIL~CA=3200000			
				Amount In Words			
		2,54,000.00		Two Lakh Fifty Four Thousand Rupees Only			
				Amount In Words			
				Two Lakh Fifty Four Thousand Rupees Only			
Account Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		690341023108174012887609626	
Cheque/DD No.		Bank Date		RBI Date		08/11/2023-14:55:13	
Name of Bank		Bank-Branch		Scroll No. , Date		09/11/2023	
Name of Branch							



Department ID :  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चालन केवल दृश्य निबंधक कार्यालय में ही दर्ज कराया जा सकता है। नोदणी न करवाये जाये। सदर चालन लागू।

Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY MUMBAI 02  
 Date: 2023.12.13 11:39:53 IST  
 Reason: GRAB Secure Document  
 Location: India

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
(IS)-398-21987		0006458708202324	13/12/2023-11:39:16	IGR148	30000.00



**AGREEMENT FOR SALE**

Market Value Rs. 21000/-

Consideration Value Rs. 32,00,000/-

Stamp Rs. 224000/-

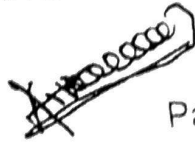
**Flat No.1102, wing B**, admeasuring **31.768** Square meters (Carpet Area)  
on the 11<sup>TH</sup> Floor, in the project known as "**OMKARA - PRIDE**"

**Articles of agreement made and entered into**  
**At Village- Koynavele, Tal – Panvel, Dist – Raigad.**

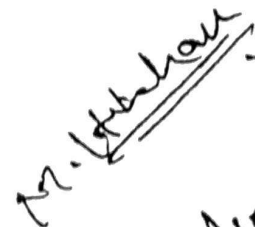
On this 13 Day of Dec, 2023.

  
ed i

OMKARA ENTERPRISES



Partners



Asma.





## BETWEEN

(1) SMT. SITABAI PANDURANG PATIL (2) SMT. USHA DNYANDEO AGALAWE (3) SHRI. VIJAY PANDURANG PATIL (4) SHRI. AJAY PANDURANG PATIL (5) SHRI. CHANDRAKANT PANDURANG PATIL (6) SHRI. KIRAN PANDURANG PATIL (7) SHRI. DHARMENDRA PANDURANG PATIL, all adults, Indian inhabitants, acting through their constituted attorney SHRI. CHANDRAKANT PANDURANG PATIL/ SHRI. AJAY PANDURANG PATIL having their address at Village-Mouje Ghot, Tal.-Panvel, Dist.-Raigad, hereinafter jointly and collectively referred to as "THE VENDORS" (which expression shall unless it be repugnant to context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) OF THE

प व ल	प व ल
29/04/2023	29/04/2023

AND

MR. HUSAIN AHMED SHABBIR AHMED KHAN, (PAN NO. BMWPK9680F) (AADHAR NO. 3656 4571 5794) AND MRS. ASMA HUSAIN AHMED KHAN (PAN NO. BQYPK4054P) (AADHAR NO. 5573 2603 8841) having his/her/their address at: PLOT NO. 27/R/3, SHIVAJI NAGAR, NEAR HARI MAJID GOVANDI MUMBAI MAHARASHTRA-400 043 hereinafter referred to



as "THE PURCHASER(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being)

THE SECOND PART.

AND

M/S. OMKARA ENTERPRISES, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, represented by its partners (1) SHRI KIRAN HARI BAGAD (2) SHRI ASHOK KUMAR G. BAPNA & (3) SHRI SURESH OMKARLAL JAIN, having its registered office at A-909, Mahaavir Icon, Plot Nos.-89/90, Sector No.-15, C.B.D. Belapur, Navi Mumbai-400 614, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner) OF THE THIRD PART.

OMKARA ENTERPRISES

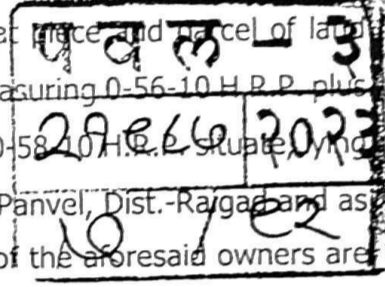
Partners



## WHEREAS

THE PROMOTERS ENTITLEMENT TO THE PROJECT LAND

I) (A) SHRI GANESH ATMARAM PATIL (2) SMT. JAYSHREE GURUNATH MHATRE (3) SHRI NARESH ATMARAM PATIL (4) SMT. PUSHPABAI KESHAV PAWAR (5) SMT. RASIKA ANKUSH MALI & (6) SMT. SUMANBAI ATMARAM PATIL, are the Owners of all that piece and parcel of land bearing Survey No.-43, Hissa No.-1/1, admeasuring 0-56-10 H.R.P. plus Potkharaba 0-02-00 H.R.P., aggregating to 0-58-10 H.R.P. situate, lying and being at Village-Mouje Koynavele, Tal.-Panvel, Dist.-Raigad and as per the Mutation Entry No.-419, the name of the aforesaid owners are recorded in the 7/12 extracts of the revenue records of the concerned authority regarding the said land;



II) (B) SMT. SITABAI PANDURANG PATIL (2) SMT. USHA DNYANDEO AAGLAVE (3) SHRI VIJAY PANDURANG PATIL (4) SHRI AJAY PANDURANG PATIL (5) SHRI CHANDRAKANT PANDURANG PATIL (6) SHRI KIRAN PANDURANG PATIL & (7) SHRI DEARMENDR PANDURANG PATIL are the Owners of all that piece and parcel of land bearing Survey No.-43, Hissa No.-1/4, admeasuring 0-58-20 H.R.P. plus Potkharaba 0-02-10 H.R.P., aggregating to 0-60-30 H.R.P. situate, lying and being at Village-Mouje Koynavele, Tal.-Panvel, Dist.-Raigad and as per the Mutation Entry No.-419, the name of the aforesaid owners are recorded in the 7/12 extracts of the revenue records of the concerned authority regarding the said land;



III) By virtue of unified Development Agreement dated 05/01/2023, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Receipt No.-360, Docket No.-PVL3-317-2023 dated 05/01/2023, the aforesaid owners i.e. A) (1) SHRI GANESH ATMARAM PATIL (2) SMT. JAYSHREE GURUNATH MHATRE (3) SHRI NARESH ATMARAM PATIL (4) SMT. PUSHPABAI KESHAV PAWAR (5) SMT. RASIKA ANKUSH MALI & (6) SMT. SUMANBAI ATMARAM PATIL and (B) (1) SMT. SITABAI PANDURANG PATIL (2) SMT. USHA DNYANDEO AAGLAVE (3) SHRI VIJAY PANDURANG PATIL (4) SHRI AJAY PANDURANG PATIL (5) SHRI

*(Signature)*

KARA ENTERPRISES

*(Signature)*

Partner

*M. K. Khar*

*Suman*

CHANDRAKANT PANDURANG PATIL (6) SHRI KIRAN PANDURANG PATIL & (7) SHRI DHARMENDRA PANDURANG PATIL, have granted the development rights of the aforesaid plots of land bearing (i) Survey No.-43, Hissa No.-1/1, admeasuring 0-58-10 H.R.P. & (ii) Survey No.-43, Hissa No.-1/4, admeasuring 0-60-30 H.R.P., respectively in favour of the Promoters herein and handed over the vacant and peaceful possession of the said plots to them. The aforesaid Owners have also granted the power of attorney in favour of the Promoters herein to do various acts and deeds mentioned therein vide Power of Attorney dated 05/01/2023. The said Power of Attorney is duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under its Receipt No.-362, Docket No.-PVL3-319-2023 dated 05/01/2023.

