

1149000

RF 27500

Flat / Shop / Office : Flat, Gt 4, Lift.

CIDCO / Sector / Node : Village Ghot, Tal. Panvel, Dist. Raigad.

Consideration : RS. 2725000/-

Value for Stamp Duty : RS. 2725000/-

Stamp Duty : RS. 140800/-

Paid on : 26th Mar 2016.

Sp. Adhesive : E- sbr.

Purchaser : Mr. Hari M.P.

Agreement For Sale

ARIHANT AASHIYANA PVT. LTD.

302, 3rd Floor, Persipolis Building, Plot No. 74, Sector - 17, Vashi, Navi Mumbai - 400705.

Flat / Shop No. E3-301 Project : Arihant Anshwa.

398/3223

Friday, May 20, 2016

11:40 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4601

दिनांक: 20/05/2016

गावाचे नाव: घोट

दस्तऐवजाचा अनुक्रमांक: पवल3-3223-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हरी एम पी - -

नोंदणी फी

₹. 27500.00

दस्त हाताळणी फी

₹. 1560.00

पृष्ठांची संख्या: 78

एकूण:

₹. 29060.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:00 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: ₹.1748000/-

मोबदला ₹.2725000/-

भरलेले मुद्रांक शुल्क : ₹. 140800/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.27500/-

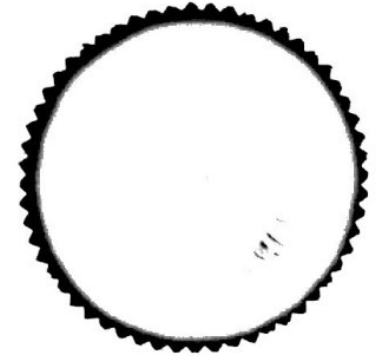
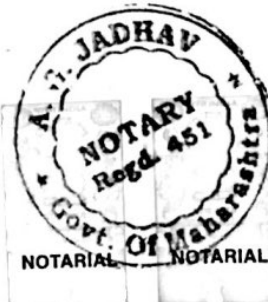
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008456581201516R दिनांक: 20/05/2016

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1560/-

नोंदणी फी माफी असल्यास तपशिल :-

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





20/05/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 3223/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) घोट

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2725000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1748000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र . ई . 3 . 301,3 रा मजला अरिहंत अंशुला सर्वे नं . 1, हिस्सा नं . 1 ए, सर्वे नं . 67, हिस्सा नं . 1 ए, 1 बी, 2, 3, 4, सर्वे नं . 68, हिस्सा नं . 1 व 2, 3 बी, 4 व 5, 6, मौजे घोट तालुका पनवेल जिल्हा रायगड, क्षेत्र . 37.53 चौ मी कारपेट ((Survey Number : 1, 67, 68 ;))
(5) क्षेत्रफळ	1) 37.53 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:- मं अरिहंत आशियाना प्रा ली तर्फे डायरेक्टर संगीता अशोक छाजर यांच्या तर्फे कु मु म्हणून अमर आर सुतार - - वय:- 37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 302, पर्सीपोलीस, प्लॉट नं. 74, सेक्टर- 17, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- AAJCA0858J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हरी एम पी - - वय:- 37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, चौथा मजला शिव श्रुष्टी बिल्डींग प्लॉट नं . 80 सेक्टर 19 कामोठे नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाव: (०००). पिन कोड:- 410206 पॅन नं:- BMTPM1572R
(9) दस्तऐवज करून दिल्याचा दिनांक	20/05/2016
(10) दस्त नोंदणी केल्याचा दिनांक	20/05/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3223/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	140800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27500
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



(ii) Within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area approved 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.

Valuation ID		20160520597		मूल्यांकन प्रकार (वाणीय क्षेत्र - बांधीय)		20 May 2016, 11:55:26 AM	
मूल्यांकनाचे वर्ष	2016	त्रिभूत	रायगड	तारक्याचे नाव	पनवेल	गावाचे नाव	घोट
क्षेत्राचे नाव	Rural	सर्व्हे नंबर / न भू क्रमांक					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर क.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	घी मीटर
3660							
बांधीय क्षेत्राची माहिती	मिळकतीचे क्षेत्र	45.03 घी मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीय	
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे बय	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर	Rs.3660/-		
उद्ववाहन सुविधा	आहे	मजला	1st To 4th Floor				
घसा-यानुसार मिळकतीचा प्रति घी मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार नदिन दर) * मजला निहाय घट/वाढ = (35300 * (100 / 100)) * 1 = Rs.35300/-						
A) मुख्य मिळकतीचे मूल्य	= वरील घमाले मूल्य दर * मिळकतीचे क्षेत्र = 35300 * 45.03 = Rs.1589559/-						
एककित अंशिन मूल्य	= मुख्य मिळकतीचे मूल्य + बुण्या जमिनीवरील बाहन तकाचे मूल्य + बंदिस्त बाहन तकाचे मूल्य + लगतच्या मच्छीचे मूल्य + वरील मच्छीचे मूल्य + इमारती क्षेत्राच्या बुण्या जागेचे मूल्य + तकाघराचे मूल्य + मेफेनईन मजला क्षेत्र मूल्य = A + B + C + D + E + F + G + H = 1589559 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1589559/- + 10% =						

Home Print

पवल - ३
 3223 2016
 9/106



Payment Successful. Your Payment Confirmation Number is 71959106

IDBI BANK

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH008456581201516R	BARCODE	Form ID : Date: 26-03-2016
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR148-PNL3 PANVEL 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-BMTPM1572R
Year	Period: From : 26/03/2016 To : 31/03/2099		Full Name HARI M P
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO E 3 301 3 RD FLR ARIHANT
0030046401-75	140800.00	Road/Street, Area /Locality	ANSHULA SURVEY NO 67 1 68
0030063301-70	27500.00	Town/ City/ District	GHOT PANVEL RAIGAD Maharashtra
	0.00	PIN	4 1 106-3
	0.00	Remarks (If Any) :	3223 2096 3/10/16
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	168300.00	Amount in words	Rupees One Lakhs Sixty Eight Thousand Three Hundred Only
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 86058263		Bank CIN No. : 691033320160326	
Cheque- DD Details:		Date	26-03-2016
Cheque- DD No.		Bank-Branch	
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			

A. G. JADHAV
NOTARY
Regd. 451
Maharashtra

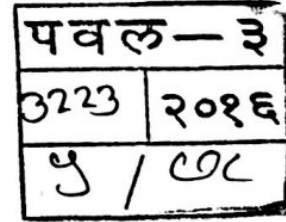
THE SEAL OF THE SUB REGISTRAR
PANVEL 3
MAHARASHTRA

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Data of Bank Receipt for GRN MH008456581201516R
Bank - IDBI BANK

Bank/Branch :
Txn id : 86058263
DtTime : 26/03/2016 12:03:22
HallanIdNo : 69103332016032650355
District : 1301 / RAIGAD
Simple Receipt
Print DtTime :
GRAS GRN : MH008456581201516R
Office Name : IGR148 / PNL3_PANVEL 3 JOINT SUB REGISTRAR
Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
Duty Amt : Rs 1,40,800.00/- (Rs One Lakh Forty Thousand Eight Hundred Rupees Only)
RegnFee Schm : 0030063301-70 / Registration Fee
RegnFee Amt : Rs 27,500.00/- (Rs Twenty Seven Thousand Five Hundred Rupees Only)
Article : B25
Property Mvblty : Immovable
Property Descr : FLAT NO E 3 3013 RD FLR ARIHANTANSHULA SURVEYNO 67 1 68 , GHOTPANVELRAIGAD
Maharashtra
410206
Consideration : 27,25,000.00/-
Duty Payer : PAN-BMTPM1572R HARI M P
Other Party : PAN-AAJCA0858J ARIHANT AASHIYANA PVT LTD
Bank Scroll No : 103
Bank Scroll Date : 28/03/2016
BI Credit Date : 28/03/2016
Mobile Number : 9127840932

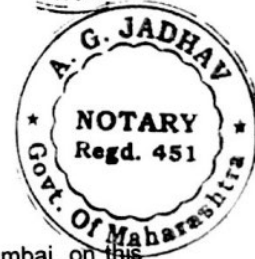
Only for verification-not to be printed and used



सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३



पवल-३	
3223	२०१६
००/७८	



AGREEMENT FOR SALE

Arihant

ARTICLES OF AGREEMENT made and entered into at Navi Mumbai, on this 28th day of March 2016 BETWEEN M/s. ARIHANT AASHIYANA PVT. LTD. a Company registered under Companies Act, 1956 Permanent Account No. AAJCA0858J having its registered office at 302, Persipolis, Plot no 74, Sector-17, Vashi, Navi Mumbai-400 703, hereinafter referred to as "THE BUILDER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors/ successor in title and/or its assigns) of One Part And

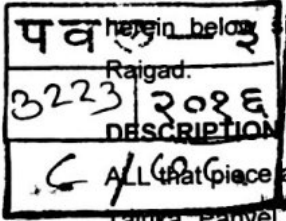
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Mr. Hari M. P. having Permanent Account No. BMTPM1572R, adult Indian Inhabitant, residing at Flat No. 403, 4th Floor, Shiv Shrushti Building, Plot No. 80, Sector - 19, Kamothe, Navi Mumbai., hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the Other Part.

WHEREAS:-

1. The Builder herein is the absolute owner and possessor or otherwise well and sufficiently entitled to all that piece and parcel of the Properties/Lands mentioned herein below situated lying and being at Village Ghot, Taluka Panvel, District



DESCRIPTION OF THE PROPERTY

ALL that piece and parcel of land bearing situated lying and being at Village Ghot, Taluka Panvel, District - Raigad, within the limits of Grampanchayat Ghot, Panchayat Samiti Panvel, Zilla Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel, as detailed hereunder :-

	Hissa No.	Area Sq. Mtrs.	Assessment
	1A	2600	4=50
	1B	2240	2=50
	2	3290	6=75
	3	2000	4=19
67	1A	2700	9=48
67	4	1000	2=8
68	1+2	2440	8=22
68	3B	3530	8=17
68	4+5	3100	6=19
68	6	4490	9=44
	Total	27390	-----

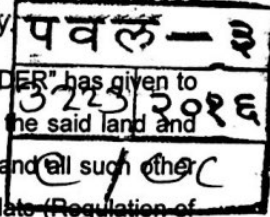
Whereas the above properties for the sake of brevity hereinafter referred to as the "Said Property/Land/Plot" admeasuring 27390 square meters with the status of Non-Agricultural use.

2. The Town Planning, Alibaug is the Town Development Authority declared for the area designated as a site for the town of Panvel by the Government of Maharashtra.



Jadh

3. The Collector of Raigad, Alibagh vide order no. Mah. Govt./L.N.A.1(B)/ S.R. 177/2013 dated 25-02-2015 had granted N.A. Permission and vide its revised order no. Revenue Department / L.N.A. 1 (B) / File No. 124 / 2015 dated 19-12-2015 had granted revised N.A. Permission for residential purpose to "THE BUILDER" herein and also approved the plans for construction in respect of said land.
4. The plans, designs and specifications for constructing the building on the said land are approved by the by the Asst. Director – Town Planning, Raigad, Alibaug vide its Order No. ADTP-RA/BP/MAUJE-GHOT/TALUKA-PANVEL/S.NO.1/1A & Others/3251 dated 07/08/2013 in respect thereof.
5. The entire project to be constructed on the said land shall be known as "ARIHANT ANSHULA" and the individual building shall be named separately.
6. The purchaser demanded from "THE BUILDER" and "THE BUILDER" has given to the purchaser inspection of all the documents of title relating to the said land and the plans, designs and specifications prepared by the Architect and all such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale and Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under and has
7. Satisfied himself/herself about the title of "THE BUILDER" to the said land and its right to develop the same. The purchaser hereby declares that he/she has satisfied himself / herself about the title of "THE BUILDER" to the said land and declares that he/she shall not be entitled to raise any objection or requisition for the same or any matter relating to the title or otherwise whatsoever.



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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. "THE BUILDER" shall construct a buildings on the said property more particularly described in the Schedule hereunder written in accordance with the plans, designs and specifications approved and sanctioned by the said Town Planning and which the purchaser herein has seen and approved. The purchaser hereby agrees to any variations and modifications made in plans & designs by "THE BUILDER" who deem them necessary and proper for construction and as per the direction of the Town Planning and other authorities from time to time.

2. The purchaser hereby agrees to purchase and acquire 1BHK Flat No. E3 -301 on 3rd Floor, admeasuring 37.53 Sq. mtrs. Carpet area of the said unit in the said

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proposed building known as "ARIHANT ANSHULA" being constructed on the said property, for a total consideration of A: Rs.2725000 /- (Rupees Twenty Seven Lakh Twenty Five Thousand Only) and on the terms and conditions hereinafter appearing. The internal design of the flat is as per the drawings of plans shown and verified by you, which are annexed here within. It is clarified that

the dimensions indicated in plans are the area of the unfinished dimensions

between all the walls of the unit to be measured at 1.00 meter above the finished

floor level including notional balcony area, cupboard area, and the door jams

area in the approval plan, which is hereby redefined as the carpet area. The built-

up area of the area of the partition walls & exterior walls of the individual flat in

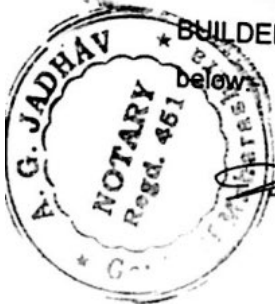
addition to the dimensions indicated in the plan.



3. The Purchaser shall pay to "THE BUILDER" all the amounts as mentioned herein at the time and in the manner in the name and style as "ARIHANT AASHIYANA PVT. LTD, ESCROW A/C No. 015105013305, ICICI BANK LTD.,VASHI BRANCH" as per the schedule annexed here with.

4. The aforesaid payments as mentioned in the Payment Schedule shall be made within fifteen days of the notice sent in writing by "THE BUILDER" to the purchaser to be given as hereinafter mentioned. The payments shall be due on average basis of works being carried out in relation to the entire building and not in relation to a particular flat's stage of construction.

5. The notice referred in the preceding clause will be served by "THE BUILDER" to the purchaser under Postal Services / Courier at the address specified below and such notice so served shall be considered sufficient discharge by "THE BUILDER". For this purpose the name and address of the purchaser are set out below.

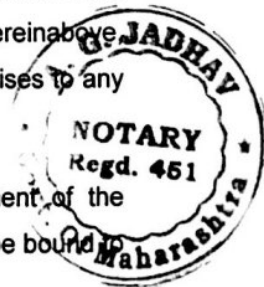
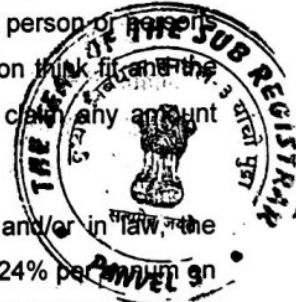
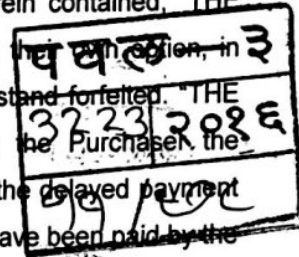


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Name : Mr. Hari M. P.

