

529/1119

धावती

Saturday, January 18, 2025

4:21 PM

Regn.:39M

नौदणी कं.:39M

Originals/Duplicate

गावाचे नाव: रोहिण्य

दस्तावेजाचा अर्जक्रमांक: पवड5-1119-2025

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: असदपाशा अजुलरउक पाटील -

नौदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 148

एकेण:

रु. 32960.00

आण्णस मूळ दस्त, धबनेल प्रिंट,सूची-२ अंदाजे

4:39 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.5890280/-

मोबादला रु.14182441/-

भरलेले मुद्रांक शुल्क : रु. 992800/-

1) दयकावा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/वे ऑर्डर क्रमांक: 0125093710683 दिनांक: 18/01/2025

ब्लूचे नाव व पत्ता:

2) दयकावा प्रकार: DHC रक्कम: रु.960/-

डीडी/धनादेश/वे ऑर्डर क्रमांक: 1124284112005 दिनांक: 18/01/2025

ब्लूचे नाव व पत्ता:

3) दयकावा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/वे ऑर्डर क्रमांक: MH014564846202425E दिनांक: 18/01/2025

ब्लूचे नाव व पत्ता:

Originals/Duplicate

नौदणी कं.:39M

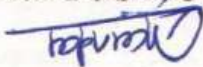
Regn.:39M

धावती कं.: 1220 दिनांक: 18/01/2025

रु. 30000.00

रु. 2960.00

रु. 32960.00



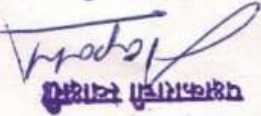
Joint Sub Registrar Panvel 5

सह दयम निबंधक वर्ग-२,

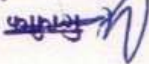
(पनवेल-५)

पुश्काराची स्वाक्षरी

मुद्रस्तंबावज परत मिळाली.



सह दयम निबंधक, पनवेल ५, (वर्ग-२)



असदपत्रा ॥ अब्दुलरुफ परीम

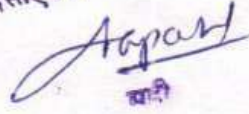
हा मुळ दस्तऐवज

नी श्री / श्रीम.

परत नेण्यासाठी श्री / श्रीमता

याना प्राधिकृत करत आहे. तरी सदर दस्तऐवज

यांचेकडे देण्यात यावा ही विनंती

  
बारी

गावाचे नाव : रोहिंजण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14182441
(3)	5890280
*बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: 1.2,दर - 58000/- सदनिका नं. 2906,एकोणतिसावा मजला,बिल्डिंग नं. 03,नेपोलियन टॉवर,साई वर्ल्ड एम्पायर फेज-1,सर्व्हे नं. 93/3,93/2 व 4,94/1,94/2,94/3ए,94/3बी,94/4,102/1ए,102/1बी,102/3,102/4,102/5ए,102/5बी,102/5के,103/1ए,103/1बी,103/2ए,103/2बी,103/3,मौजे - रोहिंजण,ता. पनवेल,जि. रायगड,चटई क्षेत्र 66.90 चौ.मी.,ओपन बाल्कनी क्षेत्र 5.23 चौ.मी.,सी.बी. क्षेत्र 0.48 चौ.मी.,टेरेस क्षेत्र 4.03 चौ.मी.,निच क्षेत्र 1.88 चौ.मी.,सर्व्हिस स्लॅब क्षेत्र 0.65 चौ.मी.,ड्राय बाल्कनी क्षेत्र 2.44 चौ.मी.(( Survey Number : 93/3 व इतर ; ) )
(5) क्षेत्रफळ	1) 66.90 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:-मे. पॅराडाईज सुपरस्ट्रक्चर तर्फे भागीदार अमित मधु बठीजा यांच्या तर्फे क.ज. अखत्यारी संकेत अपर्णा भुजबळ - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 1701, सत्र प्लाझा, प्लॉट नं 19 व 20, सेक्टर नं.19डी, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAQFP7752A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-असदपाशा अब्दुलरउफ पाटील - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं- 589, पोस्ट - आलास, जागा मस्जिद चौक, आलास, कोल्हापूर, महाराष्ट्र, कॉळ:आपूर. पिन कोड:-416104 पॅन नं:-BGJPP0829C
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1119/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	992800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

*Ananda*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)





N-557  
1999

पानवेल = ५	
१११९	२०२५
२ / १९८८	



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1124284112005

Date 28/11/2024

Received from , Mobile number 9819806895, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

