

536/3505

पावती

Original/Duplicate

Friday, March 30, 2018

नोंदणी क्र.: 39म

12:46 PM

Regn.: 39M

पावती क्र.: 3835 दिनांक: 30/03/2018

गावाचे नाव: राबाडे

दस्तऐवजाचा अनुक्रमांक: टनन9-3505-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्वप्रिल संजय पवार -

नोंदणी फी

रु. 23000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 23800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:57 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

बाजार मुल्य: रु.1840302.96 /-

मोबदला रु.2300000/-

भरलेले मुद्रांक शुल्क : रु. 138000/-

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.23000/-

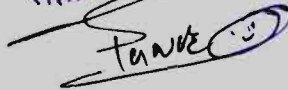
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012570511201718S दिनांक: 30/03/2018

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

मुळ दस्त व रकॅन्ड मिळाली

सही-





30/03/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 3505/2018

नोंदणी :

Regn:63m

गावाचे नाव : राबाडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2300000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1840302.96
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: फ्लॉट नं-303,3रा मजला रेन्बो अमृत को ऑप हौ सो लि प्लॉट नं-33 ते 39 रबाले गावठाण रबाले नवी मुंबई((Plot Number : 33 TO 39 ;))
(5) क्षेत्रफळ	1) 465 चौ.फूट
(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:-राहुल हरिदास गजभिये - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रबाले नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:- ALLPG8375N 2): नाव:-सिमा राहुल गजभिये - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रबाले नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:- AOSPG9597C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वप्निल संजय पवार - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर-16 ऐरोली नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- BTTPP6454L 2): नाव:-संजय एस पवार - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर-16 ऐरोली नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- ATTPP6959P 3): नाव:-मारिका संजय पवार - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर-16 ऐरोली नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- BTCP8252K
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2018
(10) दस्त नोंदणी केल्याचा दिनांक	30/03/2018
(11) अनुक्रमांक, खंड व पृष्ठ	3505/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	138000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

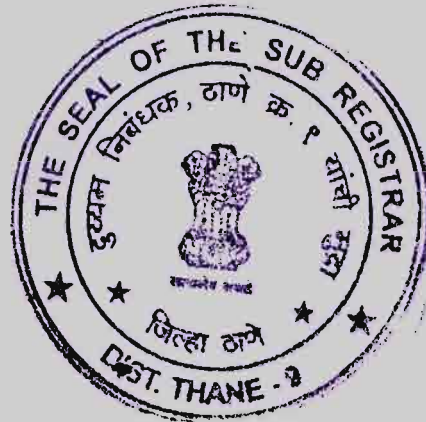
(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201803301792	30 March 2018,12:22:03 PM			
मूल्यांकनाचे वर्ष	2017				
जिल्हा	ठाणे				
मुख्य विभाग	तालुका : ठाणे				
उप मुख्य विभाग	22 /229-रबाळे (भाग) बिनशेती वापरासाठी चौ.मी.				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर/न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
15800	42600	54200	63900	54200	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	43.1996 चौ. मीटर	मिळकतीचा वापर-	निवासी सदानिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.42600/-
उद्भवान सुविधा -	आहे	मजला -	1st To 4th Floor		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ			
		= (42600 * (100 / 100)) * 100 / 100			
		= Rs.42600/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर + मिळकतीचे क्षेत्र			
		= 42600 * 43.1996			
		= Rs.1840302.96/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य			
		= A + B + C + D + E + F + G + H			
		= 1840302.96 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.1840302.96/-			

Home

Print

टनन - ९
दस्त क्र. 3903 / 209C
9 / 80



टनन - ९
दस्त क्र. ३३०५ / २०१८
२ / ४०



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/AIROLI (5894)
Pmt Txn id : 280318M276871
Pmt DtTime : 28-03-2018@11:31:58
ChallanIdNo: 03006172018032750445
District : 1201/THANE

Stationery No: 16185864763990
Print DtTime: 28-03-2018@12:49:18
GRAS GRN : MH012570511201718S
Office Name : IGR121/THANE NO 9 JOINT

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 1,38,000/- (Rs One, Three Eight, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 23,000/- (Rs Two Three, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 23,00,000/-
Prop Descr : FLAT NO 303, Plot no 33 to 39, Third floor, Rainbow Amrut CHNr Gawali
HospitRabale, NAVI MUMBAI, Maharashtra

Duty Payer: (PAN-BTTPP6454L) Swapnil Sanjay Pawar
Other Party: (PAN-ALLPG8375N) Rahul Haridas Gajbhiye

MAHESH SHIRKE

Bank official1 Name & Signature

GEETANJALI SINGH

Bank official2 Name & Signature

--- --- Space for customer/office use --- --- Please write below this line --- ---

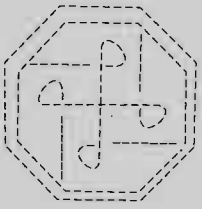


टनन - ९

दस्त क्र. 3303 / 2090

3/80





GEETANALI SINGH

टनन - ९
दस्त क्र. ३५५ / २०१८
४ / १८



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Airoli, Navi Mumbai on this 30th day of March, 2018,

BETWEEN

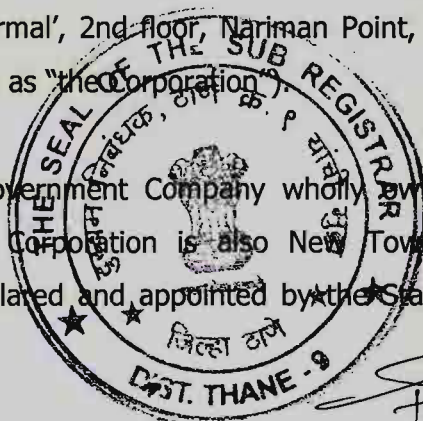
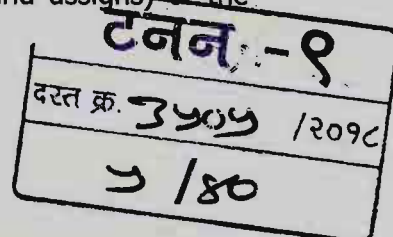
MR. RAHUL HARIDAS GAJBHIYE, aged 40 years, PAN-ALLPG8375N & **MRS. SEEMA RAHUL GAJBHIYE**, aged 38 years, PAN-AOSPG9597C, both Indian Inhabitants, residing at Flat No. 303, Third floor, Rainbow Amrut Co-Operative Housing Society Limited, Village Rabale, Navi Mumbai-400 701, hereinafter called and referred to as "**THE VENDORS**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the One Part,

AND

MR. SWAPNIL SANJAY PAWAR, aged 24 years, PAN-BTTPP6454L, **MR. SANJAY S. PAWAR**, aged 49 years, PAN-ATTPP6959P & **MRS. SARIKA SANJAY PAWAR**, aged 44 years, PAN-BTCPP8252K, Indian Inhabitants, residing at AL-4/11/10, Sahajivan Apartment, Sector no 16, Airoli, Navi Mumbai-400708, hereinafter called and referred to as "**THE PURCHASERS**", (which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the Other Part.

WHEREAS:-

- (1) The City & Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at 'Nirmal', 2nd floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as "the Corporation"),
- (2) The Corporation is Government Company wholly owned by the State Government and the Corporation is also New Town Development / Planning Authority declared and appointed by the State Government in



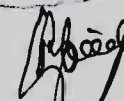
SR. Gajbhiye

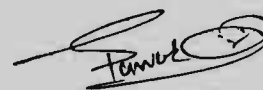
S. S. Pawar
S. S. Pawar

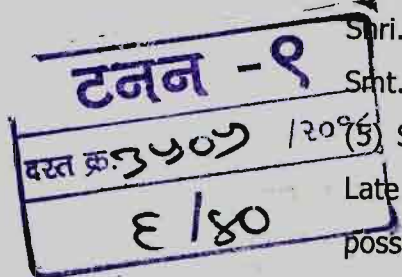
exercise of its power Under Section 113 (i) and (3-a) of The Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'THE M.R.T.P. ACT') for the New Towns of Navi Mumbai.