Address : Flat No. - 403, 4th Floor, Shiv Shrushti Building,
Plot No. 80, Sector - 19,
Kamothe, Navi Mumbai.,

6. On the purchaser committing default in payment of each of the instalments specified in the Payment Schedule as annexed hereto on their respective due dates (time being the essence of the contract) due and payable by the Purchaser to "THE BUILDER" under this Agreement including his proportionate share of taxes levied or to be levied by the concerned authorities and on the Purchaser committing breach of any of the terms and conditions herein contained, "THE BUILDER" shall be entitled to terminate this Agreement at their option, in which event 20% of the total lump-sum agreed price shall stand forfeited. "THE BUILDER" shall however on such termination refund to the Purchaser the balance amount without any interest, if any after deducting the delayed payment charges & any losses from the amounts which may till then have been paid by the Purchaser to "THE BUILDER", and on termination thereof "THE BUILDER" shall be at liberty to dispose off and sell the said premises to such person or persons at such price as "THE BUILDER" may in its absolute discretion think fit and the Purchaser shall not be entitled to question such sale or to claim any amount whatsoever from "THE BUILDER".
7. Without prejudice to his other rights under these presents and/or in law, the Purchaser shall be liable to pay to "THE BUILDER" interest @24% per annum on all the amounts due and payable by the Purchaser to "THE BUILDER" if such amounts remain unpaid for ten or more days after becoming due. If one or more instalments are not paid by the Purchaser on time as per clause 3 hereinabove "THE BUILDER" shall be at liberty to sell or dispose off the said Premises to any person or persons, without any notice to the purchaser herein.
8. If in any event, the Purchaser desires to cancel booking / allotment of the premises made in favour of the Purchaser, "THE BUILDER" shall not be bound to cancel the booking/allotment of the premises.
9. Provided that "THE BUILDER" shall be entitled to reasonable extension of time for giving delivery of said premises, if the completion of the building in which the said premises is to be situated is delayed on account of:
- Non-availability or steep rise in prices of steels, cements and other building materials, water or electric supply.



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- ii) War, Civil Commotion, strike, labour dispute or any act of God and / or any other natural calamity and any other cause beyond the control of "THE BUILDER".
- iii) Any notice, order, rule, notification of the government and / or other public or Competent Authority or any change, alteration, amendment in the existing rules, regulations & acts.
- iv) Non payment of the amounts by the Purchasers on due dates and as per Schedule of payment.

10. "THE BUILDER" shall also not be liable for any loss, damages, injury or delay due to Maharashtra State Electricity Distribution Company Limited causing delay in sanctioning and supplying electricity or due to Town Planning or any other local authority concerned causing delay in giving / supplying permanent water

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connection for such other services / connections necessary for using / occupying the said premises. However, in case of delay in possession of project due to any circumstances & reasons the purchaser / purchasers agree and undertake not to demand from "THE BUILDER" payment of liquidated damages or any penalty or any risk purchase by them.



The Purchaser hereby agrees, if for any reason, any changes in the plans of the proposed buildings are to be made by the sanctioning authorities, or by the architects resulting in reduction or increase in the above mentioned area no claims, monetary or otherwise be raised or accepted except that the lump sum price as mentioned above will be reduced or increased on prorata basis.

12. The Purchaser hereby agrees, if for any reason, whether within or outside our control, the whole or part of the project is abandoned, no claim will be preferred except that the money received will be refunded without any interest to you.

13. The Purchaser hereby agrees that the proposed layout will be done in phases of construction and so the construction activities of other buildings will continue after the possession of each phase.

14. The Purchaser hereby agrees that the layout shall change to the extent the common amenities area will differ in area & design to the specified and shown in presentation and sales materials.

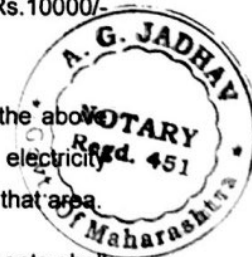
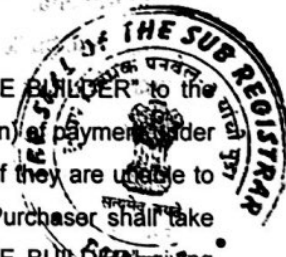
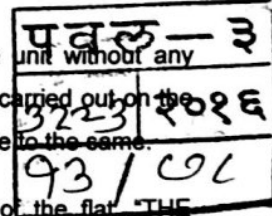


The Purchaser hereby agrees that the maintenance shall be accounted separately for the areas for which the possession is given and the purchaser agrees to pay the expenses towards it irrespective of construction activities being carried out other than completed building. The Purchaser shall not object for any inconvenience occurred due to balance constructions.

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16. The Purchaser hereby agrees that one society will be formed of the total complex and new members will be added to the society. No separate societies for individual building or phases will be formed and all amenities are common for all residents in the layout and for additional areas adjoining to the layout and forming a part of the layout at later stage.
17. In case of increase in the total area of the available FSI, "THE BUILDER" reserve the rights to construct, transfer, sale the additional FSI area received and the building members individually or collectively shall claim no rights on the additional FSI. The Purchaser will not transfer benefits and rights to this unit to any other party without taking a prior permission from builders and on payment of transfer amount as decided by "THE BUILDER".
18. The Purchaser hereby agrees to take the possession of the unit without any Objection and / or claim on any future construction work to be carried out on the same land and shall not object for the inconvenience caused due to the same.
19. The purchaser agrees that in case of delay in possession of the flat, "THE BUILDER" shall not compensate towards any rental charges, loss in benefits from taxation of the government or any other amounts to the purchaser in cash or in any kind.
20. Possession of the said premises shall be delivered by "THE BUILDER" to the Purchaser/s by September, 2018 subject to receipt (realisation) of payment under this agreement. "THE BUILDER" shall not incur any liability if they are unable to deliver possession of the unit by the date aforesaid. The Purchaser shall take possession of the said premises within seven days of "THE BUILDER" giving notice in writing to the Purchaser intimating that said premises is ready for use and occupation. Delay in taking possession beyond 90 days from the date of the notice intimating possession shall attract and administrative cost of Rs.10000/- per month which shall be paid by the purchaser.
21. The Possession shall be handed over to the purchaser on or before the above date with completion of construction activities. Services like water & electricity shall be availed from Natural Resources and / or the service provider in that area.
22. The purchaser hereby agrees that any delay in his/her individual payments shall lead to the delay in completion and possession of the project in whole.
23. The Car Parking Space under the stilt area, Podium area and open area shall not be the common area. "THE BUILDER" shall consider to allot / reserve the same to any unit members of the building as decided by "THE BUILDER" and the



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Purchaser shall not object to the same and all such allotment / reservation shall be recorded by the purchaser and the society thereon.

24. "THE BUILDER" shall in respect of any amount unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

25. Upon delivery of possession, the Purchaser shall be entitled to use and occupy the said premises without hindrance but without any further claim at any time as to the workmanship or quality of materials used in the said premise. "THE BUILDER" shall hand-over to the purchaser the said premises that have been purchased by the purchaser after the completion of work.

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26. The purchaser shall not use the said premises for any purpose other than the purpose for which it is allowed by the said Town Planning, "THE BUILDER" and any other Competent Authorities.

27. The purchaser hereby agrees to take the permission from "THE BUILDER" or the Society (in case of Society Registered) and take No Objection Letter while letting out their unit, sub-letting, give on Leave and License or Caretaker basis.

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28. The Purchaser agrees that on providing the said premises for use of the purchase by "THE BUILDER", the purchaser shall be liable to bear and pay all taxes and charges including electricity, property tax, water charges, maintenance charges, etc. in respect of the said premises/flat/shop/unit.

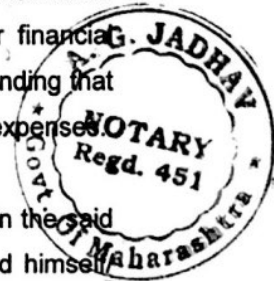
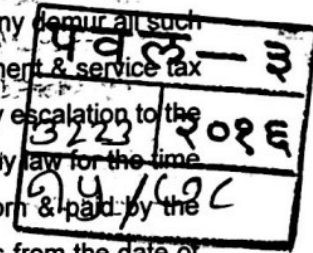
29. The purchaser as and when demanded by "THE BUILDER" shall pay to "THE BUILDER" Stamp Duty, Z.P. Tax, Registration, Property tax applicable to land & building, Transfer charges, stamp duty, registration charges applicable to Land, Fees if any payable to the Town Planning, local authority, or by the government, and also such other charges, penalties, escalation, which shall if at any time here in after be imposed by the Town Planning, government or local authority as the case may be hereby payable by the purchaser All the required maintenance charges on an adhoc basis in advance for 24 months to "THE BUILDER", corpus funds to the society on intimation of the amounts made due irrespective of yours taking possession or not. "THE BUILDER" shall not be liable for providing any account, details, breakup or receipts of the above mentioned expenditures. The

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Purchaser hereby agrees that he shall not ask for any account, details, breakup or receipts of the above mentioned expenditures.

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30. "The Purchaser hereby agrees to pay lum sum amount of B: Rs. 75000/- (Rupees Seventy Five Thousand Only) as other charges towards the contract and its services which shall include upper floor premium charges, preferential location charges, club facing charges, garden facing charges, renewable energy, extra work done to the amenities specified, external development cost & charges, internal development cost & charges as electricity, water, sewerage, drainage, preliminary expenses and any other cost and expenditure of similar nature. The above amount shall be paid to the Builder by the Purchaser in the aforesaid construction linked plan and schedule and the Purchaser agrees to pay the same as and when demanded along with the respective Service Tax, Vat and/or any other Indirect tax payable thereon."
31. The Purchasers hereby agrees and undertakes to pay without any demur all such amounts towards VAT on or before the execution of this agreement & service tax on each demand letter and amounts due payable. In case of any escalation to the current rate of Service Tax, by any amendment or by virtue of any law for the time being in state made by the Government, the same shall be born & paid by the Purchaser herein without any demur or objection, within 15 days from the date of intimation of such escalation demand by the builder herein, miscellaneous charges, development charges or any other charges payable in respect of the said flat and any other statutory fees as any be required by law ever having retrospective effect or by virtue of any judicial pronouncement by "THE BUILDER".
32. In case of steep rise in the cost price of Steel, Cement, and any building material "THE BUILDER" have rights to take escalation charges towards the same from the Purchasers and hereby the purchaser agrees to pay the same.
33. The purchaser/s hereby gives his/her/their express consent to "THE BUILDER" to raise any loan against the said land and/or the said buildings under construction and to mortgage the same with any bank or bankers or any other financial institution/s or any other party. This consent is on the express understanding that any such loan liability shall be cleared by "THE BUILDER" at their own expense.
34. The fixtures, fittings and amenities to be provided by "THE BUILDER" in the said premises are those as follows here to and the purchaser has satisfied herself herself about the same.
1. Vitrified tiles in all rooms.
 2. Granite top kitchen platform with full glazed tiles above platform.



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3. Waterproof doors for bathrooms.
4. Full tiles in all toilets.
5. Concealed Plumbing & Electric Piping.
6. Aluminium sliding windows.
7. Marble frames on bathroom - doors.
8. Internal flats painted with OBD.

35. The purchaser along with other purchasers in the said building shall join in forming and registering the Association of Apartment Owners / Co-Operative Housing Society / Company as the case may be and for this purpose also from

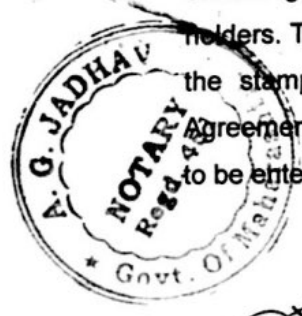
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time to time sign and execute the application for registration and / or membership / and or other papers and documents necessary for the formation and registration of the Company / Society / Association as the case may be so as to enable "THE BUILDER" to register the organization of the unit purchasers under the said Act and Rules made there under.



The purchaser shall bear all the expenses towards stamp duty for the above unit, payable to Govt. of Maharashtra on rates prescribed in Stamp Act demanded from time to time and or as demanded by the Sub -Registrar of Assurance. The purchaser shall also bear the registration charges towards the above unit. In case of non-payment of stamp duty and registration charges in full or part the purchaser shall be solely responsible for the same and shall bear all the penalties. The purchaser indemnifies "THE BUILDER" and shall not hold "THE BUILDER" responsible for the same.

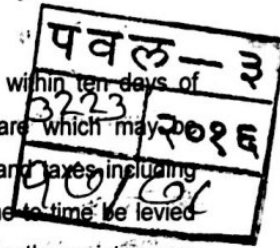
37. "THE BUILDER" shall co-operate & assist for Lease Deed and/or Conveyance to be executed by the "THE BUILDER" in favour of the Association/ Society/Company as the case may be in respect of the said property and the building erected thereon from the date "THE BUILDER" have received payment for all the premises and sold and handed over possession of the premises to the respective purchasers whichever is later; PROVIDED THAT "THE BUILDER" have been paid and have received full consideration, all miscellaneous charges and any unforeseen / future / prospective taxes and charges levied by the state or central government, and all additional amount payable by all the premises holders. The association / society/company shall jointly with all the members bear the stamp duty & registration charges & other Charges/ fees towards the Agreement to Lease, Lease Deed and/or Conveyance Deed & other documents to be entered with "THE BUILDER" as and when applicable.



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38. "THE BUILDER" will lodge this Agreement for registration. The Power of attorney holder of "THE BUILDER" will attend the office of the Sub-Register of Assurances and admit execution thereof after the purchaser informs "THE BUILDER" the number under which it is lodged.
39. All costs, charges and expenses in connection with formation / registration of the said Association /Society/Company as the case may be shall be borne and paid by the members of the said Association /Society/Company and all costs, charges and expenses including Advocates and Solicitors fee for preparing and engrossing this Agreement and the Conveyance in respect of this property shall be borne and paid by the members of the said Association/ Society/Company as the case may be.
40. The purchaser individually and jointly with others shall pay within ten days of demand to "THE BUILDER" towards the proportionate share which may be ascertained by "THE BUILDER" of (a) the service charges, and taxes including Collector's charges and all other outgoings that may from time to time be levied on or incurred in respect of the said property (b) the charges for the maintenance and management of the said building including wages and salaries of watchmen, lift attendant, sweeper, housekeeping agencies, bill collector and accountants. Electricity charges of common lights, meter pumps shall be on an ad hoc basis and the purchaser shall be liable to pay actual proportionate taxes and outgoings. However "THE BUILDER" shall be entitled to deduct there-from an appropriate amount to itself any amount that may be due and payable by the purchaser to "THE BUILDER". The purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance after the first cycle of adhoc payment in advance for 24 months.
41. "THE BUILDER" shall open up a separate maintenance account for maintaining and up keeping of the said building "ARIHANT ANSHULA MAINTENANCE ACCOUNT" and the said account shall be handed over to the Association/Society/Company as the case may be on the date of handing over the charge of the said Association/Society/Company to its management committee and/or office bearer.
42. After the Company/ Society /Association as the case may be are formed, the purchaser shall pay his contribution /out goings directly to the said Company/ Society/Association.