Bank Name IBKL

Date 28/11/2024

Bank CIN 10004152024112811421

REF No. 2940646320

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

पवल - ५	
१११९	२०२५
३	/१४८



49 10-54	
999R	R024
8	1782







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

### Receipt of Document Handling Charges

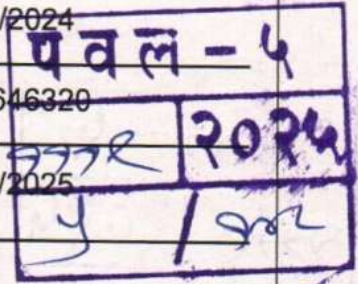
PRN	1124284112005	Receipt Date	18/01/2025
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Received from , Mobile number 9819806895, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 1119 dated 18/01/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



### Payment Details

Bank Name	IBKL	Payment Date	28/11/2024
Bank CIN	10004152024112811421	REF No.	2940646320
Deface No	1124284112005D	Deface Date	18/01/2025



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



पंचल-५
१११२ / २०२५
६ / १२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125093710683	Date 09/01/2025
Received from , Mobile number 9819806895, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 09/01/2025
Bank CIN 10004152025010910105	REF No. 2948774924
This is computer generated receipt, hence no signature is required.	

पवल - ५	
३३२	२०२५
७	१०२



पंजी-५५  
११०९ २०२५  
८/१२





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

**Receipt of Document Handling Charges**

PRN	0125093710683	Receipt Date	18/01/2025
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Received from , Mobile number 9819806895, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1119 dated 18/01/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

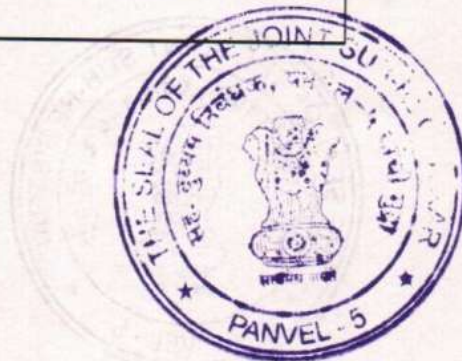


**Payment Details**

Bank Name	IBKL	Payment Date	09/01/2025
Bank CIN	10004152025010910105	REF No.	2948774924
Deface No	0125093710683D	Deface Date	18/01/2025

मवल - 4  
११११ २०२५  
१/१०२

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



प व ल - ५	
११११	२०२५
१० / १४८	





CHALLAN  
MTR Form Number-6



GRN	MH014564846202425E	BARCODE			Date	18/01/2025-13:17:56	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)		BGJPP0829C		
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR				Full Name		ASADPASHA ABDULRAUF PATIL		
Location RAIGAD				Flat/Block No.		SAI WORLD EMPIRE NAPOLEON 2906		
Year 2024-2025 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			992800.00		SURVEY NO 93 2			
0030063301 Registration Fee			30000.00		Area/Locality			
					VILLAGE ROHINJAN KHARGHAR			
					Town/City/District			
					PIN			
					4 1 0 2 1 0			
				Remarks (If Any)				
				PAN2=AAQFP7752A~SecondPartyName~PARADISE				
				SUPERSTRUCTURES~CA=1418244				
				Amount In				
				Ten Lakh Twenty Two Thousand Eight Hundred Rupees				
Total				10,22,800.00		Words		
				Only				
Payment Details INDIAN OVERSEAS BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		
				02700452025011850402		202501180530840		
Cheque/DD No.				Bank Date		RBI Date		
				18/01/2025-13:19:33		Not Verified with CBI		
Name of Bank				Bank-Branch		INDIAN OVERSEAS BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

पवेल - ५  
१११८ २०२५  
१११८/१११८



Department ID :

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

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










CHALLAN  
MTR Form Number-6



GRN	MH014564846202425E	BARCODE			Date	18/01/2025-13:17:56	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	BGJPP0829C			
Location	RAIGAD			Full Name	ASADPASHA ABDULRAUF PATIL			
Year	2024-2025 One Time			Flat/Block No.	SAI WORLD EMPIRE NAPOLEON 2906			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		992800.00		Road/Street	SURVEY NO 93 2			
0030063301 Registration Fee		30000.00		Area/Locality	VILLAGE ROHINJAN KHARGHAR			
				Town/City/District				
				PIN	0			
				Remarks (If Any)	<p>पंचल - ५</p> <p>७७७२ २०२५</p> <p>१२ / १०२</p>			
				PAN2=AAQFP7752A~SecondPartyName=PARADISE				
				SUPERSTRUCTURES~CA=14182441				
				Amount In	Ten Lakh Twenty Two Thousand Eight Hundred Rupees			
				Words	Only			
Total		10,22,800.00						
Payment Details			INDIAN OVERSEAS BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02700452025011850102 202501180538840			
Cheque/DD No.			Bank Date	RBI Date	18/01/2025-13:19:33 Not Verified with RBI			
Name of Bank			Bank-Branch		INDIAN OVERSEAS BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