- (3) The State Government in the pursuance of Section 113 (1) of MRTP Act acquired the land described therein and vested such lands in the said Corporation for the Development and Disposal.
- (4) The Special Land Acquisition Officer, Metro Centre-1, Thane acquired the several pieces of land by declaring diverse awards. The Land so acquired by the Special Land Acquisition Officer, Metro Centre-1, Thane by diverse Award formed part of the plans of city of Navi Mumbai.
- (5) One such land situated at Village Rabale, Ghansoli, Taluka Thane, Navi Mumbai plot of land bearing S. No. 33 to 39 and thereabout as more clearly mentioned in the schedule hereunder written was owned by Late Smt. Sumati Anant Deshmukh expired on 5.1.1989 at Mumbai was the actual owner of the plot of land admeasuring 217.00 Sq. Mtrs. and (1) Sri. Khanderao Anant Deshmukh (2) Shri. Prashant Anant Deshmukh (3) Smt. Sushma Chandrakant Patankar (4) Smt. Vaishali Gajanan Parulekar (5) Smt. Shobhana Nandkumar pradhan are the legal representative of Late Smt. Sumati Anant Deshmukh, they are actual use, occupation, possession of the said plot of land being the only legal heirs of the deceased.

(6) By the Deed of Conveyance made and entered into by and between all legal heirs therein referred to as "the Seller" of the One Part and M/s. Rainbow Constructions; become the absolute and actual owner of the said plot of land along with all rights, title, interest, use, occupation and possession is now standing in the name of the party of first part i.e. M/s. Rainbow Constructions.


SR Gajbhiye


S.S. Pawar
S.S. Pawar



- (7) M/s Rainbow Constructions (hereinafter referred to as "the said Developer"), has become entitled to construct the building/s on the said Land and has got sole and exclusive rights sell and dispose of to prospective Purchaser/s the Flats on ownership basis in proposed building/s to be constructed on the said Land.
- (8) The Town Planning Officer of Navi Mumbai Municipal Corporation duly sanctioned and approved the building plans vide his Letter No. NMMC / TPD / BP / Case No. A-11280 / 606/11, dated 05/02/2011 on the said Land and granted to M/s Rainbow Constructions a Commencement Certificate to commence the erection of intended building on the said Land on the terms and conditions set therein.
- (9) The said Developer, M/s Rainbow Constructions has constructed the buildings containing Stilt Plus four Upper Floors known as 'RAINBOW AMRUT' on the said Land as per duly sanctioned and approved the building plans by the Town Planning Officer of Navi Mumbai Municipal Corporation.
- (10) By an Agreement for Sale dated 23/8/2011 made and entered into at Navi Mumbai by and between M/s Rainbow Constructions therein referred to as "the Developer" through their partners 1) Shri. Chandrakant Shankar Joshte (2) Smt. Jayashree Chandrakant Joshte and (3) Shri. Mahesh Chandrakant Joshte of One Part and the Vendors herein therein referred to as "the Purchasers" of the Other Part and registered with the Sub-Registrar of Assurances, Thane-9, vide Document No. TNN9-03308-2011, Receipt No. 3315, dated 23/8/2011 (hereinafter referred to as "**the said Agreement for Sale**"), M/s Rainbow Constructions sold to Vendors a Flat bearing No. 303, admeasuring 465 sq. Ft. Built Up area, on third floor, in the building of RAINBOW AMRUT Co-Operative Housing Society Limited, constructed on the said plot bearing No. 33 to 39 situated at Rabale Gaonhan, Rabale, Navi Mumbai, Dist. Thane, more particularly described in the Schedule of Property

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SR. Gajbhiye

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S. S. Pawar

hereunder written (hereinafter referred to as "**the said Flat**") together undivided proportionate share in common areas i.e. passage, staircase, machine room terrace, meter room, underground tank, overhead tank, stilt and common facilities provided in the building and after having received from the Vendors the full and final payment of the sale price / consideration of the said Flat along with other payments and deposits relating to the said Flat mentioned in the said Agreement for Sale, the said M/s Rainbow Constructions delivered to the Vendors herein the physical possession of the said Flat.

- (11) The Vendors herein raised from **DHFL**, Bandra Mumbai Branch the Home Loan for purchasing of the said Flat by mortgaging the said Flat with the said **DHFL**, Home Loan Account No.05000014553 and at present at about **Rs.9,25,000/- (Rupees Nine Lakhs Twenty Five Thousand only)** are outstanding of Home Loan to be paid to the said **DHFL**, relating to the said Flat.

- (12) A Society was formed by its Members / Flat and Shop Owners in the building constructed on the said Plot and got it duly registered under the Maharashtra Co-Operative Societies Act, 1960 and obtained the Registration No. NBOM/CIDCO/HSG(T.C.)/5252/JTR/2013-2014 dated 28/10/2013 under the name and style as "**RAINBOW AMRUT Co-Operative Housing Society Limited**" on the said Land (hereinafter referred to as "**the said Society**").

The Society issued to the name of the Assignors herein a Share Certificate bearing No. 11 on dated 30/9/2017 mentioning therein the Five Shares bearing distinctive Nos. **051 to 055** each valued Rs. 100/- total to Rs. 500/- relating to the said Flat in the said Society (hereinafter referred to as "**the said Shares**").



S.R. Gajbhiye

S.S. Pawar

S. S. Pawar

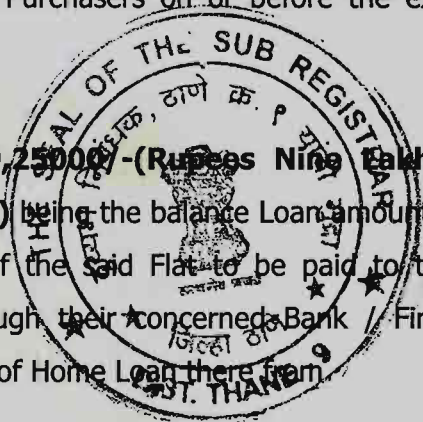
S. S. Pawar

- (14) The Vendors are members and shareholder of the said Society and lawful owners and fully seized and possessed of or otherwise well and sufficiently entitled to sell, transfer, convey, assign, deal with or dispose of the said Flat subject to prior permission from the said Society for transfer of all his leasehold rights, title, interest and benefits of whatsoever nature relating to the said Flat and Shares and Membership in the said Society.
- (15) The Purchasers, being in need of said Flat have requested the Vendors to sell, transfer, convey and assign to the Purchasers the membership in the said Society relating to the said Flat together with all their leasehold rights, title, interest benefits and shares of whatsoever nature and have discussed with the Vendors the prospects of sale of the said Flat and have negotiated the sale price with the Vendors and the Vendors have agreed and fixed to sell, transfer, convey and assign to the Purchasers the membership in the said Society and the said Flat with all leasehold rights, title, interest benefits and shares of whatsoever nature in the said Flat, Share and Membership in the said Society at or for a sum of **Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only)** being the full and final payment of the consideration / sale price of the said Flat and the Purchasers have agreed to pay to the Vendors the said sale price of the said Flat in the manners as under: -

- (i) A sum of **Rs. 2,00,000/- (Rupees Two Lakhs Only)** being the Part Payment of the sale price of the said Flat to be paid to the Vendors by the Purchasers on or before the execution of these presents.

- (ii) A sum of **Rs. 9,25,000/- (Rupees Nine Lakhs Twenty Five Thousand only)** being the balance Loan amount and Payment of the sale price of the said Flat to be paid to the DHFL, by the Purchasers through their concerned Bank / Financial Institution after the raising of Home Loan there from.

दस्तावेज क्र. - ९
दस्तावेज क्र. 3404 / 209C
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SR. Gajbhiye

SS Pawar
S. S. Pawar

- (iii) A sum of **Rs.11,75000/- (Rupees Eleven Lakhs Seventy Five Thousand only)** being Balance and Final Payment of the sale price of the said Flat to be paid to the Vendors by the Purchaser on raising the Loan from the Bank and/or Financial Institution on or before 45 (Forty Five) days after the registration of this Agreement for Sale.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. The Vendors have agreed to sell, transfer, convey and assign to the Purchasers the said a **Flat bearing No. 303, admeasuring 465 sq. Ft. Built Up area, on third floor, in the building of RAINBOW AMRUT Co-Operative Housing Society Limited, constructed on the said plot bearing No. 33 to 39 situated at Rabale Gaothan, Rabale, Navi Mumbai, Dist. Thane**, more particularly described in Second Schedule of Property hereunder (hereinafter referred to as "**the said Flat**") together undivided proportionate share in common areas i.e. passage, staircase, machine room terrace, meter room, underground tank, overhead tank, stilt and common facilities provided in the building constructed on the said Plot and together all their leasehold rights, title, interest and benefits of whatsoever nature and in the said Flat, Share and Membership in the said Society at or for a sum of **Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only)** being the full and final payment of sale price / consideration of the said Flat and the Purchasers have also agreed to pay to the Vendors the said sale price of the said Flat in the manner mentioned hereinafter.