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43. "THE BUILDER" shall not be liable to pay any maintenance or common expenses in respect of the unsold and/or unused premises in the said building before or after the formation of the society. "THE BUILDER" shall, however, bear and pay the Municipal Taxes and the dues of Town Planning for the same.

44. The Purchaser individually or collectively as a society shall not ask for any additions or alterations to the works done and shall not ask for any additional facilities or amenities from "THE BUILDER" for the Project, Building, Society or the said premises, flat or unit.

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45. The Purchaser hereby agrees that if the possession of the said premises, flat, shop or unit is not taken in the time frame prescribed by "THE BUILDER", then "THE BUILDER" shall not be liable to keep the flat or unit fresh, clean and repaint and shall hold "THE BUILDER" to maintain the flat internally upto the date of possession by the Purchaser.



46. "THE BUILDER" shall not be liable to make payments towards the maintenance charges including electricity and water bills, service charges including property management services, security expenses, housekeeping expenses, taxes, levies, etc. for the period from the date of the first possession of any unit/flat/shop in the project. The Purchaser hereby agrees for the same. The Purchaser hereby also agrees that he shall individually or collectively as a society not claim any rebate, reimbursement, discount, contribution or any other amounts by whatever name called in part or in total from "THE BUILDER" for the above or in respect of any unsold or unused units/flats/shops/premises.

47. The purchaser individually and collectively as a society agrees to coordinate with and make payments of all agencies and service providers of the society for its facilities like Electricity provider, Electrician, Plumber, Security, Lift Company, Telephone, Cable TV, Internet, Gardener, Housekeeping, etc. and shall not hold "THE BUILDER" liable for the same.

48. "THE BUILDER" reserves the right to alter, modify, change, cancel any of the plans, drawings, amenities, facilities, etc. without any notice or obligation. All the rendering, maps, designs in the brochures, video presentation, sales and promotion materials are artists' conception and not actual depiction of the buildings, walls, driveways, elevation, landscaping of the project and "THE BUILDER" reserves the right to make any changes at any time without notice or obligation including and without limitation to areas, amenities and specifications.



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49. The Purchaser agrees that the name of the Project, Buildings and the Society shall be decided by "THE BUILDER" and the Purchaser individually or collectively as a society shall not alter or change the name in future.

50. "THE BUILDER" shall not be responsible for any adhoc payments towards maintenance not received from the Flat/Shop/Unit Purchasers and shall be the responsibility of the Society to collect the same from the members upon the formation of the society.

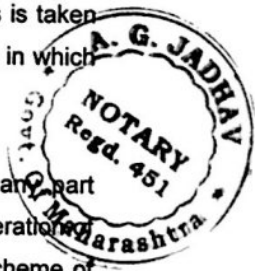
51. IT IS ALSO UNDERSTOOD AND AGREED BETWEEN THE PARTIES hereto that the terrace space adjacent to the flat, if any, shall belong exclusively to the respective purchaser of the flat/ unit. The purchaser shall not enclose the said terrace flat/ unit unless the permission in writing is obtained from the concerned local authority. The purchaser shall not put any temporary chajjas, awnings that shall change the aesthetic look and elevation of the building under construction. "THE BUILDER" also reserve the rights to allot a part and a portion of the top terrace floor level to the individual flat purchasers of the highest floor. This part and / or portion of the terrace allotted with a separate individual access shall be a sole property of the flat purchaser of the highest floor and other purchasers shall not object to the same individually and / or collectively as an association and / or a society formed.

52. The purchaser doth hereby covenant with "THE BUILDER" as follows:-

a) To maintain the said premises at purchaser's own cost in good tenantable repair and condition from the date of possession of the said premises is taken and shall not do or supposed to be done anything in or to the building in which the said premises is situated.

b) Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in our building to the elevation and outside colour scheme of the building and shall keep the walls, partition walls, drains pipes in the said premises and appurtenances thereto in good and tenantable condition and in particular, so as to support to shelter and protect and other part of the building and shall not chisel or in any other manner / course damage the columns, beams, walls, slab, RCC parties or other structural members in the said premises without prior written permission of "THE BUILDER" or the said Company/Society/Association.

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c) The purchaser shall not let, sub-let, transfer, assign or part with said premises or interest or benefit under this Agreement or part with possession of the said premises until all dues payable by the purchaser to "THE BUILDER" under this agreement are fully paid up and that too only if the purchaser has obtained the consent in writing from "THE BUILDER" in this behalf.

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d) The purchaser shall pay and contribute regularly and punctually towards taxes, expenses or other out goings in accordance with the terms of this Agreement irrespective of him taking the possession or not and irrespective of him staying or not.

53. It is hereby agreed by the Purchaser that the Hydrolysis process of cement continues for a longer period of two years and the strength of cement increases. The process is exothermic in nature resulting in emission of heat shown in the form of cracks. The construction is carried out at a enormous speed, hence the given time required for settlement of Brickwork/Blockwork due to self load is very insufficient and plastering work is carried out before that period thereafter the RCC Beam / Column joints with brickwork/blockwork gets exposed and are seen as cracks. The normal period required after brickwork/blockwork is minimum of twelve months. Seeing financial expenses occurred to the Purchasers by booking during under construction; speedy construction gets the first priority. The bricks/ blocks along with cement also under go expansion and contraction in different seasons of the year initially for one year after completion of work. This also leads to cracks in any portion of the wall. Again the process for repairing this is timely crack filling and repairing. The final solution for all types of cracks occurred is to do the painting and filling jobs after three years of possession. The solutions are to be carried out at Purchasers own cost and expenses.



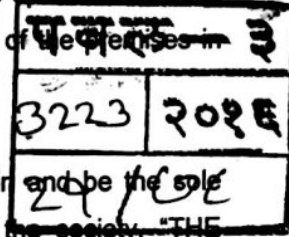
54. It is hereby agreed by the purchaser that the wall & floor tiles installed in the building, will have shade or tone variation due to vitrified process at extremely high temperature in oven or kiln by the manufacturing industries.

55. "THE BUILDER" shall have the right to make addition and / or alterations and raise or put up additional structures as may be permitted by the Town Planning. It is expressly agreed that "THE BUILDER" alone shall be entitled to any F.S.I. and or Global F.S.I. which may become available in respect of the said property and/or T.D.R. of any other property available in any manner whatsoever at any time hereafter by virtue of any change in the law or by virtue of any amendment in the law applicable or any notification or order passed by the Government of

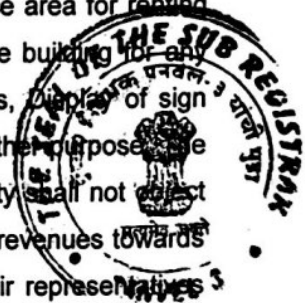


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Maharashtra or the Union of India or the Town Planning or any other public or private body or authority, as the case may be, and the Purchaser/s further confirm/s that "THE BUILDER" shall be entitled to utilize the said F.S.I. by constructing additional Building or Buildings or floor/s or tenements or structures on the said land and said Property as "THE BUILDER" may desire without any interruption dispute or objection by the Purchaser/s or any Co-operative Society or any other body or organization of prospective Purchasers of the premises in the said Building of Complex in any manner whatsoever.



56. The Common top terrace of the building shall always remain and be the sole property of "THE BUILDER" before & after registration of the society. "THE BUILDER" shall have the discretionary rights to use the terrace area for renting out the space in part & whole to any non-resident party of the building for any purpose such as installation of Antennas & distribution towers, display of sign boards, billboards, hoardings and advertisement and for any other purpose. The purchasers in individual, collectively or as association of society shall not object to the same and shall not ask for any compensations and / or revenues towards the use of same and shall allow the respective party and their representatives access to the top terrace areas for services & maintenance of their equipments.



57. The adjoining properties shall also form a part of the same society comprising of all owners and members of the society and the access and approach for vehicular and human movement area shall be common through each other property through approval and permission obtained for all properties may be separate.

58. The Purchaser also agrees that the part vacant properties not developed shall be the sole property of "THE BUILDER" and shall never claim solely and / or collectively for the same and allow "THE BUILDER", his members and nominees permanent access to all such areas through the layouts and developed properties and also accept "THE BUILDER" as member of the society. "THE BUILDER" is at liberty to subdivide and carve out a separate land from the total property



59. It is hereby agreed by the Purchaser hereto that all communication and correspondence regarding the subject matter and related to the presents under this agreement shall be reduced to writing and the same shall be served to the Builder under postal /courier services only and no other means of communication or correspondences shall be accepted/entertained by the Builder, send by whatsoever means/source/way.

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60. Any dispute or difference of any nature whatsoever any claim, cross-claim, counter-claim or set off of against "THE BUILDER" or regarding any right, liability, act, omission or account of any of the parties hereto arising out of or in relation to this agreement shall be referred to the Sole Arbitrator and the sole Arbitrator to be appointed by "THE BUILDER" only. The award of the Arbitrator so appointed shall be final conclusive and binding on all parties to the agreement subject to the provisions of the Conciliation & Arbitration Act, 1996 or any statutory modification or re-enactment thereof and the rules made there under for the time being in force shall apply to the arbitration proceedings under this clause.

SCHEDULE OF THE PROPERTY

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The 1BHK Flat No. 301 on 03rd Floor in "E3" Building admeasuring 37.53 Sq.mtrs. Carpet area situated on portion of land identified as said lands situated Village Ghot, Taluka Panvel, District Raigad, within the limits of Grampanchayat Ghot, Panchayat Samiti Panvel, Zilla Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel.

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

SIGNED SEALED AND DELIVERED
By the withinnamed "THE BUILDER"
ARIHANT AASHIYANA PVT. LTD.
Through Its Director
Mrs. Sangeeta Chhajer

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In the presence of
1. Mr. Vijay Desai. [Signature]

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SIGNED SEALED AND DELIVERED
By the withinnamed PURCHASER
Mr. Hari M. P.

]]]



In the presence of
1. Miss. Sonali S. Jadhav. [Signature]

]]]

RECEIPT

RECEIVED of and from the purchaser as withinnamed, the sum of Rs. 96502/-
(Rupees Ninety Six Thousand Five Hundred and Two Only) being the Earnest
money deposit towards the sale of 1BHK Flat No. E3-301 on 03rd Floor on or
before execution of these presents, paid by him / her to me.

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**ANNEXURE
PAYMENT SCHEDULE**

Sr. No.	Stage of Work	Amount towards Flat Consideration (A)	Amount Towards Other Charges (B)
I.	On Booking	Rs. 530000/-	Rs. 15000/-
II.	On Commencement of Work	Rs.490000/-	Rs.13500/-
III.	On Commencement of Plinth	Rs.165000/-	Rs.4500/-
IV.	On Commencement of 1 st Slab	Rs.165000/-	Rs.4500/-
V.	On Commencement of 2 nd Slab	Rs.165000/-	Rs.4500/-
VI.	On Commencement of 3 rd Slab	Rs.165000/-	Rs.4500/-
VII.	On Commencement of 4 th Slab	Rs.165000/-	Rs.4500/-
VIII.	On Commencement of 5 th Slab	Rs.165000/-	Rs.4500/-
IX.	On Commencement of Brickwork	Rs.165000/-	Rs.4500/-
X.	On Commencement of Inner Plaster	Rs.110000/-	Rs.3000/-
XI.	On Commencement of Outer Plaster	Rs.110000/-	Rs.3000/-
XII.	On Commencement of Flooring & Tiling	Rs.110000/-	Rs.3000/-
XIII.	On Commencement of Doors & Windows	Rs.110000/-	Rs.3000/-
XIV.	On Possession	Rs.110000/-	Rs.3000/-
	Total	Rs.2725000/-	Rs.75000/-

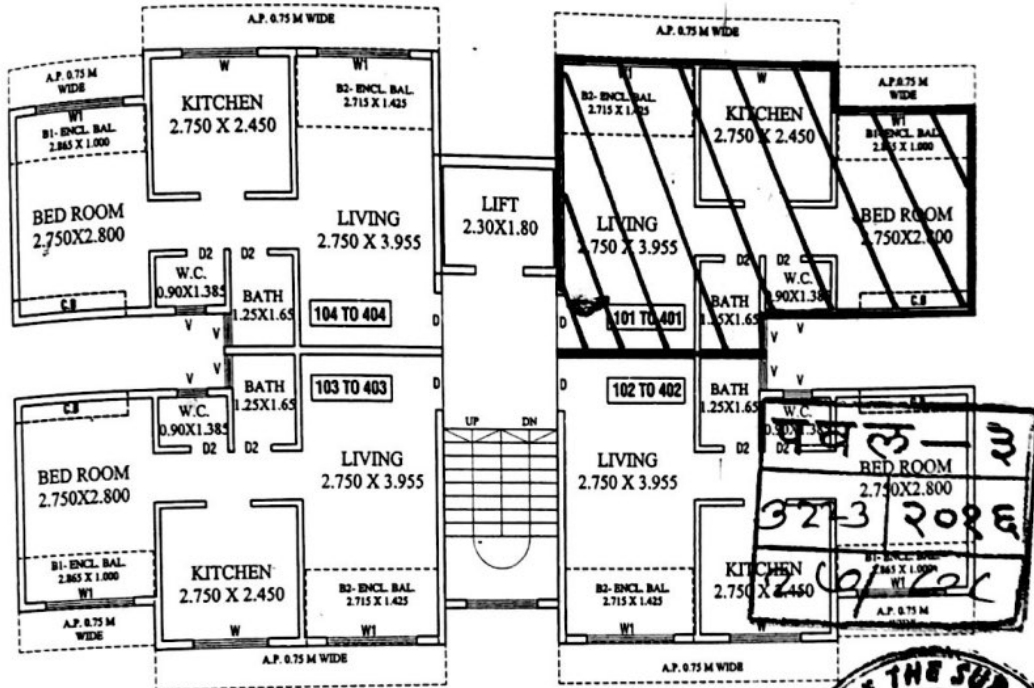
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BLDG NO- " E1 & E3"



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TYPICAL 1ST TO 4TH FLOOR PLAN

FLAT NO. 301 IN E3 WING, FLOOR 3rd



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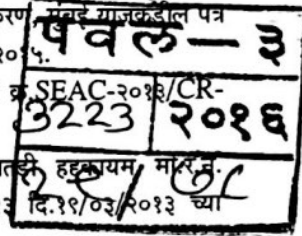


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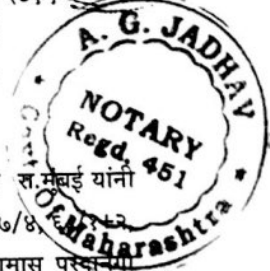
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वाचले:-