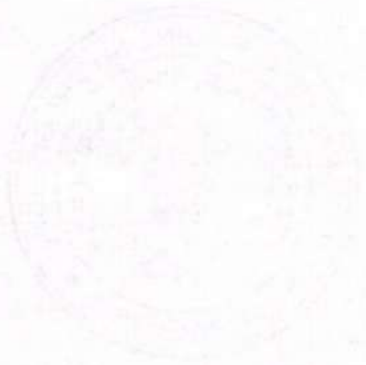
Mobile No. : 9167773392

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-529-1119	0008042190202425	18/01/2025-16:20:47	IGR548	30000.00
2	(IS)-529-1119	0008042190202425	18/01/2025-16:20:47	IGR548	992800.00
Total Defacement Amount					10,22,800.00

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1505	1000
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प व ल - ५	
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**SAI WORLD EMPIRE - PHASE - I**

**\*\*\*Agreement for Sale\*\*\***

This Agreement is entered into at PANVEL, on SAT this 18<sup>th</sup> Day of JAN Month, year Two Thousand And TWENTY FIVE.

Between

**M/S PARADISE SUPERSTRUCTURES**, a registered Partnership Firm, PAN : AAQFP7752A, having Registered office at Amit Ashiana, near Bhaji Market Gol Maidan Ulhasnagar-421002 and Corporate office at 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, through its Designated Partner Shri Amit Bathija Indian Inhabitant hereinafter referred to as "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm, their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) of the First Part;

AND

**MR. ASADPASHA ABDULRAUF PATIL** Adult, Indian Inhabitant having **PAN-BGJPP0829C** residing at, **HOUSE NO- 589, AT POST ALAS, JAMA MASJID CHOWK ALAS, KOLHAPUR, MAHARASHTRA- 416104**, hereinafter referred to as the "**Allottee/s**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators, assigns and nominee) of the Second Part.

**Whereas:**

- A. M/s Blue Circle Infratech, a partnership firm, registered under Indian Partnership Act-1932, with partners Shri Ajay Raychand Nensee, Shri Yash Vijay Nensee, and Shri Akshay Bansarilal Arora are the Owners and possess all rights, title and interest and are sufficiently entitled to and in possession of all that piece and parcel of land admeasuring in aggregate about 66,260 Sq. Mtrs. or thereabouts situated at Village – Rohinjan, Taluka – Panvel, Dist.- Raigad more particularly described in "**First Schedule- Part I**" (the "**Said Land**"). A Layout of the said land is appended hereto and is marked as "**Annexure-1**". A copy of 7/12 extract is appended hereto as "**Annexure-2**".
- B. Owners have granted exclusive development rights of the said land to the Promoter vide Development Agreement dated: 27/09/2016 which is registered with the sub-registrar of assurance Panvel - 4 on 28/09/2016 bearing serial no PVL- 4- 8299 - 2016.
- C. The Promoter is in the process of developing a large-scale housing scheme in phases on the said land. Presently, the Promoter is developing the said Land by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra as amended and notified from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "**MMRDA**") has granted location clearance and approved layout plan vide its letter no MMRDA/RHD/RHS-36(A)/16/171 dated: 22<sup>nd</sup> September 2016 sanctioning FSI on net eligible area of 44,251 Sq. Meters out of total area of 66,260 Sq. Mtrs. of said land.
- D. MMRDA has further issued revised lay out approval dated 30/10/2023. As per this the Total Plot Area admeasuring 66,260 Sq. Mtrs. Is divided into three parts, e. Sale Plot admeasuring 51292.75 Sq. Mtrs. more particularly described in "**First Schedule-Part-II**", Rental Plot admeasuring 12364.25 Sq. Mtrs. more particularly described in "**First Schedule-Part-III**" and Amenity Plot admeasuring 2603 Sq. Mtrs. more particularly described in "**First Schedule-Part-IV**". The sale plot, the rental plot and the amenity plot are separately shown in the lay out plan being Annexure-1.
- E. The Collector Raigad (the **Competent Authority**) has granted Commencement Certificate for the said Rental Housing Scheme vide letter dated 30/09/ 2016 bearing Serial no/LNA-1(B)/194/2016. As per the said Commencement Certificate, the promoter is entitled to construct and sell 1,32,521.83 Sq. Mtrs. on the Sale Plot. Further the promoter is required to construct 11,062.75 Sq. Mtrs. on the Rental Plot and hand over free of cost to MMRDA. A copy of the said commencement Certificate is annexed and marked hereto as "**Annexure-3**".