The Purchasers have paid to the Vendors a sum of **Rs. 2,00,000/- (Rupees Two Lakhs Only)** being the Part Payment on the execution of this Agreement for Sale and the Vendors do hereby acknowledge the receipt whereof the part payment as mentioned hereinafter.



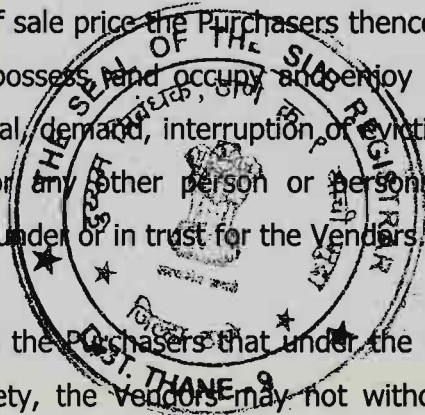
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S.R. Gajbhiye

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टनन - ९
दस्त क्र. ३५०५ / २०१८
१०/१०

3. The Purchasers do hereby agree that they shall pay to DHFL, Bandra Mumbai Branch a sum of **Rs.9,25000/- (Rupees Nine Lakhs Twenty Five Thousand only)** being the full and final payment of outstanding / balance of Home Loan relating to the said Flat after raising the Home Loan from / through his concerned Bank or Financial Institution. The Vendors do hereby give their consent and No Objection to concerned Authority of DHFL, Bandra Mumbai Branch to be released the said Flat from mortgage after having received the full and final payment of the outstanding / balance payment relating to the said Flat directly from the concerned Bank or Financial Institution of the Purchasers wherefrom the Purchasers have intended to be raised the Home Loan for purchasing the said Flat.
4. The Vendors shall execute the Deed of Assignment / Conveyance shall get the same registered with the Joint Sub-Registrar of Assurances, Thane-9 and shall deliver to the Purchasers the physical possession of the said Flat after having received from the Purchasers a sum of **Rs. 11,75000/- (Rupees Eleven Lakhs Seventy Five Thousand only)** being the balance and final payment of the sale price of the said Flat and the Purchasers shall pay to the Vendors the said the balance and final payment of the sale price of the said Flat within **45 (Forty Five) days** after the registration of this Agreement for Sale with the Joint Sub Registrar of Assurances, Thane-9.
5. The Vendors do further covenant with the Purchasers that after receiving the full and final payment of sale price the Purchasers thenceforth quietly and peacefully shall hold, possess, and occupy and enjoy the said Flat without any hindrance, denial, demand, interruption of eviction, claim, or demand by the Vendors or any other person or persons lawfully or equitably claiming through, under or in trust for the Vendors.
6. The Vendors have informed the Purchasers that under the existing laws and rules of the said Society, the vendors may not without the prior

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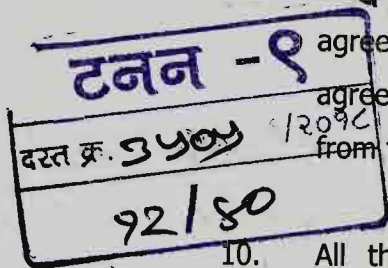
SR. Gejbnaye

S.S. Pawar
S.S. Pawar

consent in writing of the said Society shall sell, transfer and assign or part with the interest or benefit relating to the said Flat in any manner in favour of any person or persons. However, the Vendors have agreed to obtain such requisite Transfer Permission of the said Flat from the said Society on the payment of transfer charges paid by the Purchasers and seller equally.

7. The Vendors shall pay all the dues and outstanding and/or outgoing of electricity charges, taxes, monthly maintenance charges of the Society, penalties if any etc. relating to the said Flat till the date of finalization of this transaction.
8. The Purchasers have agreed to pay all electricity charges, taxes, and monthly maintenance charges of the Society etc. in respect of the said Flat from the date of possession of taken over by them from the Vendors.
9. The Purchasers have agreed to become the Member of Rainbow Amrut Co-Operative Housing Society Limited which was constituted under the Maharashtra Co-Operative Societies Act. 1960 and the Purchasers have agreed to abide and adopt the bylaws of the said Society and have agreed to pay all contributions, maintenance and dues proportionately from time to time.

10. All the costs, charges and expenses in connection with formation, preparation of deeds and documents, stamp duty and registration charges of this Agreement for Sale, Deed of Assignment / Conveyance and/or any other documents which shall be executed by the Vendors in favour of the Purchasers relating to the said Flat shall be borne and paid entirely by the Purchasers and Vendors shall not pay any share thereof whatsoever.

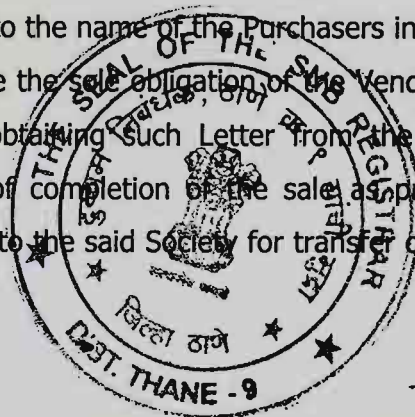


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11. The Vendors and the Purchasers both have agreed to pay equally to the said Society the requisite payments being the transfer charges of the said Flat, Shares and the membership and in the said Society to the name of the Purchasers.
12. The Vendors shall deliver to the Bank of the Purchasers all Original Title Documents pertaining to the said Flat at the time of payment of balance and final sale price of the said Flat.
13. The Vendors do hereby covenant with the Purchasers that on the receiving of the full and final payment of sale price, the Vendors shall sign, execute, perform or cause to be done and executed and performed at the cost of the Purchasers all such further and other lawful reasonable acts, deeds, things, assurances and writings whatsoever for further and more perfectly conveying and assuring the said Flat unto and to the use of the Purchasers as shall or may be reasonably required and to sign and execute all the documents as and when generally required by the Purchasers for securing and assuring unto and to the Purchasers the membership in the said Society with all rights, title and interests and shares of whatsoever nature in and upon the said Flat.
14. The Vendors shall obtain No Objection Letter from the said Society to the effect that the said Society has No Objection to the Purchasers being admitted as member of the said Society and for the transfer of the said Flat and Shares by the Vendors in favour of the Purchasers and all incidental rights as such shareholder including transfer of the said Flat and allotment thereof to the name of the Purchasers in the records of the said Society. It shall be the sole obligation of the Vendors to obtain such No Objection. Upon obtaining such Letter from the said Society, the Vendors at the time of completion of the sale as provided under this Agreement shall apply to the said Society for transfer of the said Flat and

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Shares and Membership in the said Society along with the required documents to the name of the Purchasers.