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By virtue of the above Development Agreement and Power of Attorney, both dated 05/01/2023, the Promoters are now fully seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid pieces and parcels of the lands bearing (1) Survey No.-43, Hissa No.-1/1, admeasuring 0-58-10 H.R.P. & (2) Survey No.-43, Hissa No.-1/4, admeasuring 0-60-30 H.R.P., aggregating to 1-18-40 H.R.P. which is equivalent to 11840 Sq. Mts., both situate, lying and being at Village-Koynavale, Tal.-Panvel, Dist.-Raigad, and hereinafter referred to as "THE SAID PROPERTY" and more particularly described in the "First Schedule" hereunder written and are fully entitled to develop the said lands by constructing the buildings thereon as per the plans duly approved by the concerned authorities;



- V) The Promoters have floated the ownership scheme on the said Land under the name and style of "OMKARA PRIDE" comprising of various buildings having residential units and other premises. Though the Promoters herein have right to develop the entire project land, the promoters have decided to carry out construction/development in phases and accordingly have identified/earmarked portion out of the project land as Phase-I comprising buildings bearing Building Nos.- A & B Wing, each being Ground plus 14 (Fourteen) upper floors with provisions for adding more upper floors on the said buildings and is only

OMKARA ENTERPRISES

*(Handwritten signature)*

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Partner

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CHANDRAKANT PANDURANG PATIL (6) SHRI KIRAN PANDURANG PATIL & (7) SHRI DHARMENDRA PANDURANG PATIL, have granted the development rights of the aforesaid plots of land bearing (i) Survey No.-43, Hissa No.-1/1, admeasuring 0-58-10 H.R.P. & (ii) Survey No.-43, Hissa No.-1/4, admeasuring 0-60-30 H.R.P., respectively in favour of the Promoters herein and handed over the vacant and peaceful possession of the said plots to them. The aforesaid Owners have also granted the power of attorney in favour of the Promoters herein to do various acts and deeds mentioned therein vide Power of Attorney dated 05/01/2023. The said Power of Attorney is duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under its Receipt No.-362, Docket No.-PVL3-319-2023 dated 05/01/2023.

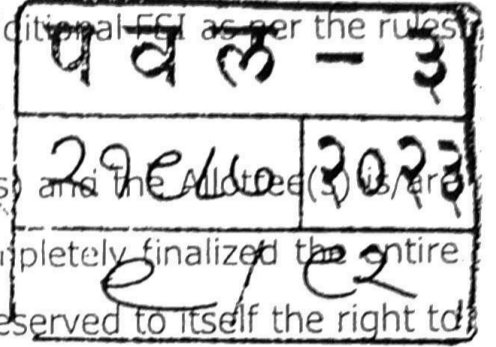
प व ल - ३	
२९६६	२०२३
C IV) ६२	

By virtue of the above Development Agreement and Power of Attorney, both dated 05/01/2023, the Promoters are now fully seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid pieces and parcels of the lands bearing (1) Survey No.-43, Hissa No.-1/1, admeasuring 0-58-10 H.R.P. & (2) Survey No.-43, Hissa No.-1/4, admeasuring 0-60-30 H.R.P., aggregating to 1-18-40 H.R.P. equivalent to 11840 Sq. Mts., both situate, lying and being at Village-Koynavele, Tal.-Panvel, Dist.-Raigad, and hereinafter referred to as "THE SAID PROPERTY" and more particularly described in the "First Schedule" hereunder written and are fully entitled to develop the said lands by constructing the buildings thereon as per the plans duly approved by the concerned authorities;



- v) The Promoters have floated the ownership scheme on the said Land under the name and style of "OMKARA PRIDE" comprising of various

subject matter of this agreement, hereinafter referred as "Said Project" more particularly described in the Schedule hereunder written and in the Phase-II and subsequent phases, the Promoters have proposed to construct one or more Buildings as well as the additional floors on the aforesaid Buildings by utilizing the balance FSI (Floor Space Index), additional Premium paid FSI, TDR (Transfer of Development Rights) premium, Staircase premium, road width additional FSI as per the rules and regulations of the competent authority;



**VI)** The Promoters have informed the Allottee(s) and the Allottee(s) is/are aware that the Promoters have not yet completely finalized the entire scheme of development thereof and have reserved to itself the right to amend from time to time the layout of the said property and provide for construction of one or more buildings/floors than those at present envisaged and to amend the building plans and/or construct additional floors and/or buildings/structure on the said property;

**VII)** The Allottee(s) is/are aware that development of the said property shall be completed over a lengthy period of time and that although the building in which the Flat/Other premises hereby agreed to be allotted may be completed and the Promoters may permit the Allottee(s) to use the Flat/Other premises. However, only on completion of the entire work of development of the said property and construction of all the buildings in the layout, the Promoters shall take steps to obtain conveyance of the said property in favour of a Co-operative Society or federation of the co-op societies and/or any other corporate body to be formed of the Allottee(s). This Agreement is entered into by the Allottee(s) on a specific understanding and agreement that the Allottee(s) shall not insist upon the Deed of Conveyance in respect of the said property being executed until the development of the entire property is completed;



**VIII)** The Assistant Director of Town Planning, Panvel Municipal Corporation vide its Commencement Certificate bearing number PMC/TP/Koynaveie/43/1/1 & 43/1/4/21-22/16374/1983/2022

dated 30/06/2022 presently sanctioned and approved the plans submitted by the Owners for construction of the residential buildings comprising A and B wing on the said property by amalgamating the said plots into one unified plot of land consisting of **Ground plus 14 (Fourteen) Upper Floors** and in pursuance to the sanctioned plans and permissions, the Promoters have commenced the construction work on the said plots of land. The copy of the said commencement certificate is annexed hereto and marked as **ANNEXURE "A"**.

प व ल) - 3	The Promoters, through their Architect <b>Design Concept</b> registered with the Council of Architecture under No.-CA/2008/43846 having their address at Office Nos.-136, 137, Nagarpalika Shopping Complex, 1 <sup>st</sup> floor, Near City Police Station, Old Panvel-410 206, have prepared building plans by initially utilizing permissible FSI, by proposing to construct a Residential Building on the said land. (Hereinafter referred to as the said layout).
29066	2023
90/2	



- Allottee/s is/are informed and is aware and hereby accepts that the Promoters are free and entitled to amend and/or modify the said plans and add to the said building/complex as may be possible and permissible provided however that the same does not in any manner prejudicially alter the plan and specifications of the Flat agreed to be purchased by the Allottee/ hereunder.
- XI) The Promoters have appointed **Strucon Consulting Engineers** as RCC Consultants and have entered into standard Agreement for carrying out construction of the said building and also have entered into standard Agreement with the Architect for preparing plans of the said building/s.

dated 30/06/2022 presently sanctioned and approved the plans submitted by the Owners for construction of the residential buildings comprising A and B wing on the said property amalgamating the said plots into one unified plot of consisting of **Ground plus 14 (Fourteen) Upper Floors** in pursuance to the sanctioned plans and permissions, the Promoters have commenced the construction work on the said plots of land. The copy of the said commencement certificate is annexed hereto and marked as **ANNEXURE "A"**.