L. The Promoter has appointed M/s Spaceage Consultants as liasioning Architect having their office at Natraj Building 1<sup>st</sup> Floor Mulund Goregaon Link Road Mulund Mumbai-400080 and M/s Hiten Sethi Architects as Design Architect having their office at Ground Floor Yayati building Palm Beach Road Nerul Navi Mumbai both registered with the council of Architect.

M. The Promoter have appointed Structural Engineers 1) M/s Mahimtura Consultants having their office at Fort Mumbai, 2) M/s Structural Concept Designs Pvt Ltd. having address at 803 Maithli's Signet, plot no 39/4 Sector 30A, Vashi Navi Mumbai for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.

N. The Promoter has completed construction on the said land in accordance with sanctioned plans and the Panvel Municipal Corporation has by its letter No.- PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/3451/2023 dated 12th December, 2023 granted Occupancy Certificate to the Tower No - 1 CAESAR, Tower No - 2 ALEXANDER, Tower No - 3 NAPOLEON and Club House of the project titled as "**SAI WORLD EMPIRE**". (hereinafter referred to as the "**said project**").

The said project is more particularly described in "**Fourth Schedule**". A copy of the **Occupancy Certificate** dated 12th December, 2023 is annexed hereto and marked as **Annexure - 6**.

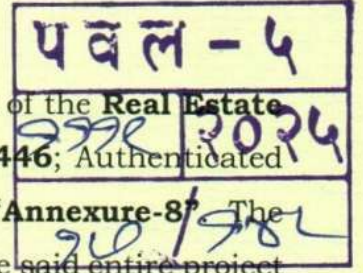
O. The Promoter has expressed its intention to dispose of the flats to be constructed in the said project on outright sale to the prospective buyers. The Allottee/s, has satisfied himself/herself/themselves with all documents mentioned herein above and have understood the entire scheme of 'Sai World Empire' including phase wise developments. The Allottee/s applied to the Promoters vide request letter dated **12-01-2025** for reservation of **Flat No. 2906, 2 BHK**, admeasuring appx. carpet area of **66.90 Sq. Mtrs.** as per the Real Estate (Regulation and Development Act, 2016, (hereinafter referred to as "**Said flat/Unit**") on **29<sup>th</sup>** floor in Building no **03** named as **NAPOLEON** tower in the said project marked in shaded area in the Floor Plan annexed hereto as **Annexure- 7** which is more particularly described in "**Fifth Schedule**".

P. The total consideration of the said flat is mutually agreed at **Rs. 1,41,82,441/- (RUPEES ONE CRORE FORTY-ONE LAKH EIGHTY-TWO THOUSAND FOUR HUNDRED FORTY-ONE ONLY)** besides taxes and sum as mentioned herein. At and before the execution of these present the Allottee/s has paid to the Promoter a sum of **Rs. 51,000/- (RUPEES FIFTY-ONE THOUSAND ONLY)** being "booking advance" of the said unit agreed to be sold by the Promoter to the Allottee/s the receipt whereof the Promoters do hereby admit and acknowledge. The Promoter

has accordingly issued a reservation letter dated **13-01-2025** to the Allottee/s. The Allottee/s has agreed to pay to the Promoter balance consideration in the manner hereafter appearing.

Q. The Promoter has accepted the proposal of the Allottee/s to transfer the said unit in the said project on outright sale to the Allottee/s at the price and on the terms and conditions hereinafter appearing.

R. The Promoter has registered the Project under the provisions of the **Real Estate Regulatory Authority under Registration no. P51700002446**; Authenticated copy of certificate of registration is appended hereto as "**Annexure-8**". The Promoter shall separately be registering the other phases of the said entire project under RERA. Each such phase shall be a separate project for the purposes of RERA. The Allottee/s has understood the entire scheme of development and also the entitlement of the Promoter to utilize the full potential of FSI for the development of various phases in the said entire project.



**NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:**

**1. Project:**

- (a) The Promoter therefore develop the said project and said entire project in accordance with the plans, designs, specifications approved by the competent authority from time to time with such variations or as may be required by the competent authority or the Government.
- (b) The Promoter have informed the Allottee/s and the Allottee/s is aware that the Promoter propose to develop the said Sai World Empire in a phased manner since it is a very large project and shall take long time to develop. The Promoter have commenced construction of the **said Project** as mentioned in this agreement.
- (c) The Promoter may as require by the concerned authorities and/or in their (i.e., the Promoter) absolute discretion amalgamate the said land with adjacent land and/or sub-divide the same and as part of such variation amendment and/or alteration in the building plans. The Promoter may also construct additional independent structures on the said land together with adjacent land and/or additional wings and/or additional construction by way of extension of one or more wings to be proposed buildings/units and also to the 3 residential and one commercial building(s)/units now under construction.
- (d) The Allottee/s hereby irrevocably agrees and gives his consent to the Promoter for carrying out amendments, alterations, modifications and/or variations in respect of the buildings/units and to put up additional structures/construction in the Sai World Empire. It is, however, agreed that

the Promoter shall obtain prior consent in writing of the Allottee/s in respect of any variation or modification in the flat lay out plan which may adversely affect the unit agreed to be purchased by the Allottee/s.

- (e) The Allottee/s hereby also gives his/her/its irrevocable consent to the Promoter developing Sai World Empire in such phased manner as the Promoter may determine, even after the Promoter shall have completed the construction of the unit hereby agreed to be sold to the Allottee/s. The Allottee/s hereby agrees to give all the facilities and assistance that the Promoter may require from time to time, but at the costs and expenses of the Promoter so as to enable the Promoter to complete the development of Sai World Empire in the manner that may be determined by the Promoter.

## 2. Description of Said Unit:

- (a) The Allottee/s agrees to purchase from Promoter and Promoter agree to sell to the Allottee/s **Flat no. 2906, 2 BHK** admeasuring carpet area as defined in the RERA Act 2016 of **66.90 Sq. Mtrs. on 29<sup>TH</sup> floor, in Tower NAPOLEON** of Building No. **03** as shown in the floor plan hereto annexed and marked as **Annexure -7** (the "**said flat/unit**"). The said unit is more particularly described in "**Fifth Schedule**".

- (b) In addition to the said unit, and without any further consideration, the Allottee/s is also entitled to additional usable areas and facilities as per approved plan such as **5.23 Sq. Mtrs. Area of Open Balcony, 0.48 Sq. Mtrs. CB Area and 4.03 Sq. Mtrs. of Terrace Area, 1.88 Sq. Mtrs. Niche Area, 0.65 Sq. Mtrs. Service Slab, 2.44 Sq. Mtrs. Dry Balcony etc** (the "**14.71 Sq. Mtrs. additional usable area**"). The said additional area is marked

shaded area in floor plan appended as **Annexure-7**. Therefore, the gross usable area of the unit shall be aggregate of carpet area and Additional usable area i.e. **81.61 Sq. Mtrs.** (the **gross usable area 878.450 Sq.ft**).

- (c) The fixtures, fittings and amenities to be provided by the Promoter in the said unit and the said building are those that are set out in "**Annexure-9**" annexed hereto. The Promoter shall not accept any request from the Allottee/s for making any changes in the amenities to be provided by the Promoter.

## 3. Reservation for Parking:

- (a) At the request of the Allottee/s, **NIL CAR PARKING** in the project has been reserved. The Allottee/s will utilize the said parking for his/her/ their personal use. The location and other details viz. parking number shall be intimated at the time of handing over of possession of the said unit.
- (b) The Allottee/s shall not be allowed to allot/transfer/let-out said parking space to any outsider/visitor i.e. other than the unit Allottee/s of said unit.

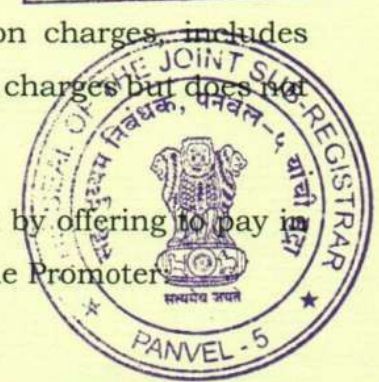


- (c) The said parking space must be used only for the purpose of parking motor vehicle and not for any other purpose.
- (d) Allottee/s shall keep the said parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.