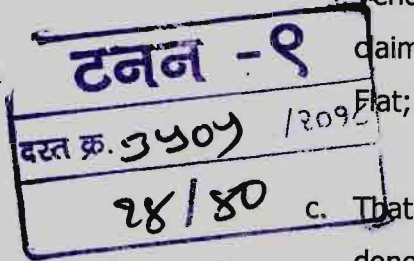
15. The Vendors do hereby assure the Purchasers by the declarations as under: -

a. That the Vendors have duly paid and discharged in full all the dues and liabilities in respect of the said Flat including the NMMC taxes, rates, maintenance charges etc. payable to the said Society upto the date hereof and shall pay all the dues till the completion of sale. In the event of any such amount being recovered from the Purchasers, the Vendors shall reimburse / pay the same to the Purchasers;

b. That the Vendors are the sole and absolute owners and beneficiary of the said Flat duly standing in the name of the Vendors in the books and all other records of the said Society and are absolutely entitled of the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Vendors no other person or persons has/have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said Flat;

c. That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendors or any person or persons lawfully and equitably claiming by, from, through, or in trust for the Vendors, the Vendors have full power and absolute authority and right to transfer the said Flat and to relinquish and transfer all rights, title and interest therein in favour of the Purchasers;

d. That neither the Vendors nor any one on their behalf have committed or omitted any act, deed, matter or thing whereby their holding of the said Flat and Shares and incidental rights thereto including the right



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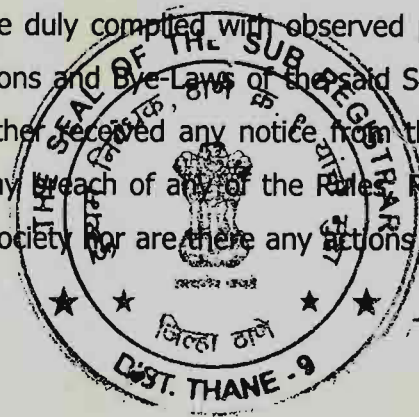
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to peaceful use, occupation, ownership and enjoyment of the said Flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said Flat and their other rights, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;

- e. That the Vendors have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Flat and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the Vendors shall so long as this Agreement is valid, not enter into any agreement / writing with any third party for creating any rights of whatsoever nature in respect of the said Flat;
- f. That the Purchasers shall on completion of the transfer peacefully and quietly be entitled to hold and own the said Flat and the said Shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said Flat and/or any part thereof in the Purchaser' own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Vendors;

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- g. That the Vendors have duly complied with observed performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Vendors have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings



S.R. Gajbhiye

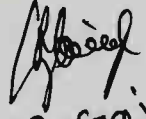
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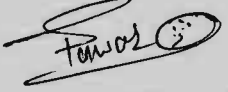
pending against the Vendors instituted by the said Society or any member of the said Society in respect of the said Flat including any notice or action for expulsion or termination of the Vendors as the member of the said Society;

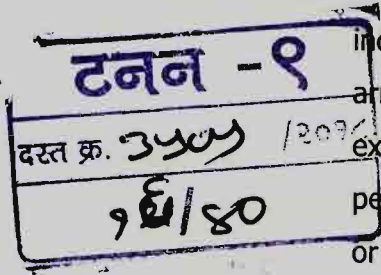
- h. That the Vendors have not received any notice from the Government, Semi-Government, Corporation or Navi Mumbai Municipal Corporation and/or from any other statutory body or authorities regarding for acquisition or requisition of the said Flat;
- i. The Vendors are not restricted either under the Income Tax Act, Gift Tax Act, and Wealth Tax Act or under any other statutes from disposing off the said Flat under any Agreement;
- j. That Vendors have not prior to this Agreement entered into any Agreement with else person/s, pledged or mortgaged the said Flat, nor taken any loan from any Bank, Financial Institution or Private Party.

- k. That the Vendors shall save, defend, keep harmless and keep indemnified the Purchasers of and from and against all charges, arrears, previous claims and encumbrances whatsoever had, made, executed, occasioned or suffered by the Vendors or by any other person/s lawfully and equitably claiming or the claim, by, from, under or in trust for and also against all actions, proceedings, claims, demands, and the Vendors shall indemnify and keep indemnified for lack of title, claims and encumbrances till the date of execution of this Agreement in respect of the said Flat.

That the Vendors do hereby indemnify and keep indemnified the Purchasers against any defect in title, omission or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Flat or compensation, claim, demand, fines, penalties, costs,

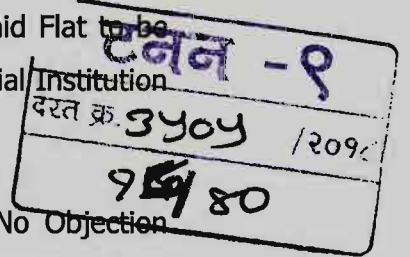

S.R. Gajbhiye


S.S. Pawar
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charges and expenses or any other liabilities whatsoever made or brought against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

- m. There are no suits, litigations civil or criminal or any other proceedings as against the Vendors personally affecting the said Flat.
- n. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and/or is not subject matter of any easement or attachments either before or after judgment. The Vendors have not received any notice either from the Government, Semi-Government Corporation or Navi Mumbai Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- o. That the Vendors shall co-operate to the Purchaser in Home Loan procedure and in this respect the Vendors shall duly execute the requisite documents including this Agreement in favour of the Purchasers and shall get it registered with the Sub-Registrar of Assurances, Thane-9 and shall deliver to the Purchasers the same with other relevant documents relating to title of the said Flat to be produced the same before the concerned Bank or Financial Institution for raising the Home Loan there from.
- p. That the said Society has issued to the Vendors the No Objection Certificate for sale or transfer of the said Flat in favour of the Purchasers on dated 28/3/2018.



SR. Gajbhiye



S.S. Pawar
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THE FIRST SCHEDULE OF PROPERTY ABOVE REFERRED TO: -

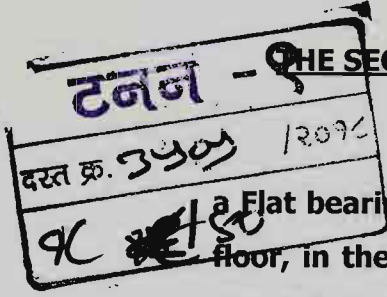
All THAT piece or parcel of land known as Plot bearing No. 33 to 39, admeasuring 217 sq. mtrs, area or thereabout lying being and situated at Rabale Gaothan, Navi Mumbai, Dist. Thane, within the Registration District Thane and Sub-District Thane and bounded respectively as follows: -

On or towards the North by :

On or towards the South by :

On or towards the East by :

On or towards the West by :

**THE SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO: -**

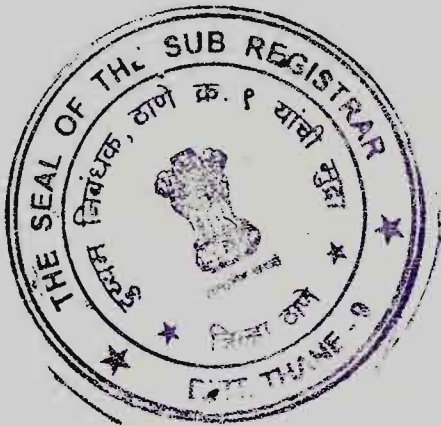
a Flat bearing No. 303, admeasuring 465 sq. Ft. Built Up area, on third floor, in the building of Rainbow Amrut Co-Operative Housing Society Limited, constructed on the said plot bearing No. 33 to 39 situated at Rabale Gaothan, Rabale, Navi Mumbai, Dist. Thane, (more particularly described as in First Schedule hereinabove written).

S. S. Gajbhiye

S. S. Faukar

S. S. Faukar

S. S. Pawar



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

SIGNED SEALED & DELIVERED

By the withinnamed 'THE VENDORS'

MR. RAHUL HARIDAS GAJBHIYE

[Handwritten signature of Mr. Rahul Haridas Gajbhiye]



&

MRS. SEEMA RAHUL GAJBHIYE

[Handwritten signature of Mrs. Seema Rahul Gajbhiye]

In the presence of-----



1. *Vishwanath L. Ganayarde*

[Handwritten signature]

2. *Mrs. Anurupa*

SEALED, SIGNED & DELIVERED

By the withinnamed 'THE PURCHASERS'

MR. SWAPNIL SANJAY PAWAR

[Handwritten signature of Mr. Swapnil Sanjay Pawar]



MR. SANJAY S. PAWAR

[Handwritten signature of Mr. Sanjay S. Pawar]

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दस्ता क्र. २५०५ / २०१८
१९/१०/१८



MRS. SARIKA SANJAY PAWAR

[Handwritten signature of Mrs. Sarika Sanjay Pawar]

In the presence of-----



1. *Vishwanath L. Ganayarde*

[Handwritten signature]

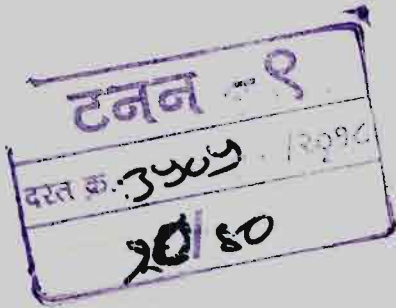
2. *Mrs. Anurupa*



RECEIPT

RECEIVED of and from the within named the Purchasers, (1) **MR. SWAPNIL SANJAY PAWAR** (2) **MR. SANJAY S. PAWAR &** (3) **MRS. SARIKA SANJAY PAWAR**, a sum of **Rs. 2,00,000/- (Rupees Two Lakhs Only)** by cheque **No. 000012 Bank Name Standard Chartered bank Branch Thane, Dated 9/3/2018** being the **Part Payment** of the sale price of the said a **Flat bearing No. 303, admeasuring 465 sq. Ft. Built Up area, on third floor, in the building of Rainbow Amrut Co-Operative Housing Society Limited, constructed on the said plot bearing No. 33 to 39 situated at Rabale Gaothan, Rabale, Navi Mumbai, Dist. Thane** as agreed under these presents.