- १) मे.अरिहंत आशियाना प्रा.लि.तर्फे संचालक श्री.अशोक भवरलाल छाजेड वगैरे २ रा.३०२, पर्सीपॉलिस बिल्डींग,सेक्टर १७, वाराशी, नवी मुंबई यांचा अर्ज दिनांक ०७/१०/२०१५.
- २) या कार्यालयाकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/एस.आर.५८०/२०१३ दिनांक २०/१०/२०१४.
- ३) या कार्यालयाकडील आदेश क्र. मशा/एल.एन.ए.१(ब)/एस.आर.१७७/२०१३ दिनांक २५/०२/२०१५.
- ४) तहसिलदार पनवेल यांजकडील पत्र जा.क्र.जमिनबाब/कात-१/३०४४५/२०१५ दिनांक १९/११/२०१५.
- ५) सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांजकडील पत्र जा.क्र.ससनर-राअ/बिशेष/बांप/घोट/ता.पनवेल/ग.क्र.६७/१(१) व इतर/२७१४ दिनांक ०६/११/२०१५ पत्र जा.क्र. ससनर-राअ/बिशेष/बांप/मौजे घोट/ता.पनवेल/ग.नं.६७/१(१) व इतर/२८४२ दिनांक ०३/१२/२०१५ व जा.क्र.ससनर-राअ/बिशेष/बांप/मौ.घोट/ता.पनवेल/ग.क्र.६७/१(१) व इतर/ २८४५ दिनांक ०३/१२/२०१५.
- ६) उप महाव्यवस्थापक, (एटीएम/एनओसी),भारतीय विमानपत्तन प्राधिकरण, पश्चिम क्षेत्र मुख्यालय, मुंबई यांचेकडील पत्र क्र. BT-१ /NOC/MUM/१३/NM/८४४ दि.२१/८/२०१३ व पत्र क्र.BT-१/NOC/MUM/१३/NM/८४३ दिनांक २२/०८/२०१३.
- ७) प्रमुख, नगर व क्षेत्र नियोजन विभाग, मुंबई महानगर प्रदेश विकास प्राधिकरण, मुंबई यांजकडील पत्र क्र.एस.आर.ओटी/२३००/अंकुबपअक्षे/मौ.घोट/४१४/२०१५ दि.२१/०७/२०१५.
- ८) प्रिन्सिपल सेक्रेटरी, पर्यावरण विभाग, मंत्रालय, मुंबई यांजकडील पत्र क्र. SEAC-२०१३/CR-3223/२०१६
- ९) उप अधिक्षक भूमि अभिलेख पनवेल, जि.रायगड यांजकडील अतितात्की हद्दकाम मारु.क्र. ५९९६/०३-०४-२०१२ दिनांक ०७/०६/२०१२ व मो.र.नं.६६९८/२३-१-१३ दि.१९/०३/२०१३ च्या मोजणी नकाशाची प्रत.
- १०) शासन, महसूल व वन विभागाकडील राजपत्र दिनांक २२/०८/२०१४.
- ११) शासन, महसूल व वन विभागाकडील परिपत्रक क्र.संकिर्ण-२०१३/०६/प्र.क्र.१२४/२०१५ दि.२७/०८/२०१४.
- १२) या कार्यालयाकडील परिपत्रक क्र.मशा/एल.एन.ए.१(अ) व (ब)/अधिकारी/२०१४.
- १३) महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकुषिक आकारणी) नियम
- १४) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ व त्याखालील नियम ।
- १५) या कार्यालयाकडील मंजूर टिपणी दिनांक १६/१२/२०१५.



क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.१२४/२०१५
जिल्हाधिकारी रायगड यांचे कार्यालय
अलिबाग, दिनांक :- १९/१२/२०१५.



आदेश

मे.अरिहंत आशियाना प्रा.लि.तर्फे संचालक श्री.अशोक भवरलाल छाजेड स.मुंबई यांनी मौजे घोट, तालुका पनवेल येथील सर्व्हे नंबर ६७/१अ, ६७/१ब, ६७/२, ६७/३, १/१अ, ६७/४, ६८/३ब, ६८/४+५, ६८/६ एकूण क्षेत्र २-७३-९ हे.आर. या जमिनीत सुधारित बांधकामास परवानगी मिळणेबाबत दिनांक ०७/१०/२०१५ रोजी अर्ज केलेला आहे.

मौजे घोट, ता.पनवेल येथील स.नं.६७/१(१), ६७/१(२), ६७/२, ६७/३ एकूण क्षेत्र १-०१-३ हे.आर पैकी गावठाणापासून २०० मी.बाहेरील क्षेत्र ६३५ चौ.मी. वगळून उर्वरित क्षेत्र ९४९५ चौ.मी. या जमिनीस श्रीमती संगीता अशोक छाजेड यांना या कार्यालयाकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/एस.आर.५८०/२०१३ दिनांक २०/१०/२०१४ अन्वये निवासी कारणासाठी विनशेती व बांधकाम परवानगी देण्यात आलेली आहे.

मौजे घोट, ता.पनवेल येथील स.नं.१/१अ, ६७/४, ६८/१+२, ६८/३ब, ६८/४+५, ६८/६ एकूण क्षेत्र १-७२-९० हे.आर. पैकी रस्ता रुंदीकरणाखालील क्षेत्र वगळून उर्वरित जमिनीची मे.अरिहंत आशियाना प्रा.लि.चे संचालक संगीता अशोक छाजेड यांना या कार्यालयाकडील आदेश क्र.

मशा/एल.एन.ए.१(ब)/एस.आर.१७७/२०१३ दिनांक २५/०२/२०१५ अन्वये निवासी कारणासाठी

बिनशेती व बांधकाम परवानगी देण्यात आलेली आहे.

उप अधिक्षक भुमि अभिलेख पनवेल, जि. रायगड यांजकडील अतितातडी हद्दकायम मो.र.नं. ५१९६/०३-०४-२०१२ दिनांक ०७/०६/२०१२ व मो.र.नं.६६९८/२३-१-१३ दि.१९/३/२०१३ अन्वये सदर जागेची मोजणी झाली असून मोजणी नकाशाची प्रत अर्जदार यांनी सादर केली आहे.

सदरची जागा अर्जदार मे.अरिहंत आशियाना प्रा.लि.तर्फे संचालक श्री.अशोक भवरलाल छाजेड व संगिता अशोक छाजेड यांच्या नावे हक्कनॉदीस दाखल आहे.

प्रस्तुत प्रकरणी तहसिलदार पनवेल यांनी त्यांचेकडील पत्र दिनांक १९/११/२०१५ अन्वये, मौजे घोट ता.पनवेल येथील स.नं.१/१अ व इतर एकूण क्षेत्र २-७३-९ हे.आर. ही मिळकत अर्जदार यांचे

सर्वे करणारे क्र.१४०२/२०१३ १३९८,१४०१,१४४६,१४४७,१४५१,१४५३,१४५४ च १४५२ कब्जेदारांच्या

अभिलेखात यांचेकडील कब्जा मशा/एल.एन.ए.१(ब)/एस.आर.५८०/ २०१३ दिनांक २०/१०/२०१४ अन्वये

निवासी या कारणासाठी बिनशेती व मंजूर नकाशाप्रमाणे बांधकाम परवानगी देण्यात आली आहे. सदर

आदेशातील अटी व शर्तीचे अर्जदार यांनी पुढीलप्रमाणे पालन केलेले आहे. शर्त क्र.१ चे पालन करणे

अर्जदार यांचे बंधनकारक आहेत. शर्त क्र.२ चे पालन अर्जदार यांनी केलेले आहे. शर्त क्र.३ ते ५ चे

पालन अर्जदार यांचे बंधनकारक आहेत. शर्त क्र.६ चे पालन अर्जदार यांनी केलेले आहे. शर्त क्र.७

ते २९ चे पालन अर्जदार यांचे बंधनकारक आहे. वरील प्रमाणे अर्जदार यांनी शर्त क्र.२ व ६ चे

पालन अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार

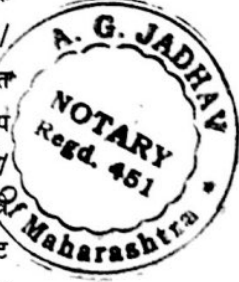
अर्जदार यांनी केलेले आहे. तसेच शर्त क्र.१,३ ते ५,७ ते २९ या शर्तीचे पालन करण्यास तयार



दर्शविण्यात आले होते. त्या अनुषंगाने स.नं.६८/४+५ चे क्षेत्र ३१००.०० चौ.मी. घेवून सदरच्या शिफारसीमध्ये व नकाशा क्र.१ मध्ये दुरुस्ती करून व उर्वरित नकाशे कायम ठेवून आपल्या कार्यालयाकडे पुढील कार्यावाहीसाठी शिफारस करण्यात येत आहे, असे अभिप्राय दिले आहे.

सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांनी त्यांचेकडील पत्र दिनांक ०६/११/२०१५ अन्वये, मौजे घोट, ता.पनवेल, जि.रायगड येथील स.नं.६७/१(१) व इतर एकूण क्षेत्र २७४२०.०० चौ.मी. या जमिनीस निवासी कारणासाठी सुधारित बांधकामास परवानगी मिळणेबाबत या कार्यालयाचे अभिप्राय अपेक्षिलेले आहेत. प्रस्तुत जमिनी ह्या सुधारित मुंबई महानगर प्रादेशिक योजनेच्या अंबरनाथ,कुळगांव,बदलापूर आणि परिसर अधिसूचित क्षेत्राच्या विकास योजनेमध्ये समाविष्ट असून त्यामधील प्रस्तावानुसार त्या नागरीकरणक्षम परिमंडळ भूवापर विभागात समाविष्ट आहेत. तसेच सदर जमिनीचा भाग गावठाणापासून २००.० मी. अंतराच्या आत स्थित आहे. सदर विकास योजनेच्या विकास नियंत्रण नियमावलीतील नियम क्र.११.१.५ मधील तरतुदीनुसार या विकास योजनेतील नागरीकरण क्षम परिमंडळ विभागातील विकासासाठी मंजूर मुंबई महानगर प्रादेशिक योजनेच्या विकास नियंत्रण नियमावलीतील नागरी-२ भूवापर विभागाचे नियम लागू आहेत. तसेच सदरचे नियम हे उक्त विकास योजनेच्या विकास नियंत्रण नियमावलीतील अपेन्डिक्स Q मध्ये दिलेले आहेत. तसेच मंजूर मुंबई महानगर प्रादेशिक योजनेतील नियम क्र.१५.१.१.१ (अ) नुसार नागरी-२ भूवापर विभागामध्ये नियम क्र.१५.१.१.१ व टेबल क्र.१५.१.१ नुसार २००.० मी. अंतराच्या बाहेरील जागेमध्ये ०.२ चटई क्षेत्र व नियम क्र.१५.१.१ मधील तरतुदीनुसार गावठाण विस्तार योजने अंतर्गत २००.० मी. अंतराच्या आतील क्षेत्राच्या आतील क्षेत्राच्या क्षेत्र निर्देशांकाच्या मर्यादित निवासी वापर अनुज्ञेय आहे. तसेच सदर मिळकत सि.नं.३३/१३८ क्षेत्राबाहेर स्थित आहे. या कार्यालयाचे पत्र क्र.ससनर-राअ/बिशोप/बांघ/मौजे घोट/ता.पनवेल/स.नं.६७/१(१) व इतर/५२ दि.०५/०१/२०१५ अन्वये बिनशेतीची शिफारस करण्यात आली होती. तदनुसार मा.जिल्हाधिकारी रायगड-अलिबाग यांचेकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/एस.आर./१७५/२०१३ दि.२५/०२/२०१५ अन्वये बिनशेती आदेश पारित झाले आहेत. तसेच या कार्यालयाचे पत्र क्र.ससनर-राअ/बिशोप/बांघ/मौजे घोट/ता.पनवेल/स.नं.६७/१(१) व इतर/३६९५ दिनांक २७/०१/२०१४ अन्वये बिनशेतीची शिफारस करण्यात आली होती. तदनुसार मा.जिल्हाधिकारी, रायगड-अलिबाग यांचेकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/एस.आर./५८०/२०१३ दिनांक २०/१०/२०१४ अन्वये बिनशेती आदेश पारित झाले आहेत. मुंबई महानगर प्राधिकरण यांचेकडील पत्र क्र.एस.आर.ओ.सी.३२८/अंकुबपअक्षे/मौ.घोट/४१४/२०१५ दि.२१/०७/२०१५ अन्वये ४ था मजला (स्टि.२+४ मजले) व इमारतीची उंची १४.५० मी. या करिता शिथिलता देण्यास मान्यता दिली आहे. प्रकरणासोबत उपअधिकक्षेक भूमि अभिलेख, पनवेल यांचेकडील १:१००० या प्रमाणातील अतितातडी/हद्दकायम/मो.र.नं.५९९६/०३.०४.२०१२ मोजणी दिनांक ०७.०६.२०१२ रोजीच्या मुळ मोजणी नकाशानुसार हददी बरोबर जुळत आहेत. उपअभियंता (बांधकाम), राजिप,उपविभाग,पनवेल यांचे मा.कार्यकारी अभियंता (बां.), राजिप अलिबाग यांना उद्देशून पाठविलेले दि.१६/०५/२०१३ रोजीचे पत्र क्र.राजिप/बांखा/उवि-पनवेल/६७४/२०१३ तसेच रस्त्याचे आखणी व रुंदी दर्शविणारा यांचेकडील सही शिक्क्याचा नकाशा हे कागदपत्र प्रकरणी समाविष्ट केली असून सदर पत्रात उल्लेख केल्यानुसार सदरची जागा ही पेंघर फाटा ते घोट रस्त्याचे सा.क्र.३/४४० चे डाव्या बाजूस आहे. रस्ते विकास योजनेनुसार सदरचा रस्ता ग्रा.मा.क्र.२३ असून रस्त्याच्या मध्यापासून इमारत रेषा १२.० मी. व नियंत्रण रेषा २५.० मी. सोडून निवासी बांधकाम अनुज्ञेय आहे. याप्रमाणे सदरील जागा बिनशेती झालेली आहे. शासनाच्या नगर विकास विभागाकडील निर्देश क्र.टिपीएस/१८०८/१२५४/प्र.क्र.१२५७/नवि-१३ दिनांक १०.०२.२०१० अन्वये अर्जदार यांचेकडून रक्कम रु.१,०६,०००/- चलन क्र.२० दि.०३/११/२०१५ व बंदिस्त बाल्कनी प्रिमियम आकारणी रु.१४,३५,०८०/- चलन क्र.२१, दि.०३/११/२०१५ अन्वये स्टेट बँक ऑफ इंडिया, अलिबाग शाखा या बँकेत भरणा केली असून चलनाची प्रत या कार्यालयास प्राप्त झाली आहे.