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The Promoters, through their Architect **Design Concept** registered with the Council of Architecture under No.-CA/2008/43846 having their address at Office Nos.-136, 137, Nagarpalika Shopping Complex, 1<sup>st</sup> floor, Near City Police Station, Old Panvel-410 206, have prepared building plans by initially utilizing permissible FSI, by proposing to construct a Residential Building on the said land. (Hereinafter referred to as the said layout).



The Allottee/s is/are informed and is aware and hereby accepts that the Promoters are free and entitled to amend and/or modify the said plans and add to the said building/complex as may be possible and permissible provided however that the same does not in any manner prejudicially alter the plan and specifications of the Flat agreed to be purchased by the Allottee/ hereunder.

- XI) The Promoters have appointed **Strucon Consulting Engineers** as RCC Consultants and have entered into standard Agreement for carrying out construction of the said building and also have entered into standard Agreement with the Architect for preparing plans of the said building/s.
- XII) The Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on 09/11/2022 under the registration No.- P52000047562. An authenticated copy in respect thereof is annexed hereto and marked as **ANNEXURE "B"**.

OMKARA ENTERPRISES

*(Signature)*

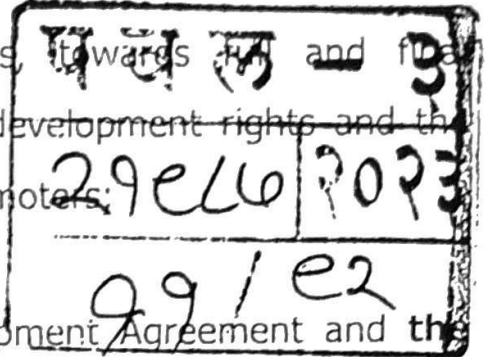
*(Signature)*

Partners

*(Signature)*

*(Signature)*

And whereas in pursuance of the aforesaid **Development Agreement** dated **05/01/2023**, it is agreed that the Promoters shall allot and handover to the Vendors herein the constructed area as per Schedule annexed therewith in the Development Agreement, hereinafter referred to as "THE SAID UNITS" in the building to be constructed by the Promoters, towards and for a consideration payable in kind for grant of the development rights and the remaining residential area shall belong to the Promoters:



And whereas pursuant to the aforesaid Development Agreement and the Vendors herein are fully entitled for the allotment to their share of the constructed area on the said plots of land without any monetary consideration and in lieu of transfer and assignment of the rights, title, interest and benefits of the said plot of land;

And whereas the Allottee(s) are offered a Flat measuring Carpet Area **31.768** Square Meters or thereabouts on **11<sup>th</sup>** floor in the project known as "**OMKARA - PRIDE**" (hereinafter referred to as "**the said Building**") being constructed of the said project, by the Promoters;

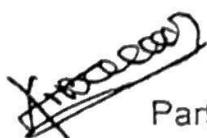


And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building(s);

And whereas by virtue of the aforesaid Agreements, the Vendors and the Promoters have right to sell their respective share of the Flats/Shops and Other Units in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats/Shops and Other Units therein and to receive the sale price in respect thereof.

OMKARA ENTERPRISES

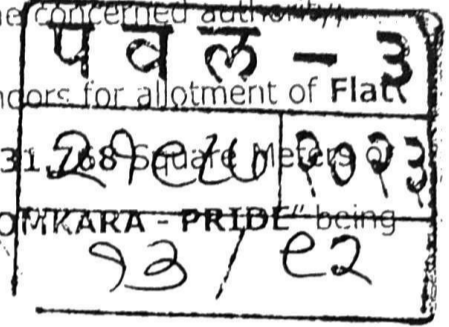


Partners



And whereas while sanctioning the said plans concerned authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building(s) shall be granted by the concerned authority;

And whereas the Allottee(s) have applied to the Vendors for allotment of Flat **No. 1102**, in **B wing**, admeasuring **Carpet Area 31.768 Square Meters** thereabouts on **11<sup>TH</sup> Floor** in the project known as "**OMKARA - PRIDE**" being constructed on the said Project;



And whereas the carpet area of the said **Flat is 31.768 Sq. Mts.** and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls Appurtenant to the said Flat for exclusive use of the Allottee(s), and excluding enclosed balcony area Appurtenant to the said Flat for exclusive use of the Allottee(s) and including the area covered by the internal partition walls of the Flat.

And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter;

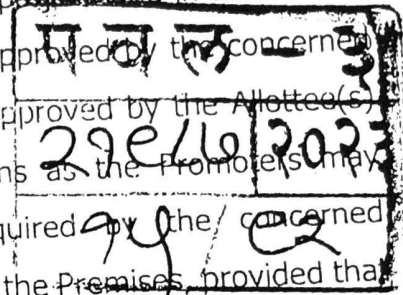
And whereas prior to the execution of these presents, the Allottee(s) have paid to the Vendors a sum of **Rs. 1,10,000/- (Rupees One lakh Ten Thousand Only)** being part payment of the Sale Consideration of the Flat agreed to be sold by the Vendors to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Vendors doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Vendors the balance of the sale consideration in the manner hereinafter appearing;

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



### 3. ADDITIONS AND ALTERATION –

- a) The Promoters shall construct the Phase-I of the said buildings' project comprising A and B Wing, presently each being Ground plus 14 (Fourteen) upper floors with provisions for addition of one or more upper floors/buildings on the portion of the project land in accordance with the plans, designs and specifications approved by the concerned authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by Government authorities or due to change in law. In the subsequent phases, the Promoters have proposed to construct one or more buildings as well as the additional floors on the project land by utilizing the balance FSI (Floor Space Index), additional Premium paid FSI, TDR (Transfer of Development Rights) premium, Staircase premium, road width additional FSI as per the rules and regulations of the competent authority;
- b) The promoters shall under normal conditions construct building/s on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the Assistant Director of Town Planning, Panvel Municipal Corporation and other concerned authorities. It is agreed that the promoters shall, save as permissible under the act and rules, not make any additions and alterations in the sanctioned plans, layout plans in respect of the said premises, plot or building, as the case may be, without the previous written consent of the purchaser (s)/ Allottee(s).