I say received **Rs. 2,00,000/-**



Rahul Haridas Gajbhiye


MR. RAHUL HARIDAS GAJBHIYE

MRS. SEEMA RAHUL GAJBHIYE

'THE VENDORS'

WITNESSES:-

1. *Vishwas C. Ganayade*
 2. *N. S. Kulkarni*





रेनबो अमृत को. ऑप. हौसिंग सोसायटी लिमिटेड

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच.एस.जी./ (टी.सी.)/५२०२/जे.टी.आर./वर्ष २०१३-२०१४. दिनांक: २८/१०/२०१३.

प्लॉट नं. ३३ ते ३९, गवळी हॉस्पिटल सामोर, रबाळे गाव, रबाळे, नवी मुंबई.

Ref: NOC / 04 / 2018

Date: 28.03.2018

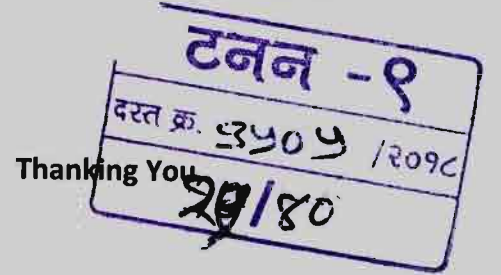
To whomsoever It May Concern



This is to certify that Mr. Rahul Haridas Gajbhiye & Mrs. Seema Rahul Gajbhiye are residing at Flat No. 303, 3rd Floor, Rainbow Amrut CHS Ltd, Plot No 33 to 39, Rabale Gaon, Opp. Gavli Hospital, Rabale, Navi Mumbai . He is the owner of the said flat.

Till March 2018 there are no dues on him & he has cleared all the society charges till date.

Society has no objection to sell his flat to the other person. Letter issued on request of Mr Rahul H. Gajbhiye dated 28.03.2018.

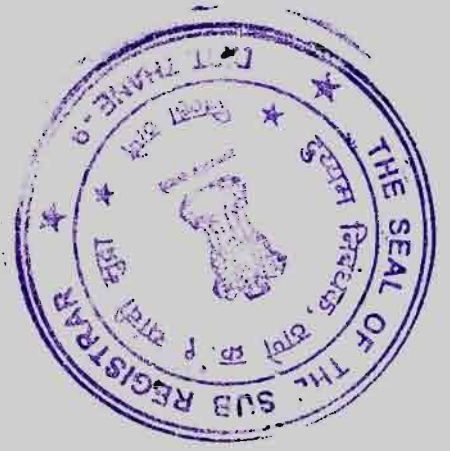


Mr. Dilip Kadam
For RAINBOW AMRUT CHS. LTD.
Chairman

Dilip Kadam

CHAIRMAN





20/5
2097/3404
தஞ்சாவூர்

True Copy



Tuesday, August 23, 2011
3:04:30 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3315

गावाचे नाव रबाले

दिनांक 23/08/2011

दस्तऐवजाचा अनुक्रमांक



दस्ता ऐवजाचा प्रकार

सादर करणाराचे नाव: राहुल हरिदास गजभिव

नोंदणी फी	:-	12370.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (50)	:-	1000.00
एकूण रु.		13370.00

आपणास हा दस्त अंदाजे 3:19PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-ठाणे 9

बाजार मुल्य: 1038000 रु. मोबदला: 1237500रु.

भरलेले मुद्रांक शुल्क: 44500 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

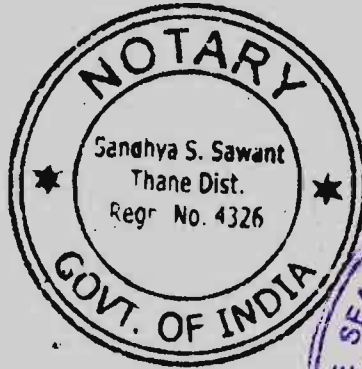
बँकेचे नाव व पत्ता: भारतीय स्टेट बँक;

डीडी/घनाकर्ष क्रमांक: 744856; रक्कम: 12370 रु.; दिनांक:



मुळ दस्त पत्र मिळाल्या

लिपीक. सह दुय्यम निबंधक ठाणे १ ऐरोली



टनन - ९
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२४/६०

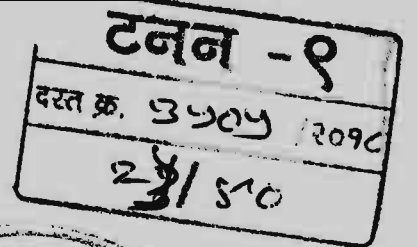




गावाचे नाव : रबाले

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,237,500.00
बा.भा. रु. 1,038,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: (झोन -10/215)सदनिका क्र. 303,तिसरा मजला, रेनबो अमृत,सर्व्हे नं 33 ते 39,रबाले गावठाण,रबाले,नवी मुंबई.क्षेत्र 465 चौ फुट बिल्टअप
- (3)क्षेत्रफळ (1)क्षेत्र 465 चौ फुट बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्ताऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.रेनबो कन्स्ट्रक्शन्स-तर्फे भागिदार श्री महेश चंद्रकांत जोष्टे हे स्वतः करीता व चंद्रकांत शंकर जोष्टे व जयश्री चंद्रकांत जोष्टे यांचे मु म्हणून - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; प्लॉट नं: -; पेढे/साहत: -; से 11,एरसी बी डी, बेलापूर, राहण/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AASHFR9875
- (6) दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राहण/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेढे/साहत: -; प्लॉट नं: -; एरसी: -; राहण/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ALLPG9875N.
- (7) दिनांक करून दिल्याचा (2) सीमा राहण गजालीये - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; प्लॉट नं: -; पेढे/साहत: -; से 11,एरसी बी डी, बेलापूर, राहण/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOSPG9597C.
- (8) नोंदणीचा दिनांक करून दिल्याचा 23/08/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 3308 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 4447500
- (11) बाजारभावाप्रमाणे नोंदणी रु 1237688
- (12) शोरा

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९



टनन - ९
दस्त क्र. ३५०७ / २०१८
२४/१०



दिनांक: २८ / १० / २०१३

सहकारी संस्था (सिडको), नवी मुंबई



नवी मुंबई

कार्यालयीन मोहर

“भाडकक-सहभागीदारी गृहनिर्माण” संस्था असे आहे.

अन्वये संस्थेचे वगळणूक “गृहनिर्माण” संस्था अर्पण उपवागीकरण

सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१)

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र

०८/१०
दस्ता क्र. ३५०५ / २०१३

अन्वये नोंदण्यात आलेली आहे.

(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम (१)

ही संस्था महाराष्ट्र सहकारी संस्थेचे अधिनियम, १९६० मधील

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

नोंदणी क्रमांक: एम. बी. ओ. एम/सिडको/एच एसे जी (टी. सी.) / ५२५२ / बी टी आर/सन २०१३ - २०१४

:- नोंदणीचे प्रमाणपत्र :-

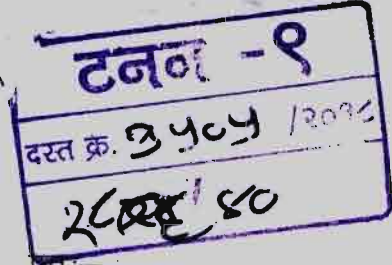


जा.क्र.सनिं/सस/सिडको/२०१३/५२५२/७६६७
सहनिबंधक सहकारी संस्था सिडको, नवी मुंबई
यांचे कार्यालय, रायगड भवन, ३ रा मजला,
सी.बी.डी. बेलापुर, नवी मुंबई.
दिनांक: २८/१०/२०१३.