**4. Consideration and Schedule of Payment:**

- (a) The Allottee/s shall pay a consideration of **Rs. 1,41,82,441/- (RUPEES ONE CRORE FORTY-ONE LAKH EIGHTY-TWO THOUSAND FOUR HUNDRED FORTY-ONE ONLY)** (hereinafter referred to as "**said consideration**") for purchase of Said unit. The said consideration amount includes electricity meter charges, water connection charges, includes Stamp Duty and Registration fee and documentation charges but does not include the taxes and other statutory payments.
- (b) The Allottee/s has negotiated the said consideration by offering to pay in the following manner which has been accepted by the Promoter.

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**PAYMENT SCHEDULE**

SR. NO.	PARTICULARS	AMOUNT
1	On Booking of Flat	1,41,82,441/-
	<b>TOTAL</b>	<b>1,41,82,441/-</b>

- (c) All payment shall be made by the Allottee/s by drawing cheque/ DD in the name of "**Paradise Superstructures**".
- (d) The Allottee/s shall be liable to deduct tax at source on the payments made at the prevalent rate, if applicable and furnish a TDS certificate to the Promoter within 07 days of such deduction made.
- (e) Provided that the receipt for the payment made shall be issued by the Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottee/s and the TDS certificate if applicable is received by the Promoter.
- (f) The Allottee/s has made a payment of **Rs. 51,000/- (RUPEES FIFTY-ONE THOUSAND ONLY)** towards booking of said unit. Receipt of the same is issued to the Allottee/s.

**5. Payment of Statutory Dues and Taxes:**

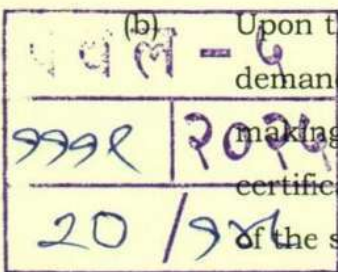
- (a) In addition to the Consideration of said unit the Allottee/s shall pay to Promoter any statutory taxes (as made applicable or amended from time to time) by whatever name called, if made applicable under any law by the government on this transaction. Such payment shall be made by the

Allottee/s at the time of execution of these presents or at the time of making each payment as per the provisions of law. The payments of taxes shall be made in the name of **M/S PARADISE SUPERSTRUCTURES** maintained by the Promoter/s.

- (b) The cost of valuation report charges and other out of pocket expenses on this transaction shall be borne by the Allottee/s. Further, the Allottee/s shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty and registration charges. The Promoter undertakes to make themselves available through authorized representative for purpose of registration at 'Seven days' notice' from Allottee/s. The Promoter will not be liable under any law for any delay, laches and / or negligence shown by the Allottee/s in presenting this agreement for registration before the competent authority.

**6. Notice of Demand:**

- (a) Timely payment of all the above installment/amount and statutory payments on their respective due dates is the essence of this Agreement. The possession of the said unit will be handed over to Allottee/s by the Promoter only upon receipt of all payment including taxes and other charges.



(b) Upon the installment becoming due, the Promoter shall issue a notice of demand giving at least 7 days' time from date of notice to Allottee/s for making the payment. The said notice of demand must be accompanied by certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due.



(c) Notice of demand must be sent through Registered Post Acknowledgement Due (RPAD)/ Speed post at the address mentioned in notice clause of this agreement or any other address if formally communicated earlier and such dispatch will be treated as sufficient compliance from Promoter. Thereafter they cannot claim non-receipt of the notice of demand.

**Restrictive Covenant**

- (a) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said unit in favor of Allottee/s unless all amounts as agreed upon in this agreement is paid by the Allottee/s to the Promoter and unless this agreement is duly stamped under the Bombay stamp Act and registered under the Registration Act, 1908.
- (b) The Allottee/s shall have no claim save and except in respect of the said unit hereby agreed to be sold to him. All open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the

property of the Promoter until the said project is conveyed to the society of Allottee/s.

- (c) The Allottee/s shall neither have any claim on the other part of said land which is to be developed in subsequent phases nor in the common amenities open spaces, internal and external development. All the spaces and land shall be conveyed to confederation of the societies after the entire Sai World Empire is ready for Occupation.