पत्र क्र. ३
३३३३
२०१६
३१/०८



भुखंडनिहाय तक्ता

तपशिल	क्षेत्र (चौ.मी.)
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१) जागेचे एकूण क्षेत्र	२७३९०.००
२) वजा-रस्ता रुंदीकरणखालील क्षेत्र	८४.००
३) गावठाणापासून २००.०० मी. अंतराच्या बाहेरील क्षेत्र	९०५.००
४) गावठाणापासून २००.०० मी. अंतराच्या आतील क्षेत्र	२६४८५.००
५) निव्वळ भुखंडाचे क्षेत्र	२६४८५.००
६) अनुज्ञेय खुली जागा (१०%)	२६४१.५०
७) प्रस्तावित खुली जागा	३१२०.००
८) सुविधा क्षेत्र (५%)	१३७१.००
९) अनुज्ञेय बांधकाम क्षेत्र	१.०
१०) प्रस्तावित बांधकाम क्षेत्र	२६४८५.००
	२६४८४.०५२

प
३२३३
३२/७८

बांधकाम क्षेत्राचा तपशिल

इमारतीचे प्रकार	पहिला मजला	दुसरा मजला	तिसरा मजला	चौथा मजला	इमारतीचे प्रकार	एकूण बांधकाम क्षेत्र (चौ.मी.)
टाईप	३३९.८७४	३३९.८७४	३३९.८७४	३३९.८७४	०१	१३५९.४९६
A	१४८.८५६	१४८.८५६	१४८.८५६	१४८.८५६	०२	११९०.८४
B	१८१.६३४	१८१.६३४	१८१.६३४	१८१.६३४	०१	७२६.५३६
C	३१६.७५७	३१६.७५७	३१६.७५७	३१६.७५७	०२	२५३४.०५६
D	३३४.५७६	३३४.५७६	३३४.५७६	३३४.५७६	०२	२६७६.६०८
E	२१५.६२५	२१५.६२५	२१५.६२५	२१५.६२५	०१	८६२.५०
D१ ते	२१६.६२५	२१६.६२५	२१६.६२५	२१६.६२५	०३	२५९८.७६८
D३						
E१ व	१४८.८५६	१४८.८५६	१४८.८५६	१४८.८५६	०२	११९०.८४८
E३						
E२	२३४.२९९	२३४.२९९	२३४.२९९	२३४.२९९	०१	९३७.१९६
F१	३०१.५२९	३०१.५२९	३०१.५२९	३०१.५२९	०२	२४१२.२३२
वF२						
G१ व	२६९.५६८	२६९.५६८	२६९.५६८	२६९.५६८	०२	२१५६.५४४
G२						
G३ व	३८४.१८४	३८४.१८४	३८४.१८४	३८४.१८४	०२	३०७३.४७२
G४						
H१	१८३.४०२	१८३.४०२	१८३.४०२	१८३.४०२	०१	७३३.६०८
H२ ते	३३५.९४५	३३५.९४५	३३५.९४५	३३५.९४५	०३	४०३१.३४०
H४						
एकूण					२५	२६४८४.०५२



बंदिस्त बाल्कनी प्रिमियम आकारणी

बाल्कनीचे क्षेत्र (चौ.मी.)	शिघ्रसिध्दगणकानुसार विभाग व दर/चौ.मी.	रकाना १०% दर/चौ.मी.	क्र.२ च्या प्रिमियमची रक्कम रुपये
१	२	३	४
४५०५.१७७	३०५०/-	३०५/-	१४३५०७९/-
एकूण रक्कम रु.			१४,३५,०८०/-



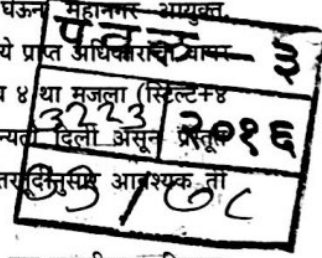
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प्रस्तुत जमिनीचे सादर केलेला रेखांकन/बांधकाम नकाशे विकास नियंत्रण नियमावलीनुसार आहे. सबब, अर्जदाराने सादर केलेल्या नकाशानुसार निवासी कारणासाठी बिनशेतीसह बांधकामास परवानगी पत्रातील शर्तीना अधिन राहून देणेस या कार्यालयाची काही हरकत नाही,असे अभिप्राय दिले आहेत.

उप महाव्यवस्थापक, (एटीएम/एनओसी), भारतीय विमानपत्तन प्राधिकरण यांनी दि.२१/०८/२०१३ अन्वये नाहरकत प्रमाणपत्र दिलेले आहे.

मा.प्रधान सचिव, पर्यावरण विभाग यांनी अर्जदार यांना दिनांक १६/०३/२०१५ रोजी पर्यावरण विषयक नाहरकत दाखला दिला आहे.

प्रमुख, नगर व क्षेत्र विभाग, मुंबई महानगर प्रदेश विकास प्राधिकरण यांनी दिनांक २१/०७/२०१५ नुसार प्रस्तुत जमिनीवर सहाय्यक संचालक, नगर रचना, रायगड अलिबाग यांनी दिनांक १९/११/२०१४ अन्वये शिथिलता देणेबाबत केलेली शिफारस लक्षात घेऊन महानगर भायबुक्त मुं.म.प्र.वि.प्रा.यांनी त्यांना विकास नियंत्रण नियमावलीमधील ६.६.२(i) अन्वये प्राप्त प्राधिकरणाच्या करून सादर प्रकरणी प्रस्तुत जमिनीच्या गावठाणापासून २०० मी.क्षेत्रात वाढीव ४ या मजला (सिस्टम ४ मजले) व इमारतीची उंची १४.५० मी. याकरीता शिथिलता देण्यास मान्यता दिली असून प्रस्तुत जमिनीवरील बांधकाम परवानगीबाबत विकास नियंत्रण नियमावलीमधील तरतुदीनुसार आवश्यक ती कायदेशीर कार्यवाही करावे असे अभिप्राय सादर केले आहेत.



महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार विकास योजनेमध्ये समाविष्ट केलेल्या क्षेत्रात स्थित असलेल्या जमिनीच्या वापरात बदल करण्यासाठी परवानगीची आवश्यकता नसल्याबाबतचा अध्यादेश महसूल व वन विभागाने राजपत्रात दिनांक २१/११/२०१४ रोजी प्रसिध्द केला असून, त्यामध्ये वर्ग - १ च्या जमिनीबाबत संबंधित महसूल यंत्रणेची वेगवेगळी जिल्हाधिकारी यांचे नाहरकत प्रमाणपत्र घेऊन नियोजन प्राधिकारी यांनी विकास परवानगी देणेबाबत आदेश दिलेले आहेत व महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ मधील ४२(१) कलम समाविष्ट केला आहे. रायगड जिल्हयातील जमिनीची विकास परवानगी देण्यासाठी जिल्हाधिकारी, मुख्य कार्यकारी अधिकारी, रा.जि.प.अलिबाग, सिडको प्राधिकरण, मुख्याधिकारी नगरपरिषद हे नियोजन प्राधिकारी आहेत. तसेच प्रस्तुत जमिनीस यापुर्वी या कार्यालयाकडील आदेश दिनांक २०/१०/२०१४ व २५/०२/२०१५ अन्वये बिनशेती व बांधकामास परवानगी दिलेली आहे. आता अर्जदार यांनी सुधारित बांधकामास परवानगी अपेक्षिलेली असल्याने, प्रस्तुत जागेत विकास/बांधकाम परवानगी देण्याचे अधिकार महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १८, ४४ व ४५ अन्वये जिल्हाधिकारी यांना आहेत.

वरील अभिप्राय विचारांत घेता, मे.अरिहंत आशियाना प्रा.लि.तर्फे संचालक श्री.अशोक भवरलाल छाजेड वगैरे २ यांना मौजे घोट, तालुका पनवेल येथील सर्व्हे नंबर ६७/१(अ), ६७/१(ब), ६७/२, ६७/३, १/१अ, ६७/४, ६८/१+२, ६८/३ब, ६८/४+५, ६८/६ एकूण क्षेत्र २-७३-९ हे.आर. पैकी रस्ता रुंदीकरणाखालील क्षेत्र व गावठाणापासून २०० मी. बोहरील क्षेत्र वगळून उर्वरित जमिनीत सुधारित बांधकामास परवानगी खालील शर्तीवर देण्यात येत आहे.

शर्ती :-

- १) महाराष्ट्र शासनाने मंजूर केलेल्या मंजूर प्रादेशिक योजना रायगड साठीच्या विकास नियंत्रण नियमावलीतील नियम क्र.६.८ नुसार पुढीलप्रमाणे तरतुद नमूद असून त्याप्रमाणे कार्यवाही होणे आवश्यक आहे. सादर रेखांकनात पायाभूत सुविधा जसे अंतर्गत रस्ते, पावसाळी नाले, मलनिसारण व्यवस्था, पाणी पुरवठा, खुल्या जागेचा विकास इ. जबाबदारी मालक व विकासक यांची राहिल तसेच वरील सर्व सुविधा विकासकाने प्रकल्प पूर्ण करणे बंधनकारक राहिल.



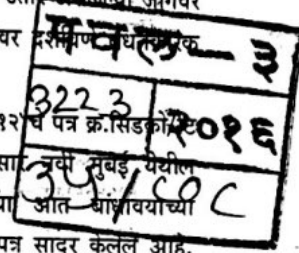
[Handwritten Signature]

- २) वरील जागेचा व नियोजित इमारतीचा वापर फक्त निवासी या कारणासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- ३) सर्व नियोजित रस्त्यांना योग्य प्रकारचे गटारे बांधण्यात येऊन भूखंडामधील सांडपाण्याचा निचरा त्यायोग्य करण्याची व्यवस्था अर्जदाराने केली पाहिजे.
- ४) नकाशातील नियोजित केलेल्या रस्त्याच्या दुतर्फा झाडे लावण्याची तसेच वाढविण्याची जबाबदारी अर्जदाराने घेतली पाहिजे.
- ५) नियोजित बांधकाम मंजूर नकाशाप्रमाणे स्टिल्ट+४ मजल्याचे व उंची १४.५० मी.मर्यादित असावे. भूखंडाच्या वापर निवासी कारणासाठीच करण्यात यावा.
- ६) स्टिल्टचा वापर केवळ बांधकामासाठी करावा ते बंधिस्त करू नये.
- ७) सदर नकाशांमधील जागे सांडपाणी अथवा भूपृष्ठीत पाणी वाहून नेण्यासाठी जे नैसर्गिक मार्ग असतील ते अबाधित ठेवावे अथवा त्याची पर्यायी व्यवस्था करणे अर्जदारावर बंधनकारक राहिल.
- ८) रस्त्यावर हारवेस्टिंगच्या अंशगाने आवश्यक ती तरतुद इमारतीमध्ये करण्यात यावी.
- ९) नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्कांचा भंग होणार नाही याची जबाबदारी अर्जदार/जमीनमालकाने परस्पर घेतली पाहिजे.
- १०) स्थलदर्शक नकाशावर दाखविल्याप्रमाणे रस्त्यापासून नियोजित बांधकामाचे अंतर व नियोजित जमीनमालकाच्या पट्टी, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील सुद्धा कायम बदल होणारी. नियोजित इमारतीसाठी आवश्यक असणाऱ्या पाण्याची सोय तसेच सांडपाण्याची सोय व मैला निर्मूलनाची व्यवस्था नसल्यास प्रत्यक्ष वापरपूर्वी अर्जदाराने केली पाहिजे. नियोजित बांधकामात मंजुरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व प्रवानगी घेणे आवश्यक आहे.
- १३) खालीलप्रमाणे ७% पेक्षा कमी असू नये.
- १४) प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे त्या संबंधित खोलीच्या क्षेत्राच्या १/६ पेक्षा कमी असू नये.
- १५) Rain Water Harvesting बाबतची यंत्रणा अर्जदार यांनी इमारतीच्या वापरापूर्वी स्वखर्चाने करणे जमिन मालक/विकासकावर बंधनकारक आहेत.
- १६) नियोजित इमारतींना सौर उर्जा यंत्रणा (Solar Water Heating System) बसविणेत यावी.
- १७) ग्रामीण रस्त्याचे रुंदीकरणाने बाधित होणारे क्षेत्र अर्जदाराने महसूल विभागास विनामोबदला हस्तांतरीत करून त्यांची नोंद ७/१२ वर घेण्यात यावी.
- १८) प्रस्तुत रेखांकनामधील भूखंडामध्ये बांधकाम करताना IS CODE-१३९२०-१९९३ भूकंप रोधक RCC डिझाइननुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त स्ट्रक्चरल इंजिनियर यांचे कडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल.
- १९) प्रस्तुत प्रकरणातील जमिनीवर बांधकाम सुरु केलेनंतर जोते तपासणी प्रमाणपत्र घेतल्याशिवाय पुढील बांधकाम करता येणार नाही व सदरचे बांधकाम पूर्ण झालेनंतर वापर सुरु करणेपूर्वी वर नमुद सर्व अटींची पूर्तता करून भोगवटा प्रमाणपत्र घेणे अर्जदारावर बंधनकारक राहिल. अन्यथा नियमानुसार कारवाईस पात्र राहिल.
- २०) बांधकाम नकाशाची छाननी, अनुज्ञेय चटई क्षेत्र, भुव्याप्त क्षेत्र, याबाबतीत केलेली आहे. बांधकाम नकाशातील गणितीय चुका अथवा जागेवर मंजूर बांधकाम नकाशे दर्शविल्या व्यतिरिक्त जादा बांधकाम असल्यास/केल्यास त्यास संबंधीत वास्तुशिल्पी व अर्जदार जबाबदार राहतील.
- २१) सदर जागेसाठी भूखंड क्षेत्राच्या बाजारमुल्य दर तक्त्यातील भूखंडाच्या दराच्या ०.५% [(रु.३०५०X०.५%) X एकूण भू.क्षे.२७३९०.०० चौ.मी.=रु.४,१७,६९७.५०/-] व बांधकाम क्षेत्राच्या वापरानुसार बाजारमुल्य दर तक्त्यातील भूखंडाच्या दराच्या २% [(रु.३०५०X०.५%)Xबां.क्षे.२६४८४.०५२ चौ.मी.=रु.१६१५५२७.१७२/-] असे एकूण रक्कम रु.२७,३३,२३४.६७२/- म्हणजेच रक्कम रु.२०,३३,२३०/- (अक्षरी वीस लक्ष तेतीस हजार दोनशे