ज्ञापन

सहनिबंधक सहकारी संस्था, सिडको, नवी मुंबई यांचेकडून मंजूर केलेल्या उपविधीची प्रत व नोंदणी प्रमाणपत्र रेन्बो अमृत को.ऑप.हौ.सो.लि., भूखंड क्र. ३३ व ३९, रबाळे गांव, नवी मुंबई जिल्हा — नोंदणी क्र. एनबीओएम/सिडको/एचएसजी/टिसी/(५२५२)/जेटीआर /२०१३ — २०१४ याउ संस्थेच्यावतीने श्री. प्रशांत माल्ल्या — मुख्य प्रवर्तक, यांना देत आहे व त्यांनी महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ अन्वये संस्थेच्या नोंदणी अर्जावर स्वाक्षरी केलेल्या प्रवर्तकाची पहिली सभा संस्था नोंदणी करण्यात आल्याच्या तारखेपासून तीन महिन्यांचे आत प्राधिकृत अधिका—यांच्यावतीने बोलवावी.

श्री. किशोर बी. कोरडे, प्राधिकृत अधिकारी, सहकारी संस्था, सिडको, नवी मुंबई यांनी पहिल्या सर्वसाधारण सभेस हजर राहून अहवाल सभेच्या इतिवृत्तांताच्या प्रतीसह व हंगामी समिती सदस्यांच्या नांवासह या कार्यालयात मंजूरीसाठी सादर करावा.



(संदीप देशमुख)

सहनिबंधक सहकारी संस्था, (सिडको)
नवी मुंबई

प्रत:—
श्री. किशोर बी. कोरडे
कार्यालयीन सहाय्यक
मो. नं. ९८६९२८२०९२

प्राधिकृत अधिकारी, यांनी पहिल्या सर्वसाधारण सभेला हजर राहून सभेचे इतिवृत्त संस्थेकडून आणून कार्यालयात सादर करण्याची जबाबदारी आपली आहे. तसेच इतिवृत्तांत व हंगामी समिती यांना या कार्यालयाची मंजूरी घेवून ते संस्थेस दफ्तरी ठेवण्यासाठी देण्यात यावे. त्याच प्रमाणे पहिली सर्वसाधारण सभा संस्था नोंदणी झाल्यापासून तीन महिन्यांच्या आत बोलवली जाईल याबाबडे त्यांनी लक्ष पुरवावे. विहित मुदतीत सभा बोलवण्यास कसूर झाल्यास तसा अहवाल पुढील कार्यवाहीसाठी या कार्यालयात सादर करावा.





नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX: 2757 37 85

जा.क्र./नमुंमपा/नरवि/वा.प./प्र.क्र.ए- ११२८०/६०६/२०११
दिनांक :- ०५/०२/२०११

ति,
रेनबो कन्स्ट्रक्शन (श्री. महेश सी. जोष्टे व इतर)
सी.टी. एस. क्र. ३३ ते ३९, रबाळे,
नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.-१२१/२०१० प्रकरण क्र. ए-११२८०
विषय :- सी.टी. एस. क्र. ३३ ते ३९, रबाळे, नवी मुंबई या जागेत निवासी
कारणासाठी बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.- २७/०१/२०१० व ०९/०६/२०१० रोजीचा अर्ज

सी.टी. एस. क्र. ३३ ते ३९, रबाळे, नवी मुंबई या जागेत निवासी कारणासाठी बांधकाम परवानगी देणेबाबतचा
स्ताव महानगरपालिकेस वरील संदर्भांमधीन पत्रान्वये प्राप्त झालेला आहे. संदर्भांमधीन जागेत निवासी उपयोगासाठी बांधकाम
नियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र संदर्भ
प्राप्त झालेले आहेत. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.
पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणे केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे
बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागाकडे
नोटीफिकेशन येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक
भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने
संबंधित बांधकामाची नोंद घ्यावी. गैरकृत्य करताना आढळल्यास संबंधित कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणे करून उंच करावी. जमीनीची पातळी
स्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निपटारा
उच्च भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे
असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमांतील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक
आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास जे कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

दस्त क्र. ३५०५ / २०१८
२०/१८०



दस्तावेज क्र. ३३०५/२०११
३०/५०



“जन्म असो वा, मरणानंतर अन्वयकालादिकेची कृपा”

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्या त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात तात्पुरती शॅड्स टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्या पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सादर शॅड टाकणेत यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जाति-टेकेंदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असताना बांधकामानुळे आजुबाजुच्या नागरीकांना होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंग तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/विकासकांवर बंधनक भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामानुळे जिवीत अथवा सार्व मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जव २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबा सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काह असल्यास सादर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकाची राहिल प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याचा नोंद घ्यावी. ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल ३ प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याचा नोंद घ्यावी.

टबल - ९
दस्त क्र: ३५०५
३९/५०



हमम
३३०५, २०१९
३९/५०

आपला
(जितेंद्र ल. पो
नगररचना
नवी मुंबई महानगर

- १) शिवाजी उकार, वास्तुविशारद
२) अ. अनुपम असावनी कंपनी, फा. पो. खांडो, ठाणे
३) मुख्य वास्तुशास्त्रज्ञ निधीजनकार, सिडको लि.
३) विभाग अधिकारी, न.स.म.प. ठाणे

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

MC/TPD/BP/Case No. A -11280 / 606 / 10

DATE:- 05/02/2019

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Rainbow Construction (Shri. Mahesh C. Joshte & others) on No. 33 to 39, Rabale, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Built Up Area = Resl. -280.624M² + (No of Units - Residential - 14 Nos.) F.S.I. =

The Certificate is liable to be revoked by the Corporation if:

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

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

The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

THE APPLICANT SHALL :

Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.

Give written notice to the Municipal Corporation regarding completion of work.

Obtain an Occupancy Certificate from the Municipal Corporation.

Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

The condition of this Certificate shall be binding not only on the Applicant but also on the successors and every person deriving title through or under them.

A certified copy of the approved plans shall be exhibited on site and the same Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

हवन ९
3305 / 2099
39/50

उत्तर - ९
3305 / 2099
39/50



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साका
नगरे

Amount of S.D. Rs.1500/- S.D. Rs.4351/- for Mosquito Prevention's. Rs. 4351/- for debris Rs. 1500/- for Tree Plantation deposited with NMMC as Security Deposit shall be either in whole or in part at the absolute discretion of the corporation for breach of Building Control Regulation and condition attached to the permission covered by commencement Certificate. Such a forfeiture shall be without prejudice to any other right of the Municipal Corporation.

All provide overhead water tank on building & underground water tank in two tanks, one for drinking water & another for other than drinking water. It should be in accordance with the standards applicable in this behalf.

For approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.

Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot.

For building of non-residential occupancies and residential building with more than 15M. The following additional conditions shall apply :-

Staircase shall be separated by fire resistance walls and doors from rest of the building.

Access to lift lobby shall be through a self closing smoke stop door.

There shall be no other machinery in the lift machinery room.

In centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.

The lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall be provided on all floors. Lights shall not be designed in the staircase wall.

Water pipes, gas pipes, electrical cables etc. shall be in separate ducts.

The sources of electric supply or a diesel generator set shall be arranged.

Flammable and explosive material shall not be stored.

Stamps or storage places shall not be permitted in the staircase wall.

Lighting application shall be distributed over the building.

For building upto 24 M. Height capacity of underground storage tank and overhead tank shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided.

For building upto 24 M. Height capacity of underground storage tank and overhead tank shall be 1000 ltrs./min and 250 ltrs/min. respectively.

For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. respectively. For pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.

Open ground or amenity open space to be developed before submission of Building Plan Certificate.

Work should be started unless the existing structures are to be demolished with utmost care.

Occupant should strictly follow all the conditions of lease agreement. Owner & tenant shall be held responsible for breach of any condition of lease Agreement of the building.

The Architect and Structural Engineer concerned are fully responsible for the quality of the building as per approved building plan. Structural design shall be in accordance with the building construction quality, which should confirm to withstand an earthquake of magnitude in seismic zone IV.