4. **SALE OF PREMISES AND PAYMENT CONDITIONS :**

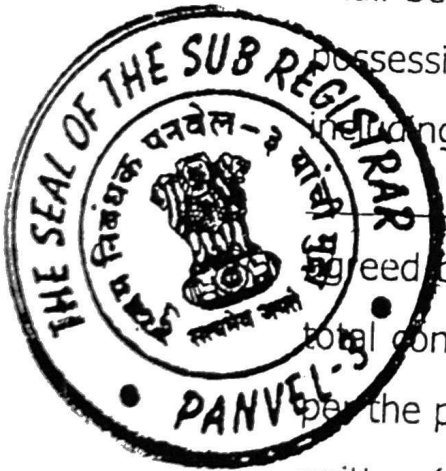
4(a) The Purchaser/s hereby agree/s to purchase from the Vendors the Flat **No. 1102**, in B wing, admeasuring **31.768** Square Meters Carpet Area on 11<sup>TH</sup> Floor in the project known as "**OMKARA - PRIDE**" which is to be constructed on the said plot and pro rata share in the common areas (COMMON AREAS) as defined under clause (n) of Section 2 of Real Estate ( Regulation and Development) Act, 2016 (hereinafter referred to as the said premises and which is more particularly described in the second schedule hereunder written) for a total consideration of

**Rs.32,00,000/- (Rupees Thirty Two Lakh Only).**

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The Allottee(s) hereby agree(s) to purchase from the Vendors and the Vendors hereby agree to sell to the Allottee(s) covered car parking space i.e. **NIL**/One being constructed in the layout for the consideration of **Rs.32,00,000/- (Rupees Thirty Two Lakh Only).** and the same shall be allotted to the allottee(s) at the time of handing over of the possession. The total aggregate consideration amount for the Flat including covered parking spaces is thus Rs. \_\_\_\_\_ (Rupees

\_\_\_\_\_ Only). As mutually discussed and agreed between the promoters/Vendors and the purchase/s, the said total consideration shall be paid by the purchaser/s to the Vendors as per the payment schedule as set out in the Fourth Schedule hereunder written (time being essence of the contract). The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the purchaser/s over and above the consideration mentioned herein on their respective due dates.

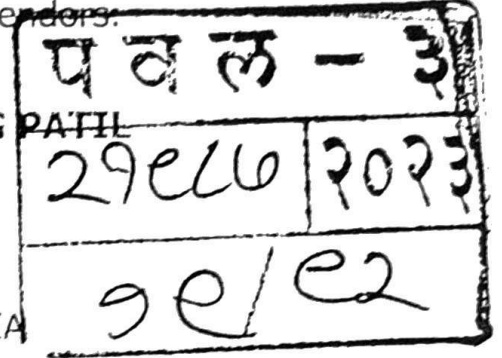


4 (c) The said total consideration over and above the consideration mentioned herein shall be paid of

5. **MODE OF PAYMENT:**

The payment of all the above instalments/payment will be accepted by Cheque/Demand Draft/Pay Order/NEFT/RTGS only and as per the payment Schedule annexed hereto. The Cheque/s or Demand Draft or pay Order should be drawn in favour of the Vendors.

Name of the Vendor :- **AJAY PANDURANG PATIL**  
 A/C NO. :- 482002010157533  
 IFS CODE :- UBIN0548201  
 BANK NAME :- UNION BANK OF INDIA  
 BANK BRANCH :- KALMBOLI



The payment towards Goods and Service Tax and the said consideration amount shall be made by the Purchaser/s in favour of the Promoters herein as follows:-

A/C :- Omkara Enterprises  
 A/C NO. :- 0183102000024763  
 IFS CODE :- IBKL0000183  
 BANK NAME :- IDBI Bank  
 BANK BRANCH :- Belapur



And shall be sent to the site office of Promoters at "**OMKARA - PRIDE**", Village-Koynavele, Tal.-Panvel, Dist.-Raigad, either by Hand Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries). In case if the Purchaser/s has/have made the payment by NEFT or by RTGS, then immediately upon the Purchaser/s making such payment to the Promoter's designated account, the Purchaser/s shall intimate to the Promoters the UTR Number, Bank Details and such other details as shall be required by the Promoters to identify and acknowledge the receipt of the payment by the Promoters. In case, if the Promoters desire to receive further payments of balance instalments, favouring certain other Bank Account of the Promoters, then and in that event, the Promoters shall specifically mentioned the new Bank Account in the Instalment Demand Letter that shall be addressed to the Purchaser/s. thereafter, the Purchaser/s shall himself/herself/themselves or cause his/her/their Financial Institute to draw the Cheque/s or Demand Draft or Pay Order favouring the said new Bank Account.

allotment. Subject to the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution, in case of the mortgage of the said premises, the balance amount of money paid by the Purchaser(s)/Allottee(s) shall be returned by the Promoters/Vendors to the Purchaser(s)/Allottee(s) within 45 days of such cancellation without any interest. In this case, the Purchaser/s will not be entitled to claim/demand Registration charges, Stamp Duty or interest paid by them. In the event of such cancellation, the

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29/06/2023	
228./02	The Promoters shall provide the amenities and facilities as per the List of Amenities as set out in the Third Schedule hereunder written.

The Promoters shall provide the amenities and facilities as per the List of Amenities as set out in the Third Schedule hereunder written.



The Promoters hereby declare that the **Floor Space Index** available as on date in respect of the said plots are **30310.40 Square Meters** and the Promoters have planned to utilise Floor Space Index by availing TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation. The Promoters have disclosed the Floor Space Index of 2.25 as proposed to be utilised by them on the said plot in the said Project and the Purchaser(s)/Allottee(s) has/have agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

- b) Save as mentioned in Clause 9 (a) hereof, the Promoters hereby declare that no part of the said Floor Space Index for the said plot has been utilised by the Promoters elsewhere in any other plot for any purpose whatsoever.

**15. HANDING OVER POSSESSION :**

15 (a) The Promoters shall give possession of the FLAT/SHOP to the Allottee(s) on or before **30<sup>th</sup> October, 2027**. If the Promoters fail or neglect to give possession of the FLAT/SHOP to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee(s) the amounts already received by them in respect of the FLAT/SHOP with interest at the same rate as may mentioned in the Clause No.-3(i) herein

प व ल - 3	above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.
29/10/2027	Provided that the Promoters 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
22/12	War, civil commotion, pandemic, endemic or act of God;

above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters 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




War, civil commotion, pandemic, endemic or act of God;  
 any notice, order, rule, notification of the Government and/or other public of competent authority/court.

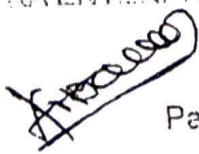
**15 (b) PROCEDURE FOR TAKING POSSESSION**

The Promoters, upon obtaining the Part/Full Occupancy Certificate from the competent Authority, shall offer in writing, the possession of the said premises to the Purchaser(s)/Allottee(s) in terms of this Agreement to be taken within 15 days from the date of issue of such notice/letter and the Promoters shall give possession of the said premises to the Purchaser(s)/Allottee(s).