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- तीस रुपये मात्र) विकास शुल्क अर्जदार / जमिनमालक यांनी जिल्हाधिकारी रायगड तथा नियोजन प्राधिकारी यांच्या नांवे स्टेट बँक ऑफ इंडिया शाखा-अलिबाग येथे काढलेल्या बचत खाते क्र.३५२५७००८०१० मध्ये दिनांक १७/१२/२०१५ रोजी जमा केली आहे. व त्याचा धनादेश/डी.डी./रोख रक्कम जमा केल्याची पावती दि.१७/१२/२०१५ रोजी सादर केली आहे.
- २२) शासन परिपत्रक, उद्योग, दर्जा व कामगार विभाग क्र.बी सी ए-२००७/प्र.क्र.७८८/कामगार-७अ, दि.२६ ऑक्टोबर,२००९ अन्वये बांधकामाच्या एकूण मुल्यानुसार (जमिनीचे मूल्य वगळून) एक टक्का (१%) कामगार कल्याण उपकर रक्कम वसूल करून ती रक्कम कामगार कल्याण मंडळाकडे धनाकर्षाने नियमानुसार जमा करणे बंधनकारक राहिल.
- २३) प्रस्तावित जागा जर टेकडीवजा असेल आणि जमिनीचा उतार हा १:५ पेक्षा जास्त असेल तर सदरच्या जागेवर इमारत बांधणे अनुज्ञेय नाही. त्यामुळे १:५ पेक्षा जास्त उतार असलेल्या जागेवर सिमांकन होत असल्यास त्याचे क्षेत्रफळासह विवरण सिमांकन नकाशावर दर्शविले जावे. बांधकाम राहिल व त्यानुसार सुधारित विकास परवानगी घेणे बंधनकारक राहिल.
- २४) प्रस्तुत जमिनीच्या बाबतीत मुख्य व्यवस्थापक सिडको यांचे दि.०१.०३.२०१२ चे पत्र क्र.सिडको/२०१२/०१०३/०५१/००३/२६३ अन्वये कळविले नुसार नवी मुंबई येथील विमानतळाचे एरोड्रम रेफरन्स पॉइंट पासून २०.० कि.मी.अंतराच्या आत बांधकामाच्या बांधकामाबाबत Airport Authority Of India चे नाहरकत प्रमाणपत्र सादर केलेले आहे. त्यातील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.
- २५) महाराष्ट्र शासनाकडून पत्र क्र. SEAC-२०१३/CR-२०१/TC-१ Environment department Mumbai दि.१६/०३/२०१५ नुसार सदर प्रकरणामध्ये Environment department परवानगी दिलेली आहे. सदर पत्रातील अटी विकासकावर बंधनकारक राहतील.
- २६) अर्जदार यांनी सादर केलेली माहिती अथवा कागदपत्रे खोटी अथवा विश्वसनीय नसल्यास प्रकरण अडकविले जाऊ शकते. सदर परवानगी रद्द समजण्यात यावी.
- २७) मूळ बिनशेती आदेशामधील अटी व शर्ती अर्जदार/जमिनमालक यांच्यावर बंधनकारक राहतील.
- २८) भविष्यात सदर जमिनीसंदर्भात/बांधकामाबाबत/हद्दीबाबत/क्षेत्राबाबत/अधिकार अभिलेख बाबत/मालकीबाबत/पोचरस्त्याबाबत न्यायालयीन वाद निर्माण झाल्यास त्याची सर्वेक्षणी जबाबदारी अर्जदार/जमिनमालक यांची राहिल.
- २९) रस्त्यापासून नियमाप्रमाणे अंतर सोडून बांधकाम करणे आवश्यक राहिल.
- ३०) मूळ बिनशेती आदेशामधील शर्तीचा भंग केल्यामुळे अर्जदार यांनी र.रु.१०००/- दंड तहसिलदार पनवेल यांजकडे १५ दिवसात भरणा करावा.
- ३१) सुधारित वाढीव बांधकामाबाबत विकास शुल्क मुंबई महानगर प्रदेश प्राधिकरण यांजकडे भरणा करावा.
- ३२) वरील शर्तीचा भंग केल्यास सदरची परवानगी रद्द समजण्यात येईल.



सही/- XXX
(शीतल तेली-उगले)
जिल्हाधिकारी रायगड
अलिबाग



प्रत:- मे.अरिहंत आशियाणा प्रा.संचालक श्री.अशोक भवरलाल छाजेड वगैरे २ रा.३०२, पर्सिपॉलिस बिल्डींग,सेक्टर १७, वाशी, नवी मुंबई यांस.

२/- सोबत मंजूर नकाशाची प्रत जोडली आहे.

प्रत:- तहसिलदार पनवेल यांचेकडे पुढील कार्यवाहीसाठी

प्रत:- उप अधिक्षक भूमि अभिलेख, पनवेल यांजकडे.

प्रत:- सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांजकडे.

प्रत:- तलाठी सजा पेंघर, ता. पनवेल यांजकडे जरूर त्या कार्यवाहीसाठी.

प्रत:- हॅण्ड फाईलसाठी.

जिल्हाधिकारी रायगड करीता.

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

OFFICE-272, 1st Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai -400 703.

Date: 28/02/2015

TITLE CERTIFICATE

Title certificate in respect of immovable Property i.e. Non Agricultural Land bearing 1) Survey No.1, Hissa No. admeasuring 0-27-0 (H-R-P), 2) Survey No. 67, Hissa No 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68, Hissa No admeasuring 0-24-4 (H-R-P) , 4) Survey No. 68, Hissa No admeasuring 0-35-3 (H-R-P), 5) Survey No. 68, Hissa No admeasuring 0-31-0 (H-R-P), 6) Survey No. 68, Hissa No 6 admeasuring 0-44-9 (H-R-P) situate at Village Ghot, Taluka Panvel, Dist. Raigad. (Hereinafter referred to as said Land).

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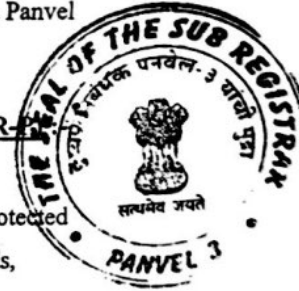
1. Survey No. 1, Hissa No. 1A admeasuring 0-27-0 (H-R-P)

WHEREAS Shri. Govind Chima Bhopi was the protected tenant for the land and his name was recorded in revenue records,

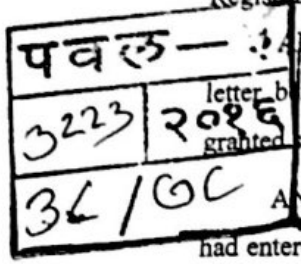
AND WHEREAS the tenant Shri Kalya Govind (alias Bhopi) Patil expired and his heirs recorded in the revenue records are Raibai Kalu Patil & Ors,

AND WHEREAS Raibai Kalu Patil expired and her heirs recorded in the revenue records are are Balkrushna Kalu Patil & Ors,

AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had entered into a Agreement for Sale dated 01/02/2012 of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for Sale is registered with the Sub-Registrar PVL-3 vide Document No. 01201/12 on 01/02/2012. २



AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had also executed a Power of Attorney dated 02/02/2012 in favour of M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Power of attorney is registered with the Sub-Registrar PVL-3 vide Document No. 01214/12 on 02/02/2012,



AND WHEREAS THE Sub-Division Officer Panvel Vide its letter bearing tenancy / V. P / S R 248/2012 dated 29/08/2012 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS the above said Balkrushna Kalu Patil & Ors had entered into an Conveyance Deed for sale of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 9021/2012 and registered on 05/09/2012.



Survey No. 67, Hissa No. 4 admeasuring 0-10-0 (H-R-P) :-

WHEREAS Badduddin Allisaheb Patil became the owner in possession by way of Partition of the Land being Old Survey No was 32/4 and New Survey No is 67 Hissa No 4 ,

AND WHEREAS Badduddin Allisaheb Patil had expired on 13/05/95 his heirs are Mohamad Ali Badduddin Patil & Ors,

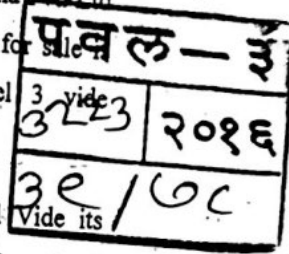
WHEREAS the name of Shri. Balaram Govind Patil has been recorded as tenant for the land in the revenue records,

AND WHEREAS Shri Kalya Govind Bhopi alias Patil expired and his heirs are Raibai Kalu Patil & ors,

AND WHEREAS Kalya Govind Patil has paid the lien amount of tenancy and hence the name of Mohamad Ali Badduddin Patil has been removed from the said land,



AND WHEREAS Shri. Balaram Govind Patil had entered into an Agreement for sale for Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for sale is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 10760/2012 and registered on 06/11/2012.



AND WHEREAS the Sub-Division Officer Panvel letter being tenancy / V. P / S R 1451/2011 (N. A) /correction dated 09/01/2013 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS the above said Shri. Balaram Govind Patil had entered into an Sale Deed for the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Deed is registered with the Sub-Registrar Panvel 3 vide Document No 378/2013 and registered on 14/01/2013.



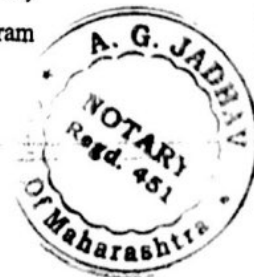
3. Survey No. 68, Hissa No. 1+2 admeasuring 0-24-4 (H-R-F)

WHEREAS the name of Shri. Changu Vithu Patil has been recorded as tenant for the said land in the revenue records.

AND WHEREAS Shri. Changu Vithu Patil has paid the lien amount of tenancy and hence the name of Shri Kanhaiyalal Shreekisan Marwadi has been removed from the said land.

AND WHEREAS Changu Vithu Patil expired and his heirs are Vithi Changu Patil & ors. The names of Padibai Tukaram Patil & Rangubai Babu Changu Patil are recorded in other rights as they were not in possession of the land,

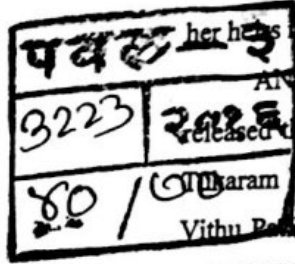
AND WHEREAS Tukaram Changu Patil expired on 1998 and his heirs recorded in revenue records are Smt. Gangubai Tukaram Patil & ors, R



AND WHEREAS tenant Vithu Changu Patil expired in 2003 and his heirs recorded are Ambobai Vithu Patil & Ors ,

WHEREAS tenant Mangal Changu Patil expired on 2003 and his heirs are Baliram Mangal Patil and ors

AND WHEREAS Padibai Tukaram Patil expired on 2003 and



her heirs recorded are Nana Tukaram Patil & Tukaram Bhiva Patil, AND WHEREAS Shri. Ramesh Changu Patil & ors has released their right and interest in the said land in favour of Ramesh Tukaram Patil, Keshav Tukaram Patil, Eknath Vithu Patil, Dasharath Vithu Patil, Prakash Vithu Patil by a registered Release Deed dated 04/06/2008.

AND WHEREAS, by way of Partition, Shri. Prakash Vithu Patil acquired rights and was entitled to admeasuring 0-24-4 out of land 0-48-4 H-R-P.



AND WHEREAS the abovesaid Shri. Prakash Vithu Patil had entered into an Agreement for Sale for the land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for Sale is registered with the Sub-Registrar Panvel 3 vide Document No 368/2012 and registered on 10/01/2012.

AND WHEREAS the abovementioned Shri. Prakash Vithu Patil had executed Power of Attorney dated 09/01/2012 in favour of M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for Sale is registered with the Sub-Registrar P-3 vide Document No. 369/12 on 10/01/2012.

AND WHEREAS THE Sub-Division Officer Panvel Vide its letter being tenancy / V. P / S R 246/2012 dated 16/05/2012 had granted sale permission for Non-Agricultural Purpose. @



AND WHEREAS the above said Shri. Prakash Vithu Patil had entered into an Conveyance Deed for sale of the with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 5552/2012 & registered on 25/05/2012.

4. Survey No. 68, Hissa No. 3B admeasuring 0-35-3 (H-R-P)

WHEREAS Shri. Kalya Govind Patil was the tenant and in possession of the Land

AND WHEREAS Kalya Govind Patil has paid the lien amount of tenancy and hence the name of Mohamad Ali Badduddin Patil has been removed from the land.

AND WHEREAS the tenant Shri Kalya Govind (alias Bhopu) Patil expired and his heirs recorded in the revenue records are Kalu Patil & Ors,

AND WHEREAS Raibai Kalu Patil expired and her heirs recorded in the revenue records are Balkrushna Kalu Patil & Ors,

AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had entered into a Agreement for Sale dated 01/02/2012 of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Agreement for Sale is registered with the Sub-Registrar PVL-3 vide Document No. 01215/12 on 01/02/2012.

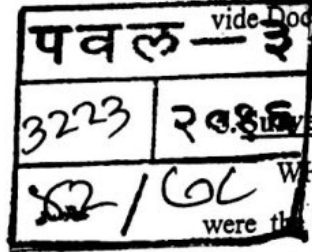
AND WHEREAS the abovementioned Balkrushna Kalu Patil & Ors had also executed a Power of Attorney dated 02/02/2012 in favour of M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Power of attorney is registered with the Sub-Registrar PVL-3 vide Document No. 01216/12 on 02/02/2012, R

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AND WHEREAS THE Sub-Division Officer Panvel Vide its letter being tenancy / V. P / S R 249/2012 dated 31/05/2012 had granted sale permission for Non-Agricultural Purpose.

AND WHEREAS the above said Balkrushna Kalu Patil & Ors had entered into an Conveyance Deed for sale of the Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar Panvel 3 vide Document No 6202/2012 & registered on 13/06/2012.



Survey No. 68, Hissa No. 4 +5 admeasuring 0-31-0 (H-R-P)

WHEREAS Shri. Ashok Pradhan & Shri Chandrakant Pradhan were the Owner and in possession of the Land ,

AND WHEREAS Shri. Arun Dwarakanath Pradhan had purchased the Land from Ashok Pradhan & Shri Chandrakant Pradhan vide sale deed ,



AND WHEREAS the above Shri. Arun Dwarakanath Pradhan entered into an Conveyance Deed for sale of the Land with Shri. Sawalaram Atmaram Patil,

AND WHEREAS the above said Shri. Sawalaram Atmaram Patil had entered into an Conveyance Deed for Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 639/2012 and registered on 17/01/2012.

6. Survey No. 68, Hissa No. 6 admeasuring 0-44-9 (H-R-P)

WHEREAS Shivram Jayram Pradhan & ors has paid the lien amount of tenancy and their names had been recorded in revenue records and the name of Shri Kanhaiyalal Shreekisan Marwadi has been removed from the said land, R



AND WHEREAS the abovementioned Dwarkanath Pradhan had made an application and by an order being R.T.S/S.R. 388 dated 12/8/1961, the names of Shivaram Pradhan, Vasant Pradhan and Parsharam Pradhan were recorded were removed from the revenue records.

AND WHEREAS the abovementioned Dwarkanath Pradhan had made an application by an order being R.T.S/S.R. 1966 dated 16/6/1965, the names of Mr. Arun Pradhan and Prakash Pradhan were recorded in the revenue records.

AND WHEREAS the earlier Survey No for the land was 133 for S. No. 68, however after the inclusion of the said land in the New Ghot Camp Revenue Village, the S. No. 133 was changed to S. No. 68,

AND WHEREAS since the land of Arun Pradhan and Prakash Pradhan is ancestral property, Smt. Samita Rajendra Patil alias Samita Prakash Pradhan also has right in the Land,

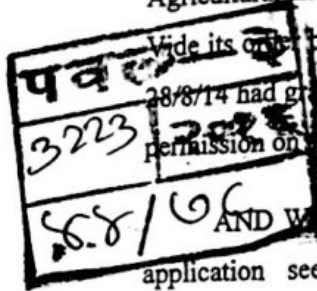
AND WHEREAS the above mentioned Arun Pradhan, Prakash Pradhan & Smt. Samita Rajendra Patil had entered into an Conveyance Deed for Land with M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer. This Conveyance Deed is registered with the sub-Registrar of Assurance Panvel 3 vide Document No 293/2012 and registered on 07/01/2012.