Building Plan Certificate for the proposed building will not be granted unless the house connections are connected to the Municipality's Main Sewer lines to the satisfaction of the authority as well as Plantation of trees and provision of garbage bin on the site.

For completion/occupation Certificate shall be accompanied with the plan as per approved on the site.

Required parking spaces as shown in approved plan should be marked with the permanent nature with numbering.

Material in reconstruction case or soil removed from the trenches should not be stored on municipal road. It should be dumped or stored on site as would be the concern of Ward Officers of Nav Mumbai Municipal Corporation.

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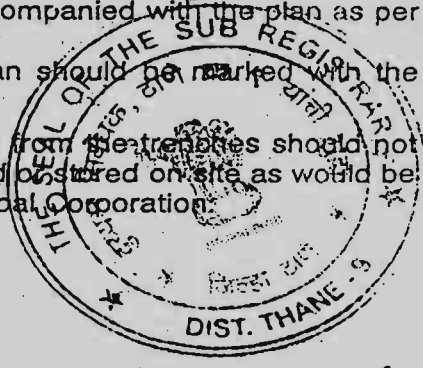
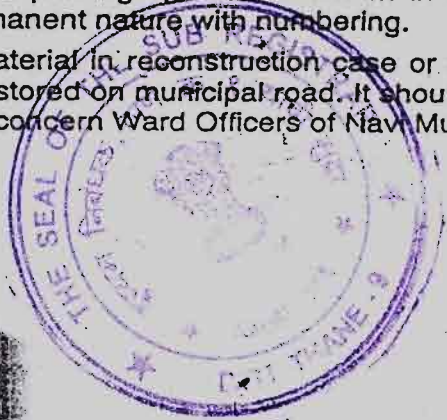
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Handwritten text: 'संशोधन' (Research)

Handwritten text: 'दस्तावेज' (Documents), '3200/80' (Number)

Handwritten text: 'इसम 9', '3306/2099', '33/50' (Numbers)



PD/BP/Case No. A - 11280/ 606 /11
13/

DATE:- 6/10/2011

Building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be

Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.

Applicants should fulfill all the health related provisions mentioned in the implementation of Ant larval & Mosquito Prevention Activities during and after construction. Fire Authority Bye-Laws 1966. The special mention is for mosquito prevention measures, construction of over-head tanks, debris removal and the sanitary conditions of sewage etc.

Construction work shall be completed before One Year and must be applied for O.C. after all concerned NOC.

Ground level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.

Owner & the architect are fully responsible for any Ownership, Area & Boundary Disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.

Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If proper toilet arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.

Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.

Area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.

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

In the layout open spaces of Housing Society and other buildings having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as per the following table:

Capacity	2099
Capacity	40

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

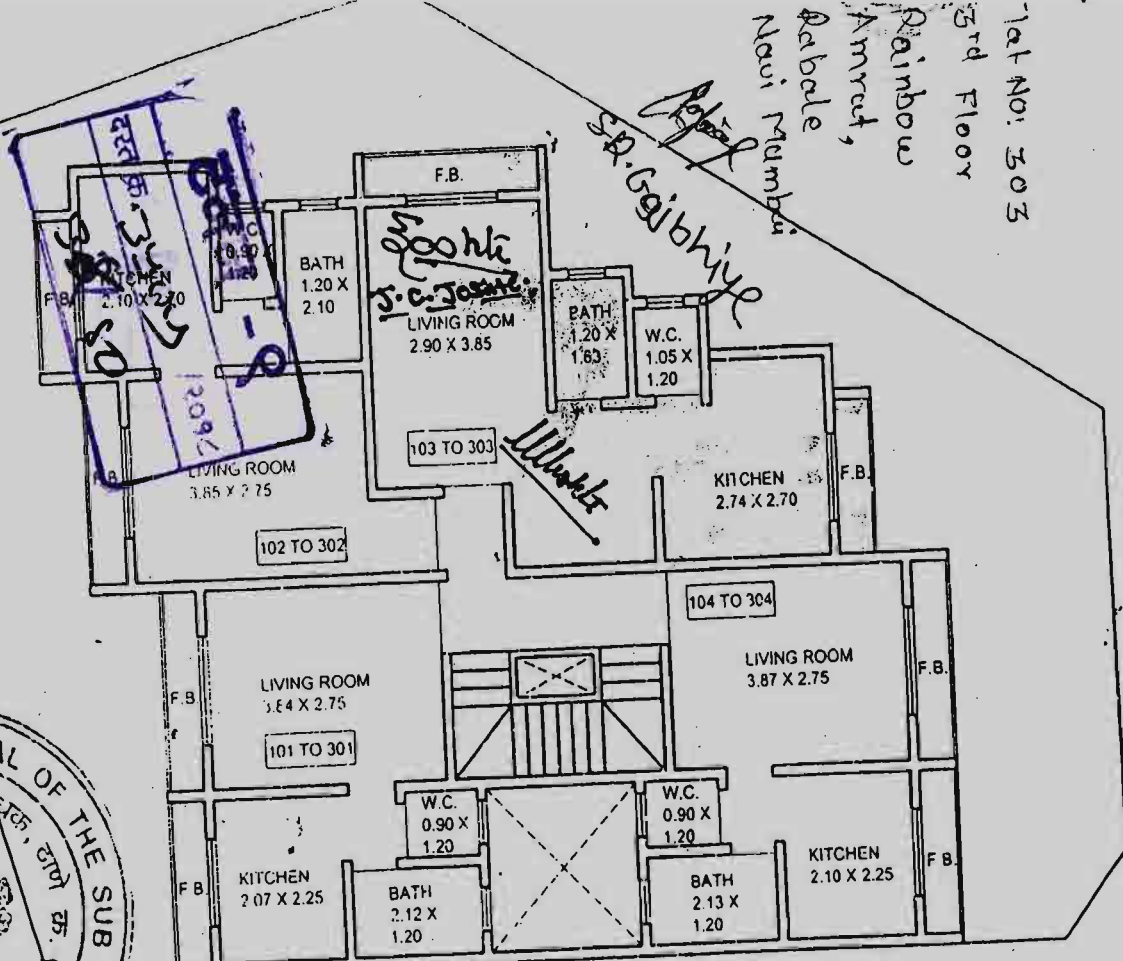
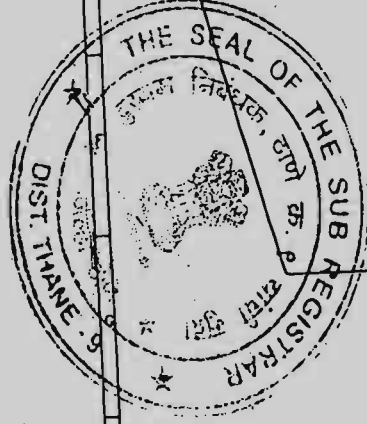
The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.

(a) above to	3309	1209C
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(Jitendra K. Bhatnagar)
Town Planner
Navi Mumbai Municipal Corporation.



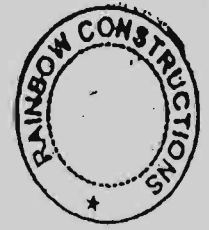


330-1-2009
 34150
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 34150

TYPICAL 1ST TO 3RD FLOOR PLAN

1st Floor
 Rainbow
 Amret,
 Rabale
 Navi Mumbai
 Plot No: 303

102 TO 302	465.00 SQ. FT.
103 TO 303	465.00 SQ. FT.
104 TO 304	370.00 SQ. FT.



PROJECT

PROPOSE BUILDING ON
 PLOT BEARING S.NO. 175
 AN AND S.NO. 33 TO 39.
 AT - RABALE, NAVI MUMBAI.

DEVELOPERS

M/S. RAINBOW CONST.

ARCHITECT

S SHRIPAD THAKAR
 B-41, ANUPAM SOC.,
 RAVI COMPOUND,
 PANCHPAKHADI, THANE.
 TEL :- 536 62 49.



ROAD

330-1-2009



रेन्बो अमृत को. ऑप. हौसींग सोसायटी लिमिटेड

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच.एस.जी./ (टी.सी.)/५२५२/जे.टी.आर./वर्ष २०१३-२०१४. दिनांक : २८/१०/२०१३.