**15 (c)** The Purchaser/s shall be entitled to take possession of the said premises, if the Purchaser/s has/have duly observed and performed all the obligations and stipulations contained in this Agreement and also duly paid to the Promoters/Vendors all and whatsoever amounts payable by the Purchaser/s under this Agreement. Provided however till such time as the Purchaser/s does/do not pay the entire monetary

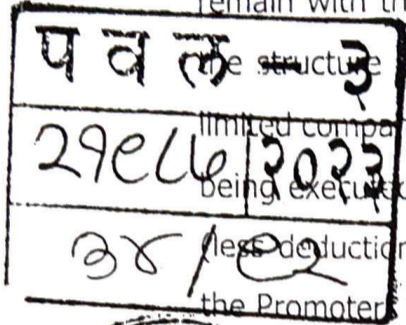
BY (S) ENTERED IN...

 Partners




limited company is formed and the said structure of the building is transferred to it, the Allottee(s) shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee(s) further agree(s) to pay to the Promoters advance Maintenance of 18 months before taking possession of the said flat. The amounts so paid by the Allottee(s) to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of lease of the structure of the building is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may

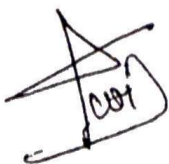


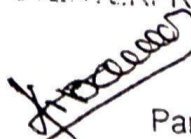
The said project shall always be known as "OMKARA - PRIDE" and the said Society or any other body corporate or other organisation determined by the Promoters on the said plot shall always be known by such name as suggested by the Promoters and approved by the concerned Authorities. The Purchaser/s shall co-operate with the Promoters in forming, registering and incorporating the said society and shall sign all necessary papers and documents and do all other necessary all other acts and things as the Promoters may require the Purchaser/s to do from time to time in that behalf or safeguarding or better protecting the interest of the said Society and of the Purchaser/s of the Premises in the Building. All costs and charges for above shall be borne and paid by the Purchaser/s.

**19. GENERAL COMPLIANCE WITH RESPECT TO THE SAID PREMISES :**

- 19 a) The Purchaser(s)/Allottee(s) shall, after taking possession, be solely responsible to maintain the said premises at his/her/their own cost, in good condition and shall not do or suffer to be done anything in or to the Building, or the said premises, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or General

PRIMA ENTERPRISES

  
Partners

  
Partners

  
Partners

23. This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

24. **NOTICES AND CORRESPONDENCE :**

24 a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below :-

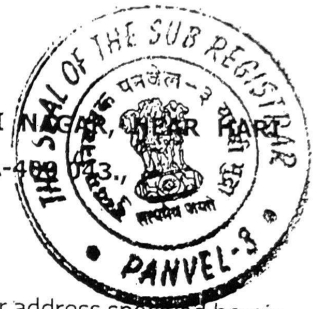
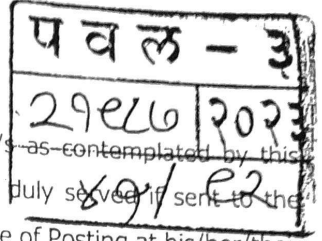
1) **MR.HUSAIN AHMED SHABBIR AHMED KHAN**

2) **MRS. ASMA HUSAIN AHMED KHAN**

**ADDRESS : PLOT NO. 27/R/3, SHIVAJI**

**MAJID GOVANDI MUMBAI MAHARASHTRA-400002**

Email Id:- [khan.unitechgroup@gmail.com](mailto:khan.unitechgroup@gmail.com)



24 b) In case if the Purchaser/s changes his/her/their address specified herein then and in that event, the Purchaser/s shall intimate by Registered AD letter, the new address and shall cause the Promoters to rectify their records by recording the new addresses. In case, if the Purchaser/s fail/s to provide the Promoters his/her/their new address, then the Promoters shall not be liable or responsible for the non-receipt of any letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising there from.

25. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PURCHASER(S)/ALLOTTEE(S) :**

The Purchaser(s)/Allottee(s) is/are entering into this Agreement for the allotment of a said premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser(s)/Allottee(s) hereby undertakes that he/she/they shall comply with and carry out, from time

*M. H. Khan*

*Asma*

*[Signature]*

Partners

*M. H. Khan*

THE FIRST SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of land bearing (1) Survey No.-43, Hissa No.-1/1, admeasuring 0-58-10 H.R.P. equivalent to 5810 Sq. Mts. & (2) Survey No.-43, Hissa No.-1/4, admeasuring 0-60-30 H.R.P., equivalent to 6030 Sq. Mts., aggregating to 1-18-40 H.R.P. both situate, lying and being at Village-

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६६/९२	

Survey/Hissa No.-43/1/1

On or towards the East by : Gut No.-42/1  
On or towards the West by : Gut No.-43/1/5  
On or towards the North by : Gut No.-43/1/4  
On or towards the South by : Gut No.-41/0



Survey/Hissa No.-43/1/4

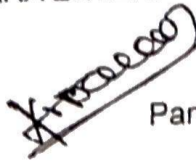
On or towards the East by : Gut No.-43/1/3  
On or towards the West by : Gut No.-43/1/5  
On or towards the North by : Gut No. Koynavele Gaothan  
On or towards the South by : Gut No.-43/1/1

THE SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

All that residential premises bearing Flat number 1102 in B wing, admeasuring 31.768 Sq. Mts. carpet area on the 11<sup>TH</sup> Floor of the proposed buildings' project to be known as "OMKARA - PRIDE" being constructed on (1) Survey No.-43, Hissa No.-1/1, admeasuring 0-58-10 H.R.P. equivalent to 5810 Sq. Mts. & (2) Survey No.-43, Hissa No.-1/4, admeasuring 0-60-30 H.R.P., equivalent to 6030 Sq. Mts., aggregating to 1-18-40 H.R.P., situate, lying and being at Village-Koynavele, Tal.-Panvel, Dist.-Raigad. In addition to the above area and without any further monetary consideration, the Allottee is entitled to enclosed balcony of 4.798 Sq. Mts., Proj bal of 3.098 Sq. Mts.

OMKARA ENTERPRISES

  
Partners



Miltekar  
Adma.



In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

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29 06 2023  
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SIGNED & DELIVERED BY

THE WITHIN NAMED VENDORS



- (1) SMT. SITABAI PANDURANG PATIL
- (2) SMT. USHA DNYANDEO AGALAWE
- (3) SHRI. VIJAY PANDURANG PATIL
- (4) SHRI. AJAY PANDURANG PATIL
- (5) SHRI. CHANDRAKANT PANDURANG PATIL
- (6) SHRI. KIRAN PANDURANG PATIL
- (7) SHRI. DHARMENDRA PANDURANG PATIL

ALL ACTING THROUGH THEIR

CONSTITUTED ATTORNEY

SHRI. CHANDRAKANT PANDURANG PATIL

IN THE PRESENCE OF

- 1) 
- 2) 



SIGNED, SEALED & DELIVERED BY

THE WITHIN NAMED PURCHASERS

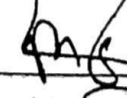
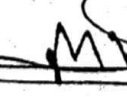
1) MR. HUSAIN AHMED SHABBIR AHMED KHAN.)