1) Survey No.1/1A admeasuring 0-27-0 (H-R-P), 2) Survey No. 67/ 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68/1+2 admeasuring 0-24-4 (H-R-P), 4) Survey No. 68/3B admeasuring 0-35-3 (H-R-P) 5) Survey No. 68/4+5 admeasuring 0-31-0 (H-R-P) & 6) Survey No. 68/6 admeasuring 0-44-9 (H-R-P)



AND WHEREAS the name of M/s. Arihant Ashiyana Pvt. Ltd through Director Sangita Ashok Chajer has been recorded in the revenue records as occupier for the abovementioned Lands.

AND WHEREAS M/s. Arihant Pvt. Ltd. at given application seeking for change of use of abovementioned Land to Non Agricultural and for construction permission and the Collector Raigad



Vide its order being No. MASHA/L.N.A 1 (B) /S.R 177 / 2013 dated 28/8/14 had granted the Non Agricultural permission and construction permission on abovementioned Lands,

AND WHEREAS M/s. Arihant Aashiyana Pvt. Ltd. had given application seeking for revision in construction permission and the Collector Raigad Vide its order being No. MASHA/L.N.A 1 (B) /S.R 177 / 2013 dated 25/2/15 had passed revised Order,



In virtue of the copies of the documents submitted and information given, I am of the opinion that the title in respect of the immovable property i.e. Non Agricultural land bearing 1) Survey No. 61, Hissa No. 1A admeasuring 0-27-0 (H-R-P), 2) Survey No. 67, Hissa No 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68, Hissa No 4+2 admeasuring 0-24-4 (H-R-P), 4) Survey No. 68, Hissa No 3B admeasuring 0-35-3 (H-R-P), 5) Survey No. 68, Hissa No 4+5 admeasuring 0-31-0 (H-R-P), 6) Survey No. 68, Hissa No 6 admeasuring 0-44-9 (H-R-P) situate at Village Ghot, Taluka Panvel, Dist. Raigad in the name of M/S ARIHANT AASHIYANA PVT LTD THROUGH ITS DIRECTOR SMT SANGITA ASHOK CHHAJER is clear & marketable subject to the terms and conditions of abovementioned Agreements/Documents, sale permissions, NA permission, Construction permission and applicable laws to the said Land.



SCHEDULE

All that piece and parcel of Non Agricultural land bearing Survey 1) Survey No.1, Hissa No. 1A admeasuring 0-27-0 (H-R-P), 2) Survey No. 67, Hissa No 4 admeasuring 0-10-0 (H-R-P), 3) Survey No. 68, Hissa No 1+2 admeasuring 0-24-4 (H-R-P), 4) Survey No. 68, Hissa No 3B admeasuring 0-35-3 (H-R-P), 5) Survey No. 68, Hissa No 4+5 admeasuring 0-31-0 (H-R-P), 6) Survey No. 68, Hissa No 6 admeasuring 0-44-9 (H-R-P) situate at Village Ghot, Taluka Panvel, Dist. Raigad. The total land is 1-72-90 (H-R-P)

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Yours Truly

Patil

Rajesh H. Patil
Advocate High Court

Mr. Rajesh H. Patil
Advocate High Court
D-272, Vashi Plaza, 1st Floor,
Sector - 17, Vashi, Navi Mumbai.



SHEET NO.

(02/07)

STAMP FOR APPROVAL

नो. ए.ए.ए. 1/11. पनवेल. 101. 08- 2019
 दिनांक 19/12/2019 अन्वये
 यातील शर्तीना अधिन राहून व
 नकाशावर हिरव्या रंगाने दुरुस्ती
 प्रमाणे शिफारस

3223	2019
86/00	

सहाय्यक संचालक
 नगर रचना, अलिबाग



19 DEC 2015

आदेश क्र. मशा/एलएनए-१/एअ-आर/प्र.क्र... 928/2009
 दिनांक 92 192/2009 अन्वये आदेशातील
 शर्तीना अधिन राहून व नकाशावर हिरव्या रंगाने केलेल्या
 दुरुस्ती प्रमाणे अकृषि/बांधकाम/सुधारित रेखांकन/अर्थ... स्थळकन
 या प्रयोजनासाठी
 परवानगी मंजूर.

सहाय्यक जिल्हाधिकारी
 नांच्या सहीची बघे

19.12.19
 जिल्हाधिकारी रायगड (श्री.स.)

92
 92/194



Anshula

75/8383

पावती

Original/Duplicate

Tuesday, December 16, 2014

नोंदणी क्र.: 39म

12:55 PM

Regn.: 39M

पावती क्र.: 8833

दिनांक 16/12/2014

गावाचे नाव: बाधी

दस्तावेजाचा अनुक्रमांक: टनन3-8383-2014

दस्तावेजाचा प्रकार : कुलमुबत्तारपत्र

सादर करणाऱ्याचे नाव: मेसर्स अश्विनी आरिष्यला प्रा नि तर्फे इयरेक्टर संगीता

अशोक छत्र - -

नोंदणी फी: ₹. 100.00

दस्त हाताळणी फी: ₹. 340.00

पत्रांची संख्या: 17

एकूण: ₹. 440.00

आपणस मूळ दस्त, यंवेनेस प्रिंट सुची-२ व सीडी अंदाज 1:06 PM ह्या वेळेस मिळेल.

(Joint Sub Registrar Thane 3

बाजार मूल्य: ₹. 1/-

मोबदला: ₹. 1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) मुबत्तारपत्रे By Cash रक्कम: ₹ 340/-

निधीक सह डायमंड सिटी बिल्डिंग क्र. ३
दस्तावेज परब मिळाला

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वक - ३
223 2014
09/06

MAHARASHTRA
29 NOV 2014
मुद्रांक प्रमुख लिपिक / लिपिक
29-11-2014

S 428699

मुद्रांक वेपर अहदा कायलेट लॅन्ग खाली तयारतो
ब एच. एच. एच. / संबधित मुद्रांक विद्येच्यांवा
दुरुवणी / भ्रमण/प्रतीवहन / संघर्ष राखून तयारतो
अहदा मेळ बरोबर आठवून आता



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: 16/12/2014

We, 1) SANGEETA ASHOK CHHAJER & 2) Mr. AKSHAY AGARWAL both Directors of M/s. ARIHANT AASHIYANA PRIVATE LIMITED and having office at 302, 3rd Floor, [unclear] Building, Plot No.74, Sector No.17, Vashi, Navi Mumbai-400 [unclear] GREETINGS:

WHEREAS we are the Director of M/s. ARIHANT AASHIYANA PRIVATE LIMITED and having business activities of developing various plots of land by constructing Residential and Commercial buildings in Navi Mumbai, Thane and Raigad District of Maharashtra and selling units to Individuals, Institutions, Companies and Corporate bodies.

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Aswata



सोपान - 3 Annexure-3

१. प्रत्येक विक्री विलेखी वगैरे - २. मालकीपत्र	6822
३. दस्तावेज प्रसार	१००००
४. दस्तावेजी करणाऱ्या व्यक्तीचा नाव	विक्रय / नाव
५. विक्रीसाठीचा मूल्य	
६. विक्रीसाठीचा मूल्य	
७. विक्रीसाठीचा मूल्य	
८. विक्रीसाठीचा मूल्य	
९. विक्रीसाठीचा मूल्य	
१०. विक्रीसाठीचा मूल्य	

10 DEC 2014

Aminant AA Shiyama PVT LTD
 vilas Gawade
 A Ganapati Chhaj
 500/-
 V. S. Saraf

पवल - ३
 8223 2014
 92/100



Ph: 27823008 RECEIPT Mob.: 9819412072
Valbhavlaxmi Stamp Vendor
 STAMP VENDOR - V. S. SARAF
 Licence No. 1201025
 B-3/6/0-2 Sector 2, Vashi Navi Mumbai
 Sr. No.: 1180 Date: 10-12-14
 Name: Aminant AASHIYAMA
PVT LTD.

Through _____

No.	Amt.	Nos.	Total Amt.
6822	500	1	500/-
TOTAL			500

Five Hundred Rupees



सोपान - 3
 क्र. 1303/2014
 2190



WHEREAS at present there are several plots being developed and building construction activities are in progress for selling to public by the said M/s. ARIHANT AASHIYANA PRIVATE LIMITED.

AND WHEREAS by virtue of we being the Directors of the said M/s. ARIHANT AASHIYANA PRIVATE LIMITED we are required to enter into Agreements with the prospective purchasers of residential and commercial premises.

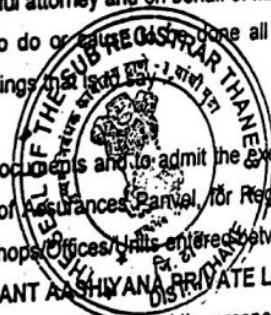
AND WHEREAS on account of we being the Directors, we required to be at the sites and the office for financial and administrative functions and therefore unable to present myself before various Govt. Officers including the Sub-Registrar of Assurances of Panvel, for registering the Agreements in respect of sale of residential and commercial premises between M/s. ARIHANT AASHIYANA PRIVATE LIMITED & prospective purchasers and for reasons of convenience, it is necessary to appoint an attorney and confer upon him the powers to perform the acts, deeds & things in the matters as mentioned herein below:-

पवल-३
3223 2014
43/06

NOW THESE PRESENTS WITNESS that We 1) SANGEETA ASHOK CHHAJER & 2) Mr. AKSHAY AGARWAL the Directors of M/s. ARIHANT AASHIYANA PRIVATE LIMITED on our behalf and on behalf of M/s. ARIHANT AASHIYANA PRIVATE LIMITED vide resolution dated 10th November 2014 do hereby nominate, constitute and appoint AMAR R. SUTAR, Adult residing at Plot No. 230, Mangalmurti, Vashi Gaon, Vashi, Navi Mumbai to be my true and lawful attorney and on behalf of M/s. ARIHANT AASHIYANA PRIVATE LIMITED to do or cause to be done all or say the following acts, deeds, matters and things:



- 1) To lodge the documents and to admit the execution of the same before Sub-Registrar of Assurances, Panvel, for Registration of Agreements to Sale of Flats/Shops/Offices/Units entered between the prospective buyer and M/s. ARIHANT AASHIYANA PRIVATE LIMITED on our behalf after the same is duly signed by me and the prospective purchasers.



M

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3223 2014
3190

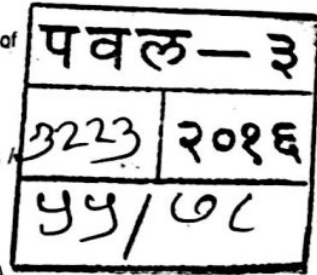


- 2) To sign in such places before the said Sub-Registrar of Assurances as may be required at the time and during the process of registration of the said Agreements for sale.
- 3) To pay the stamp duty upon such Agreements for Sale and to sign, submit such challan, receipts at the time of paying the stamp duty/franking before such authorities and in Banks etc.
- 4) This Power of Attorney is revocable at any time at the desire and will of M/s. ARIHANT AASHIYANA PRIVATE LIMITED and its Directors.

Above powers are conferred upon my / our said attorney in respect of flats / units in the project.

"Arihant Anshula", lying & being at Survey No. 1, Hissa No. 1A, admeasuring 0-27-0 (H-A-P); Survey No. 67, Hissa No. 4, admeasuring 0-10-0 (H-A-P); Survey No. 68, Hissa No. 1+2, admeasuring 0-24-4 (H-A-P); Survey No. 68, Hissa No. 3B, admeasuring 0-35-3 (H-A-P); Survey No. 68, Hissa No. 4+5, admeasuring 0-31-0 (H-A-P), Survey No. 68, Hissa No. 6, admeasuring 0-44-9 (H-A-P), Survey No. 67, Hissa No. 1(1), admeasuring 0-22-4 (H-A-P), Survey No. 67, Hissa No. 1(2), admeasuring 0-26-0 (H-A-P), Survey No. 67, Hissa No. 2, admeasuring 0-32-9 (H-A-P) & Survey No. 67, Hissa No. 3, admeasuring 0-20-0 (H-A-P), situated at Village - Ghot, Taluka - Panvel, District - Raigad, within the Jurisdiction of the Sub-Registrar - Panvel & within the limits of Group Gram Panchayat - Ghot, Panchayat Samiti - Panvel, Zilla Parishad - Raigad.

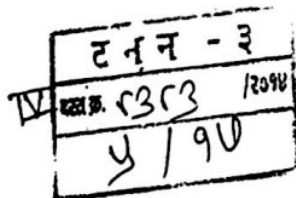
AND we our self and M/s. ARIHANT AASHIYANA PRIVATE LIMITED agree to ratify and confirm the acts of our attorney in exercise of the powers conferred upon him under these presents and for the purposes mentioned herein.



M

S. S. S. S.

Asst. Secy



The said attorney has signed these presents hereunder and also on the photograph affixed hereto in our presence.

Asutok



AMAR R. SUTAR

पवल-३	
३२२३	२०१६
५०/७८	

Signed, Sealed and delivered by and within named.

M/s. ARIHANT AASHIYANA PRIVATE LIMITED
Through Its DIRECTOR
SANGEETA ASHOK CHHAJER
(DIRECTOR)



AKSHAY AGARWAL
(DIRECTOR)



Vide Board Resolution
Dated:- 16th December 2014

M
① *Secth*



② *[Signature]*
③ *[Signature]*

टनन - ३
क्र. ८३८३ / २०१४
०१९०





Duplicate Bill *MERP-PNCAS/0087/14-15*

Billing Unit:	4127 : WASHI O SIDH	Bill For:	NOV - 14
Consumer No:	00048176613	Old Consumer No:	
Name:	M/S ARBHANT ENTERPRISES - <i>ALL - HOODHI</i>		
Address:	PLOT 74 SECT 17 3RD FLOOR WASHI - 400703		

Bill Date:	24-NOV-14
Bill period:	14-OCT-14 to 14-NOV-14

	Rs.	Ps
Due Date:	08-DEC-14	57,900.00
If Paid by this Date:	03-DEC-14	57,410.00
If Paid After this Date:	08-DEC-14	59,060.00

The above amount is being rounded up

* For any Queries on this Bill please contact sde4127@he.mahadiscom.in

PCMB/Rates Category	4-34-0002-0950	Tariff	70	Category	LT II Comm 3Ph >20-50 KW
DTC	4127148	Code Load	50 KW	Daily	06
Rate No		Code Load	50 KW	Supply Date	15-DEC-01

Meter No.	Current Reading	Previous Reading	MF	Unit	Unit	Total
MSE66170	427811	422543	1	5068	0	5068

Security Deposit		
Arrears: 0.00	Held: 327,170.00	Demanded: 0.00

Bill for 1.03 Month(s)
 Receipts Considered up-to 21-NOV-14
 Meter Status: NORMAL
 This bill is based on prevailing MERC tariff less direct subsidy (Rs.12352.99) from GOM vide GR.NO. 278 Dated 29/01/2014**/Prev.Prompt Payment Cr.(Rs.)- 517.35/Cnr.DMD:063.00 Rep.DMD:022.00 Billed DM

	Rs.	Ps
Fixed Charges	4,750.00	
Energy Charges	42,773.92	
Electricity Duty	8,353.71	
F.A.C	1,578.15	
Additional Supply Charges	0.00	
Tax on Sale	405.44	
Previous Bill Credit	0.00	
Current Interest	4.32	
Capacitor Penalty	0.00	
Other Charges	39.40	
Total	57,902.94	

Net Arrears	Ch. no. <i>ADD 390</i>	515.14
Adjustment		417.35
Interest Arrears	<i>57910</i>	0.00
Total Arrears	<i>0112719</i>	932.49
Net Bill Amount		57,902.94
Rounded Bill		57,900.00
Last Receipt Date		30-OCT-14
Last Receipt Amount		62,030.00

PRC:157.97
 Annual Rate:06-DEC-14
 Pay Rs.: 50000
 Prompt Payment Discount: Rs.491.39, If bill is paid or before 03-DEC-14.