प्लॉट नं. ३३ ते ३९, गवळी हॉस्पिटल समोर, रबाळे गाव, रबाळे, नवी मुंबई.



प्रमाणपत्र क्र.: ११

सभासदाचा नोंदणी क्र.: ११

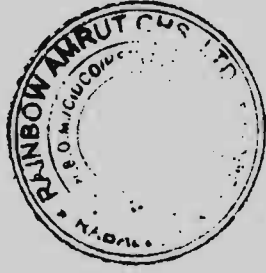
भाग संख्या : ००५

अधिकृत भागभांडवल रु. १०,०००/-

(१०० भाग प्रत्येकी रु. १००/- प्रमाणे विभाजन)

प्रमाणित करण्यात येते की, श्री. राहुल हरीदास गजभिये आणि सौ. सीमा राहुल गजभिये मर्दानका क्र. ३०३ यांनी एकूण पाच भाग धारण केलेले असून सदर भाग क्र. ०५१ ते ०५५ आहेत. (प्रत्येक भागाची दर्शनी किंमत रुपये १००/-) त्यांची एकूण किंमत रुपये ५००/- (अक्षरी रुपये पाचशे फक्त)

रेन्बो अमृत को. ऑप. हौसींग सोसायटी लिमिटेड यांजकडून उपविधातील तगनुदाम अधीन गहून भाग प्रमाणपत्र देण्यात येत असून त्यांनी असे प्रत्येकी एका भागाचे रुपये शंभर प्रमाणे रक्कम भरणा केलेली आहे. सबब हे प्रमाणपत्र सोसायटीच्या सही शिक्क्यानिशी रबाळे, नवीमुंबई येथे दिनांक ३० सप्टेंबर २०१७ गेजा देण्यात येत आहे.



रेन्बो अमृत को. ऑप. हौसींग सोसायटी लिमिटेड कारित.

अध्यक्ष

मा.सचिव

खजिनदार

टनन - ९

दस्त क्र. ३५०५ / २०१८

३५/१०



भाग हस्तांतर नोंद

हस्तांतर क्र.	हस्तांतर मंजूर केलेल्या सर्वसाधारण सभा / कार्यकारी मंडळ सभेचा दिनांक	कोणास हस्तांतर केले त्याचे नाव	हस्तांतर केल्याने घारण केलेल्या भागाच्या नोंदीचा क्रमांक.	हस्तांतर करून घेणाऱ्याच्या भागाचा नोंदीचा क्रमांक.
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२.	खजिनदार	मा. सचिव	अध्यक्ष	
३.	खजिनदार	मा. सचिव	अध्यक्ष	
४.	खजिनदार	मा. सचिव	अध्यक्ष	
५.	खजिनदार	मा. सचिव	अध्यक्ष	

टनन - ९
दस्त क्र. ३५०५ / २०१८
३६४८



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SWAPNIL SANJAY PAWAR
SANJAY SAYAJI PAWAR

12/08/1973
Permanent Account Number

BTPPF6454L

Signature



Swapnil

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARIKA S PAWAR
AAND BHIKAJI TAMBE

12/08/1973
Permanent Account Number

BTCPP8252K

S.S. Pawar
Signature



S.S. Pawar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL HARIDAS GAJBHIYE
HARIDAS CHANDRABEN GAJBHIYE

17/02/1968
Permanent Account Number

ATPP6959P

Signature



Rahul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PAWAR SANJAY SAYAJI
SAYAJI PAWAR

17/02/1968
Permanent Account Number

ATPP6959P

Signature



S.S. Pawar

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

CHANDRABEN GAJBHIYE

17/02/1968
Permanent Account Number

ATPP6959P

Signature



Chandraben

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEEMA RAHUL GAJBHIYE
VAMANRAV BANSODE

07/11/1979
Permanent Account Number

AOSPG9597C

S.R. Gajbhiye
Signature



S.R. Gajbhiye

दस्त क्र: 3400 / 209C
30.5/80

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR-DRIVING LICENCE

DOI: 12-07-2011

30-08-2017
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV: DOI
LMV: 30-08-2017
MCWG: 12-07-2011

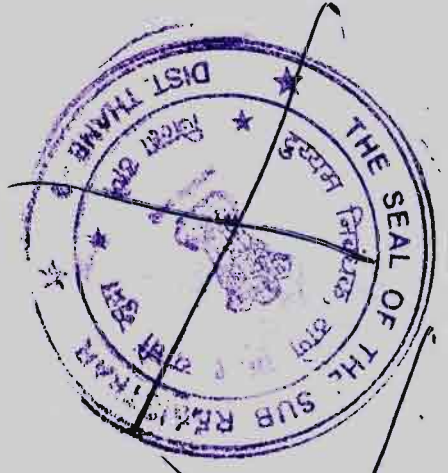
DOB: 27-06-1988 BG: O+

FORM 7
RULE 16 (2)

Signature/Thumb Impression of Holder

Signature & Jp of Issuing Authority: MH4



~~37/50~~
~~3309~~
~~2012~~

536/3505

शुक्रवार, 30 मार्च 2018 12:46 म.नं.

दस्त गोषवारा भाग-1

टनन9

दस्त क्रमांक: 3505/2018

30180

दस्त क्रमांक: टनन9 /3505/2018

बाजार मूल्य: रु. 18,40,303/-

मोबदला: रु. 23,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,38,000/-

दु. नि. सह. दु. नि. टनन9 यांचे कार्यालयात

पावती: 3835

पावती दिनांक: 30/03/2018

अ. क्रं. 3505 वर दि. 30-03-2018

सादरकरणाराचे नाव: म्वप्रिल संजय पवार -

गेजी 12:36 म.नं. वा. हजर केला.

नोंदणी फी

रु. 23000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची मही:

एकुण: 23800.00

Sub Registrar Thane 9
सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

Sub Registrar Thane 9
सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

दस्ताचा प्रकार: कगरनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 30 / 03 / 2018 12 : 36 : 19 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 03 / 2018 12 : 37 : 14 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही असल व खरी आहेत. तपासणी / बनावट आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये होणाऱ्या कारवाईस आम्ही जबाबदार पत्तापत्ता राहू.

सिंहन देणार
S.R. Gajbhiye

सिंहन देणार
S.S. Pawar
S.S. Pawar





30/03/2018 12 49:55 PM

दस्त गोषवारा भाग-2

टनन9

दस्त क्रमांक:3505/2018

30180

दस्त क्रमांक :टनन9/3505/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:स्वप्निल मंजय पवार - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मेक्टर-16 ऐरोली नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BTTPP6454L	लिहून घेणार वय :-24 स्वाक्षरी:-		
2	नाव:मंजय एम पवार - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मेक्टर-16 ऐरोली नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ATTPP6959P	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:मारिका मंजय पवार - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मेक्टर-16 ऐरोली नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BTCPP8252K	लिहून घेणार वय :-44 स्वाक्षरी:-		
4	नाव:गहुल हरिदाम गजभिये - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ग्वाले नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ALLPG8375N	लिहून देणार वय :-40 स्वाक्षरी:-		
5	नाव:सिमा गहुल गजभिये - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ग्वाले नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AOSPG9597C	लिहून देणार वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:30 / 03 / 2018 12 : 39 : 21 PM

ओळख:-

खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एन एम करकडे वय:28 पत्ता:मेक्टर-3 ऐरोली नवी मुंबई P पिन कोड:400708		
2	नाव:विधास गाम्बर्डे - वय:42 पत्ता:मेक्टर-16 ऐरोली नवी मुंबई पिन कोड:400708		

शिक्षा क्र.4 ची वेळ:30 / 03 / 2018 12 : 40 : 03 PM

शिक्षा क्र.5 ची वेळ:30 / 03 / 2018 12 : 40 : 30 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९
Sub Registrar Thane 9

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH012570511201718S	0006861769201718

3505 /2018

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2. Get print immediately after registration.

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

टनन - ९
दस्त क्र. ३५०५ /२०१८
५०/५०

रामाणित करण्यात येते की या दस्ता
मध्ये एकूण पाने ४० आहेत
पुस्तक क्रमांक ९ वर
३५०५ क्रमांकावर नोंवला.

सह दुय्यम निबंधक वर्ग २, ठाणे ९
हारीख ३० माहे ०३ सन २०१८