P.A.N.- BMWPK9680F

2) MRS. ASMA HUSAIN AHMED KHAN )

P.A.N.- BQYPK4054P

IN THE PRESENCE OF

- 1) 
- 2) 



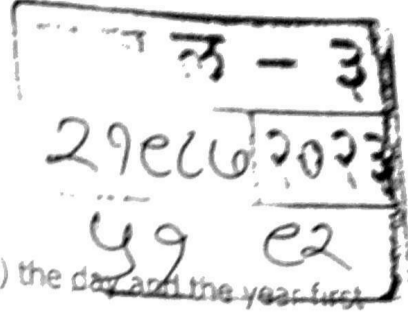
*Husain Ahmed Khan*



*Asma*

SIGNED, SEALED & DELIVERED

## RECEIPT



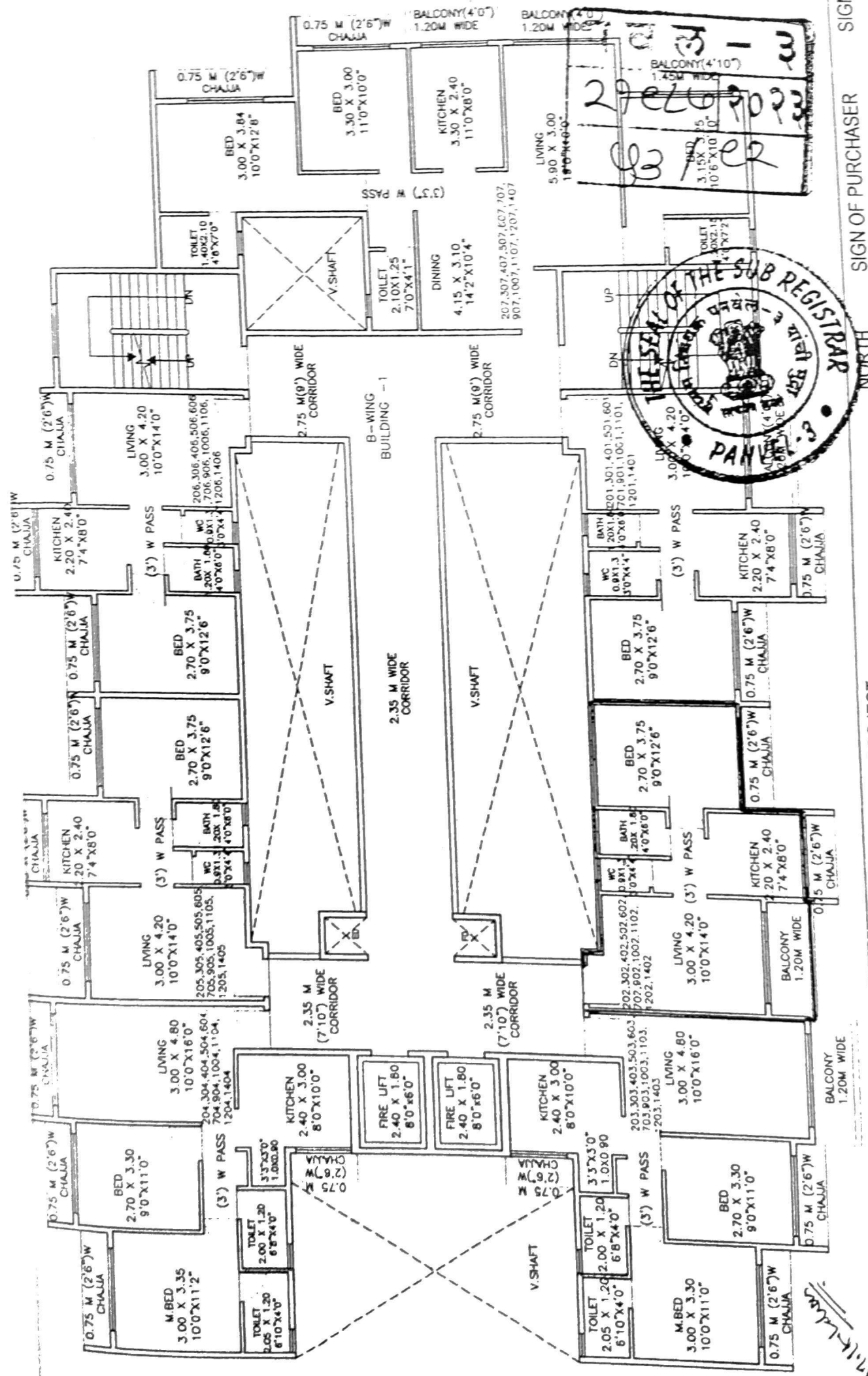
Received of and from the within named Purchaser(s) the day and the year first herein above written the sum of **Rs.1,10,000/- (Rupees One Lakh Ten Thousand Only)**, being part/full payment of the consideration amount against the sale of **Flat No.1102** in **B wing** admeasuring **31.768 Sq. Mts.** carpet area on the **11<sup>TH</sup>** Floor of the building project named 'OMKAR APIDE' being constructed on (1) Survey No.-43, Hissa No.-1/1, admeasuring 5810 H.R.P. equivalent to 5810 Sq. Mts. & (2) Survey No. 18-40 H.R.P., equivalent to 6030 Sq. Mts. aggregated to 18-40 H.R.P. both situate, lying and being at Village-Koyavele Tal. Panvel, Dist.-Raigad, paid by him/her/them to us as per the details mentioned below.



Date	Cheque/ D.D. No.	Drawn on (Bank & Branch)	Amount Rs.
23/10/2023	000003	Kotak Mahindra Bank  Mumbai	1,10,000/-
<b>Total (Rupees One Lakh Ten Thousand Only).</b>			

**WE SAY RECEIVED**

- (1) SMT. SITABAI PANDURANG PATIL )  
(2) SMT. USHA DNYANDEO AAGLAVE )  
(3) SHRI. VIJAY PANDURANG PATIL )  
(4) SHRI. AJAY PANDURANG PATIL )



SIGN OF PURCHASER  
SIGN OF VENDOR

PROJECT

FLOOR

FLAT NO.

"OMKARA ENTERPRISES"  
STILT + 14 RESIDENTIAL COMPLEX PLOT :- S.NO.43/1/1 AND 43/1/4  
AT-VILLAGE -KOYNAVELE,TAL.-PANVEL, DIS.-RAIGAD