**8. Default by Allottee/s:**

- (a) Following shall be deemed to be a default on the part of Allottee/s:
- Default in making payment of sums due as mentioned in this agreement;
  - Creating nuisance on the site resulting in danger/damage to the said project/ said entire project/said land, threat to life;
  - Delay in accepting the possession of the unit beyond a period of two months of intimation to take possession by Promoter;
  - Refusing/ delay in taking membership of Society formed for the said project;
  - Breach of any terms and conditions of this agreement;
  - Breach of any law or provisions thereto.
  - Obtain forceful occupancy/ possession of said unit before receipt of occupation certificate by competent authority.

The Allottee/s will not be in default if he corrects/ remedies such breach within 15 days of notice from the Promoter to the Allottee/s.

- (b) If the Allottee/s commits default in payment on due date of any amount due or commits breach of any of the terms and conditions herein contained, the Allottee/s shall pay interest per annum at the prescribed rate under prevalent law on all such amounts to the Promoter from the date the said amount is due till date of actual realization of payment. Such payment of interest shall not be deemed to be waiver of Promoter's right to terminate this agreement as per the provisions of this agreement. It is pertinent to note that, in case due to any default committed by the Allottee the Promoter is compelled to take finance from Bank/Institution to maintain the pace of work, then the interest on default amount will be charged at par with the interest rate charged by the Bank /Institution to the Promoter.
- (c) If default continues, the Promoter may terminate this Agreement. The Promoter must give Seven days prior notice in writing of his intention to

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terminate this Agreement mentioning specific breach of terms and conditions.

- (d) Upon termination of this Agreement, the Promoter shall refund the installments of sale price of the unit (subject to adjustment of 25% of payments received till that date as liquidated damages and service charge) which may till then have been paid by the Allottee/s. Such refund shall be issued within a period of thirty days (30) of the registration of cancellation/termination deed and expulsion of the Allottee/s from the membership of the society as per the clause mentioned below.
- (e) The Promoter shall also move for expulsion of the Allottee/s from the membership of the society as per by laws of the society, and submit a copy of termination notice to such society. No separate consent of Allottee/s will be required for such expulsion.
- (f) Upon intimation of termination of this Agreement the Promoter, will be at liberty to dispose of and sell the unit to such person and at such price as the Promoter may think fit.
- (g) Upon such termination the Allottee/s shall not raise any objection. The Promoter is entitled to register the cancellation deed with the registrar without requirement of execution from Allottee/s.

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(h)	The Promoter is not liable to refund the taxes and other statutory charges collected from the Allottee/s till the date of termination of the agreement.
(i)	The Promoter may at its option approach the authority under RERA for seeking appropriate order for cancellation of this agreement.

**9. Declaration by The Promoters:**

- (a) The Promoter shall perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the competent Authority and the concerned local authorities at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Allottee/s, apply to the concerned local authority for occupation and completion certificate in respect of the unit and obtain the said certificate as per the provisions of law.
- (b) The Promoter shall not be liable for any delay caused due to 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection' or such other service connections necessary for occupying the said unit.
- (c) The Promoter declares that it has provided right of way/access in perpetuity to the adjoining land and/ or third party from the said Land/

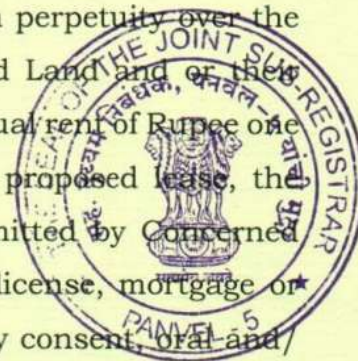
said Entire Project. The Promoter has also provided common internal roads and right of way in the said Entire Project.

- (d) The Promoter further declares that subdivision of the said Land may be carried out segregating the said right of way provided in perpetuity to the adjoining land and/ or third party from the said Land/ said Entire Project.

Further, in the event the subdivision of the said Land is not permitted for any reason whatsoever, then in such event, simultaneously with the execution of the Deed of Sale/ Conveyance/ Transfer of the said Land in favor of the Society, Company or other Association of Persons, such Society, Company or other Association of Persons shall execute at the cost

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of the Promoter a transferable and heritable lease in perpetuity over the said right of way in favor of the owners of the said Land and or their nominees, assignees upon payment of a nominal annual rent of Rupee one payable if demanded. It is clarified that under the proposed lease, the owners and / or their nominees, assignees, if permitted by Concerned Authority, shall be at liberty to assign, sub-lease, license, mortgage or otherwise alienate the said Right of Way without any consent, oral and/ or in writing from the Promoter and/ or Society, Company, Allottee/s, Association of Persons in whose favor the said Land may be transferred.