पवल - ३
3223 2014
69/06

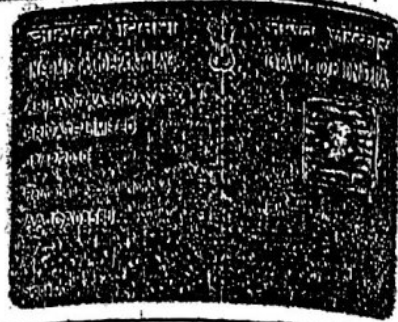


*For queries related to your online payment transactions, please contact helpline@sde4127@he.mahadiscom.in
 Any unauthorized changes made in the bills will lead to non-acceptance of the bills.

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD.
 RECEIPT
 SP/7-1102/0314 953693
 2781761
 RECEIVED BY
 M/S ARBHANT ENTERPRISES
 PLOT 74 SECT 17 3RD FLOOR
 WASHI - 400703
 CHEQUE
 No. 500380
 Date: 24-11-2014
 M/S. Code: 00000102
 FEDERAL BANK



पवळ-३	
3223	२०१६
६२/१०८	



PERMANENT ACCOUNT NUMBER
ADKPC2426R

NAME
SANGEETA ASHOKUMAR CHHAJER

FATHER'S NAME
PARASMAL BOTHRA

DATE OF BIRTH
28-03-1975

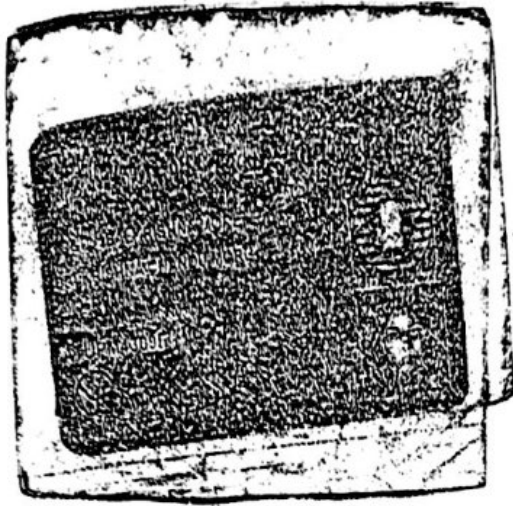
SIGNATURE
[Signature]

Contributor of Income-tax (Computer Operator)



पवळ-३	
३२२३	२०१६
१२/१०	





पवल - ३	
3223	२०१६
६३ / ७६	



टनन - ३	
TV दस. ७३९२	१२०१५
१३ / १७	



Summary1 (GoshwaraBhag-1)

75/8383
मंगळवार, 16 डिसेंबर 2014 12:55
म.नं.

दस्त बंधवारा भाग-1
दस्ता 95/90
दस्त क्रमांक: 8383/2014

दस्त क्रमांक: दस्ता 8383/2014

बाजार मुल्य: रु. 01/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

पवल-३
3223 2014
EY/10C

दु. नि. सह. दु. नि. दस्ता याचे कार्यालय

पावती:8833

पावती दिनांक:
16/12/2014

अ. क्र. 8383 वर दि.16-12-2014

रोजी 12:53 म.नं. वा. हजार केला.

सादरकारणाचे नाव: मेसर्स.अरिहत आशियाना प्रा नि
सर्क. आशियाना संगीता अर्थात छानर - -

नोंदणी फी रु. 100.00

दस्त हातवळणी फी रु. 340.00

मुद्रांची संख्या: 17

एकूण: 440.00

Jeech

दस्त हजार करणाऱ्याची सही:



Joint Sub Registrar Thane 3



Joint Sub Registrar Thane 3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

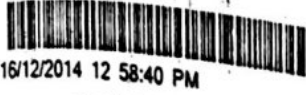
मुद्रांक शुल्क: अ जेव्हा तो प्रतिसाध्य देण्यात आलेला असून त्यामुळे कोणतीही स्वावर मालमत्ता
विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 16 / 12 / 2014 12 : 45 : 06 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 12 / 2014 12 : 46 : 43 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



16/12/2014 12 58:40 PM

दस्त गोषवारा भाग-2

टनन 3 १६११०
दस्त क्रमांक: 8383/2014

दस्त क्रमांक : टनन 3/8383/2014

दस्ताचा प्रकार : कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मेसर्स अरिहंत आशियाना प्रा लि तर्फे
डायरेक्टर संगीता अशोक एमजर - -
पत्ता: - - - , परसीपोलीस , ऑफिस नं - 302,3
रा मजला, प्लॉट नं - 08, सेक्टर-10, वाशी नवी
मुंबई , K.U.Bazar, MAHARASHTRA,
THANE, Non-Government.
पॅन नंबर:

पक्षकाराचा प्रकार

कुलमुखत्यार
देणार

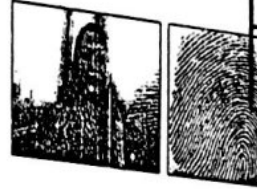
उप्याचित्र

अंगठ्याचा ठसा

वय :- 41

स्वाक्षरी:-

Shech



2 नाव: मेसर्स अरिहंत आशियाना प्रा लि तर्फे
डायरेक्टर अक्षय अयवाल - -
पत्ता: प्लॉट नं: - , माळ नं: - , इमारतीचे नाव:
- , ब्लॉक नं: - , रोड नं: परसीपोलीस , ऑफिस नं
- 302,3 रा मजला, प्लॉट नं - 08, सेक्टर-10, वाशी
नवी मुंबई , महाराष्ट्र, ठाणे.
पॅन नंबर:

कुलमुखत्यार
देणार

वय :- 31

स्वाक्षरी:-

M



3 नाव: अमर आर सुतार - -
पत्ता: - - - , परसीपोलीस , ऑफिस नं - 302,3
रा मजला, प्लॉट नं - 08, सेक्टर-10, वाशी नवी
मुंबई , K.U.Bazar, MAHARASHTRA,
THANE, Non-Government.
पॅन नंबर:

पॉवर ऑफ
अटॉर्नी होल्डर

वय :- 37

स्वाक्षरी:-

Asutara



वरील दस्तऐवज कन्न देणार नसल्याने कलमुखत्यारपत्राचा दस्त ऐवज कन्न दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 16 / 12 / 2014 12:58:33 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज कन्न देणाऱ्या व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: योगिता मोरे - -
वय: 25
पत्ता: सेक्टर-19, वाशी नवी मुंबई
पिन कोड: 400703

उप्याचित्र

अंगठ्याचा ठसा

Moore
स्वाक्षरी



iSaria v1.3.0

Summary-2(दस्त गोपवारा भाग - २)

पवळ - ३	
७२३	२०१६
६६	७८ *

शिवः शीतल कांबळे
वयः २५
पत्ता: सेक्टर-१९, वाशी नवी मुंबई
पिन कोड: ४००७०३

स्वाक्षरी



शिवका क्र.४ ची वेळ: १६ / १२ / २०१४ १२ : ४९ : २३ PM

शिवका क्र.५ ची वेळ: १६ / १२ / २०१४ १२ : ४९ : ३० PM नोंदणी पुस्तक ४ मध्ये

Joint Sub Registrar Thane 3

8383 /2014

Know Your Rights as Registrants

Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

Print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

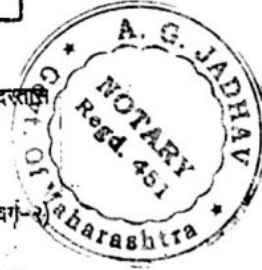


ट न न - ३
दस्ता. ८३८३ /२०१५
१७ /१७

प्रमाणित करण्यात येते की सदर दस्तऐवज
प्रकृत... १७ / १७ ...पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १७
क्रमांक ८३८३ वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १६ माहे १२ सन २०१४



iSarita v1.3.0

कुलमुखत्यार पत्र बाबत घोषणा पत्र

मी याद्वारे घोषित
की, दुय्यम निबंधक यांचे कार्यालयात
..... या शीर्षकाच्या दस्त नोंदणीसाठी सादर करणार्या

पवल-३	
३२२३	२०१६
६२/००	

..... व इ. यांनी दिनांक
आला आहे श्री. जे. अरिहंत सा. वी. यांनी दिनांक
रोजी मला दिलेल्या मुख्यांत्यार पत्रा आधारे मी सादर दस्त नोंदणीस सादर केला
आहे/निष्पादित करून कबुली जबाबदिल आहे. सादर कुलमुखत्यारपत्र लिहून देणार्या
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार्या
पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्द बदल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती
करण्यास मी पुर्णतः सक्षम आहे.



सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चें कलम ८२
अन्वये शिक्षेस मी पात्र राहिन. याची मला जाणीव आहे.

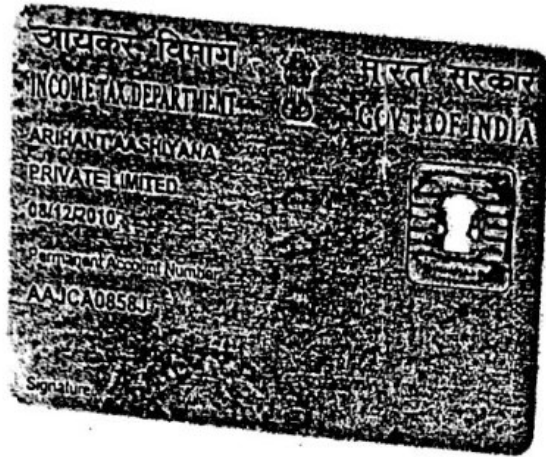
कुलमुखत्यारपत्र धारकाचे नाव

A. G. Jadhav

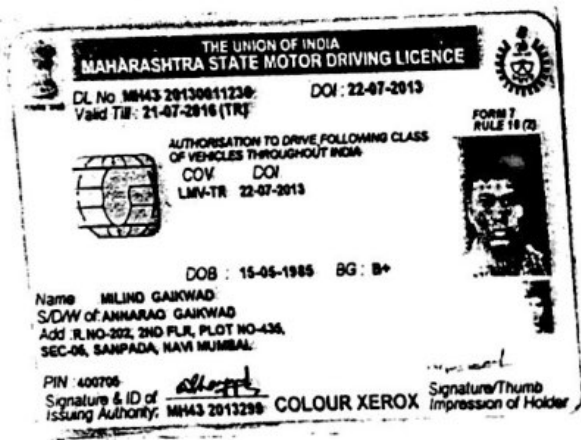
सही/-

सादरचे कुलमुखत्यारपत्र मी वाचले असून त्याची सत्यता पडताळली आहे.





पवल-३	
323	2016
09/07	





पवल-३	
3223	२०१६
७३/७८	

Handwritten signature





पवल-३
3223 2016
08/06



398/3223

शुक्रवार, 20 मे 2016 11:40 म.पू.

दस्त गोपबारा भाग-1

पवेल 3

दस्त क्रमांक: 3223/2016

दस्त क्रमांक: पवेल 3 /3223/2016

बाजार मूल्य: रु. 17,48,000/-

मोबदला: रु. 27,25,000/-

भरलेले मुद्रांक शुल्क: रु.1,40,800/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. पवेल 3 याचे कार्यालयात

पावती:4601

पावती दिनांक: 20/05/2016

अ. क्र. 3223 वर दि.20-05-2016

सादरकरणाराचे नाव: हरी राम पी - -

रोजी 11:39 म.पू. वा. हजर केला.

नोंदणी फी

रु. 27500.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

दस्त हजर करणाऱ्याची सही:

एकुण: 29060.00

-Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 20 / 05 / 2016 11 : 39 : 14 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 20 / 05 / 2016 11 : 40 : 02 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्पारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दम्न निष्पादकाची राहिल





20/05/2016 11 42:36 AM

दस्त गोपवारा भाग-2

पवेल 3 *tel tel*

दस्त क्रमांक:3223/2016

दस्त क्रमांक :पवेल3/3223/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छयाचित्र	अंगठ्याचा ठसा
1	नाव:अरिहंत आशियाना प्रा ली तर्फे डायरेक्टर संगीता अशोक छजर यांच्या तर्फे कु मु म्हणून अमर आर सुतार - - पत्ता:प्लॉट नं: -, माळ नं: -, इमारतीचे नाव: 302, पर्सीपोलीस, प्लॉट नं.74, सेक्टर- 17, वाशी, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AAJCA0858J	लिहून देणार वय :-37 स्वाक्षरी:- <i>A. Sutar</i>		
2	नाव:हरी एम पी - - पत्ता:प्लॉट नं: -, माळ नं: -, इमारतीचे नाव: 403, चौथा मजला शिव शुष्ठी बिल्डींग प्लॉट नं . 80 सेक्टर 19 कामोठे नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (00:). पिन नंबर:BMTPM1572R	लिहून घेणार वय :-37 स्वाक्षरी:- <i>H. P. Patil</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:20 / 05 / 2016 11 : 41 : 24 AM



ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटवतात

अनु क्र.*	पक्षकाराचे नाव व पत्ता	छयाचित्र	अंगठ्याचा ठसा
1	नाव:सुरेश बाबु - - वय:34 पत्ता:कामोठे नवी मुंबई पिन कोड:410209	स्वाक्षरी <i>Suresh</i>	
2	नाव:मिलिंद गायकवाड - - वय:29 पत्ता:वाशी नवी मुंबई पिन कोड:400703	स्वाक्षरी <i>Milind</i>	

ATTESTED
A. G. Jadhav
30.6.2016
P.M.O: 2782 25 028
A. G. Jadhav B.A.L.L.B
HIGH COURT ADVOCATE &
NOTARY
E-42, 1st Floor, Sector - 1,
Vashi, Navi Mumbai - 400 703

शिक्का क्र.4 ची वेळ:20 / 05 / 2016 11

शिक्का क्र.5 ची वेळ:20 / 05 / 2016 11

Sub Registrar Panvel 3



EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH008456581201516R	0000720426201617

3223 /2016

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पवल - ३
३२२३ २०१६
८६/८६



प्रमाणित करणेत वेते की सदर दस्तास एकूण
पाने आहेत. पुस्तक क्र. १
क्रमांक ३२२३ घर नोंदला.

सह. डुप्यम ई. बँक बर्ग - २, पनवेल क्र. ३
दिनांक २० मार्च ५, सन २०१६