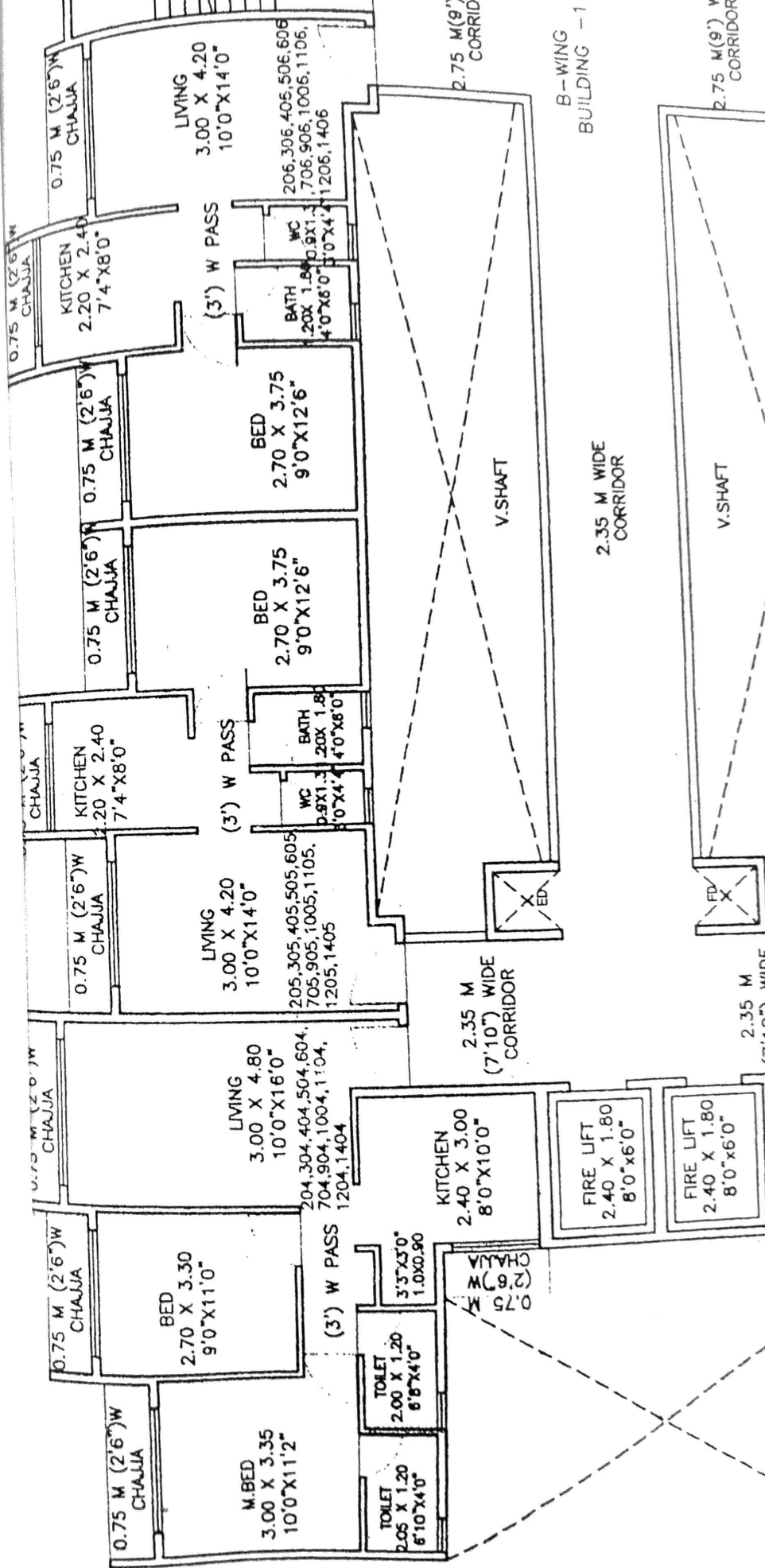
11th

B-1102

*M. K. Lakshmi*

*M. K. Lakshmi*





# PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - [panvelmunicipalcorporation@gmail.com](mailto:panvelmunicipalcorporation@gmail.com)

Tel - (022) 27458040/41/42

No.PMC/TP/Koynavele/43/1/1 & 43/1/4/21-22/16374/ 1983/2022

ल - 3	Date: 20/06/2022
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To,

Mr. Ganesh Atmaram Patil.,  
Mr. Ajay Pandurang Patil.,  
Survey No.- 43/1/1 & 43/1/4,  
Tal. - Panvel, Dist.- Raigad.

SUB: - Development Permission for Residential Building on Survey No.- 43/1/1 & 43/1/4,  
At. - Koynavele, Tal. - Panvel, Dist.- Raigad.

REF: - 1) Your Architect's application no. 1993, dtd. 24/01/2022, No. 8743 of 21/04/2022  
2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/122218/356874, Dated 17/01/2022  
3) Provisional Fire NOC issued by PMC fire officer vide letter No. PMC/Fire/2121/Ref No.470/1063, Dated 22/03/2022

Sir,

Please refer to your application for Development Permission for Residential Building on Survey No.- 43/1/1 & 43/1/4, At. - Koynavele, Tal. - Panvel, Dist.- Raigad. The Development permission is hereby granted to construct Residential Building on the plot mentioned above.

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


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

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

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

  
Assistant Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO: - 1) Architect,  
Design Concept,  
Nagarpalika Shopping Complex,  
1<sup>st</sup> Floor, Office # 136 to 138,  
Near City Police Station, Panvel 410 206
- 2) Ward Officer,  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.



# PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail -

Tel – (022) 27458040/41/42

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No. MC/T/Koynavele/43/1/1 & 43/1/4/21-22/16374/1983/2022

Date: 30/06/2022

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, **Mr. Ganesh Atmaram Patil** and **Mr. Ajay Pandurang Patil**. As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Building (Ground + 14 Upper Floor)**, on Survey No.- 43/1/1 & 43/1/4 At. - Koynavele, Tal. - Panvel, Dist.- Raigad. (Plot Area = 11840.00 Sq.mt., Proposed Residential Built-Up Area = 15438.891 sq.mt., Total Built Up Area = 15438.891 sq.mt.)

(No. of Residential Unit – 225 Nos.)

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

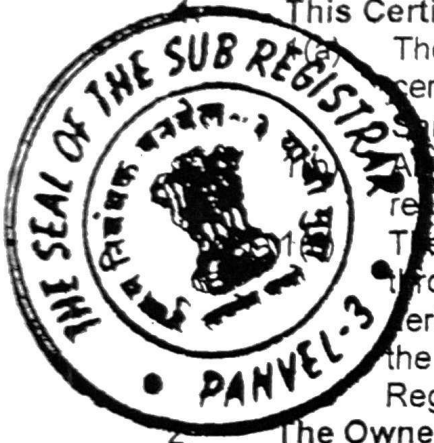
The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.

Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

The commissioner 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.

The Owner / Developer shall: -

- 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) 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.
- 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTPA Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every



# PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel - 410 206.

E mail -

Tel - (022) 27458040/41/42

No. MC/T/Koynavele/43/1/1 & 43/1/4/21-22/16374/1983/2022

Date: 30/06/2022

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, **Mr. Ganesh Atmaram Patil** and **Mr. Ajay Pandurang Patil**. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building (Ground + 14 Upper Floor), on Survey No.- 43/1/1 & 43/1/4 At. - Koynavele, Tal. - Panvel, Dist.- Raigad. (Plot Area = 11840.00 Sq.mt., Proposed Residential Built-Up Area = 15438.891 sq.mt., Total Built Up Area = 15438.891 sq.mt.)

(No. of Residential Unit - 225 Nos.)

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

The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.

Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

The commissioner 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.

The Owner / Developer shall: -

- 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) 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.
- 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 19/08/2019.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage and use for potable purposes or recharge of groundwater.



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In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams  
Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"

Section: - 15 Register of beneficiaries: - Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.

Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.  
A joint meeting of the developers and contractors of the Municipal Corporation in the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act, 1948. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.  
The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors.  
(If Applicable)

You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)

The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.

The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.

The Owner / Developer is required to construct the discharge line at his own cost.

The Owner / Developer should set up electrical vehicle charging point in the said plot.

The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal /Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked

मा. आयुक्त यांचे मंजूरी नुसार

(Signature)

Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C.TO: - 1) Mr. Ganesh Atmaram Patil.,  
Mr. Ajay Pandurang Patil.,  
Survey No.- 43/1/1 & 43/1/4,  
Tal. - Panvel, Dist.- Raigad.

2) Architect,  
Design Concept,  
Nagarpalika Shopping Complex,  
1<sup>st</sup> Floor, Office # 136 to 138,  
Near City Police Station, Panvel 410 206.

3) Ward Officer,  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.

4) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



(Signature)



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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: P5200004556

Project: *Dinkara Park Phase 2* Plot Bearing / CTS / Survey / Final Plot No.: **Gat No. 43/1/1 and 43/1/4 at Koyana Velha, Sion, Mumbai - 410206**

1. *Dinkara Enterprises*, having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400014.*

2. The 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 (I) 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 **09/11/2022** and ending with **31/10/2027** 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

Dated: 09/11/2022  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-11-2022 17:50:58

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

**Sanket N. Mohite**

Advocate

104, 1<sup>st</sup> floor, "Aditya Vihar", Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad.  
Mobil-9930114242

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**LEGAL TITLE REPORT**

Sub : Title Clearance Certificate with respect to Gut No. 43/1/1, admeasuring 0-58.10 H-R.P, Situated at Koyanavele, Taluka Panvel, Dist Raigad (Hereinafter referred as the "said Property")



I have investigated the title of the said property on the request of/s. Omkara Enterprises through partner Mr. Kiran Hari Bagat Office at- A-909, 9<sup>th</sup> Floor, Mahavir Icon, Plot no. 89-59, Sector 15, CBD Belapur, Navi Mumbai and following document are perused i.e :-

**1. Description of the Property :-**

All that pieces and parcel of land situated, lying at **Village Koyanavele, Taluka & Sub-Division of Panvel District & Division of Raigad** in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and described in the revenue record as under:-

Gut No.	Hissa No.	Area in	Assessment
		H-R-Sq.Mtrs.	Rs.=Ps.
43	1/1	0-56.10	6=25
		0-02-00	
	Total	0-58.10	

(herein referred to as "Said Plot" or "Said Property")

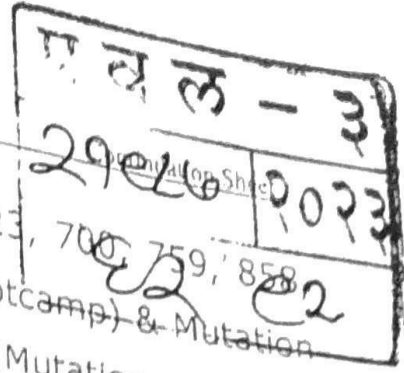
**2. The documents of allotment of property :**

- i) 7/12 extract dt. 05/01/2022.

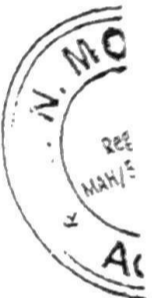
*[Handwritten Signature]*



*[Handwritten Mark]*



- ii) Mutation entry No. (Mutation entry No. 523, 700, 759, 858) & Mutation Entry No. 5, 56, 72, 260, 361, 419, 435. (Mutation entry No. 5 to 525 are with respect to Village Ghotcamp) & Mutation entry No. 5 to 525 are with respect to Village Koyanavele).
3. **7/12 extract** issued by Talathi Saja, Taloje Majkur.
4. **Mutation Entry No:** (Mutation entry No. 523, 700, 759, 858) & Mutation Entry No. 5, 56, 72, 260, 361, 419, 435. (Mutation entry No. 5 to 525 are with respect to Village Ghotcamp) & Mutation entry No. 5 to 525 are with respect to Village Koyanavele).
5. Search report for 31 years from **01/01/1993** to **17/02/2023** vides **receipt No. 313, 17550 and 3280.**



On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **1) Mr. Ganesh Atmaram Patil, 2) Mrs. Jayashree Gurunath Mhatre, 3) Mr. Naresh Atmaram Patil, 4) Mrs. Pushpabai Keshav Pawar, 5) Mrs. Rasika Ankush Mali, 6) Smt. Sumanbai Atmaram Patil** is clear, Marketable and without any encumbrances.

That in view of registered development agreement jointly executed by **1) Mr. Ganesh Atmaram Patil, 2) Mrs. Jayashree Gurunath Mhatre, 3) Mr. Naresh Atmaram Patil, 4) Mrs. Pushpabai Keshav Pawar, 5) Mrs. Rasika Ankush Mali, 6) Smt. Sumanbai Atmaram Patil, 7) Smt. Sitabai Pandurang Patil, 8) Mrs. Usha Dhnyandev Aaglave, 9) Mr. Vijay Pandurang Patil, 10) Mr. Ajay Pandurang Patil, 11) Mr. Chandrakant Pandurang Patil, 12) Mr. Kiran Pandurang Patil, 13) Mr. Dharmendra Pandurang Patil** (owners of Gut no.43/1/4) with respect to said land along with Gut no. 43/1/4 in favour of **1) M/s. Omkara Enterprises** through partner Mr.

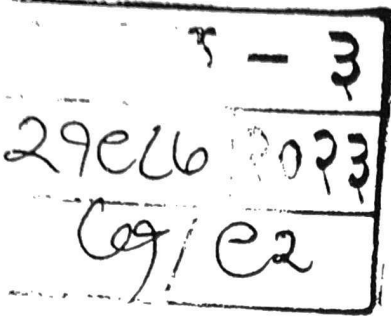
# SANKET N. MOHITE.

Advocate

104, 1<sup>st</sup> floor, "Aditya Vihar", Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad.  
Mobil-9930114242.

## SEARCH REPORT

Sub :- Search report with Respect to Agriculture Land being and lying at **Village Koyanavele**, Taluka Panvel, Dist. Raigad.



### TO WHOMSOEVER IT MAY CONCERN

#### 1) INSTRUCTIONS :



On the request of **M/s. Omkara Enterprises** through partner **Mr. Kiran Hari Bagad**, Office at- A-909, 9<sup>th</sup> Floor, Mahavir Icon, Plot no. 89-90, Sector 15, CBD Bhapur, Navi Mumbai, I have caused search in respect of the said property, which is described in the revenue record as follows.

#### 2) PROPERTY DESCRIPTION :-

All that pieces and parcel of land situated, lying at **Village Koyanavele** Taluka & Sub-Division of Panvel District & Division of Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within the limits of Raigad Zilla Parishad and described in the revenue record as under: -

Gut No.	Hissa No.	Area in	Assessment
		H-R-P	Rs. =Ps.
43	1/1	0-56.10	6=25
		0-02-00	
	Total	0.58.10	

(Herein referred to as the "**Said Property**")