- (e) The Project amenities are being developed along with the whole project. The building would be completed in phases and handed over to respective societies. The amenities would be handed over to the confederation once whole project is complete and said land is conveyed to the confederation. The Allottee/s is entitled to use the amenities as and when they are completed introspective of formal handing over to confederation provided the Allottee/s has become the member of society and has taken possession of its unit.

- (f) The Promoter is entitled to use different design, brand, shape, size and colour material than that mentioned in the Annexure-9 in the event the supply of promised material is withdrawn by the supplier or for any other reason. The Promoter undertakes and assures that it will use only good and standard quality material and close to the quality of material and of such specification as mentioned in the list of amenities.

- (g) The carpet area of the said Unit may vary up to 3% due to design and construction exigencies and therefore, the Promoter shall confirm the final carpet area of the Apartment that has been allotted to the Allottee/s after the construction of the said building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three) percent. In the event of there being difference of more than 3% between the actual carpet area of the said Unit from the carpet area as

*[Handwritten signature of the Promoter]*

mentioned herein at the time of the offering the possession of the said Unit, then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottee/s agrees to pay the differential amounts, if the area is increased beyond 3% within forty-five (45) days of such demand being made by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money (without any interest) paid by Allottee/s within forty-five days from such demand being made by the Allottee/s. If there is any increase in the carpet area of the said unit allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottee/s shall pay such additional amounts within a period of forty-five (45) days from the date of such demand being made by the Promoter. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said Apartment and the carpet area as mentioned herein is less than or equal to 3%. In all situations the adjustment of consideration shall be made before handing over possession of said unit to Allottee/s.

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If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said unit to Allottee/s, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defects in the manner as provided under the Act.



This warranty is applicable only if after occupying the unit the Allottee/s maintains the unit in the same condition as it was handed over to him by the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen bathrooms, enclosing balconies flower bed, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns and/ or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association, this warranty shall stand lapsed. Further, in the following cases where the Allottee/s (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Allottee/s and/or its tenants load heavy luggage in the lift (iii) Damage any portion of the neighbor's unit or common area by drilling or hammering etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoters shall not be invocable.

*[Signature]*

- (i) The total consideration amount as mutually agreed and mentioned hereinabove shall be inclusive of Stamp duty and Registration Fees/ charges.

**10. Declaration by The Allottee/s:**

- (a) The Allottee/s has verified the various documents mentioned in this agreement including title search report of the said land and is satisfied that the Promoter has absolute, developable and marketable title to the said land.
- (b) The Allottee/s hereby declares that he/she/they shall not in any case interfere/obstruct with the development activity undertaken in respect of said project/ said entire project / Sai World Empire and also more particularly for the said unit.
- (c) The Allottee/s shall use the said unit or any part thereof or permit the same to be used for purpose of residence and / or permitted professional activities. The Allottee/s shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities neither provided by the Promoter nor claim any division or sub division of such common area.
- (d) If Allottee/s wishes to make a site visit during development, prior written permission from the Promoter is necessary. Promoter shall not be responsible for any accident or mishap that may happen on site either to Allottee/s or to any of his family members or friends.
- (e) The Allottee/s hereby assures, undertake and confirm that the Allottee/s shall not at any time and in any case interfere, cause nuisance, block, obstruct, stop, raise any dispute, objection or contention whatsoever or in any way hamper the said right of way/ access provided in perpetuity to the adjoining land and / or third party from the said Land/ said Entire Project. The Allottee/s hereby unconditionally and irrevocably gives consent to the said right of way / access provided in perpetuity to the adjoining land and/ or third party from the said Land/ said Entire Project as more particularly shown on plan annexed hereto.
- (f) The Allottee/s shall make timely payment/ or the demand raised by Promoter. In case of default in payment, the Allottee/s shall remedy the default within prescribed period. The Allottee/s shall not object the cancellation of this agreement if the default continues.
- (g) The Allottee/s shall not interfere with use of amenities in **Sai World Empire** by the other Allottee/s of units in Sai World Empire.

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*[Handwritten signature of the Promoter]*

*[Handwritten signature of the Allottee/s]*

- (h) It is agreed that the said entire project has been named **"SAI WORLD EMPIRE"** and that neither the acquirers of premises in the building nor the Society / Body Corporate/ Promoter, shall be entitled to change the said name in any manner whatsoever.
- (i) The Promoter will be entitled to place Neon Sign and Boards for branding of **"Paradise Group"** and **"Sai World Empire"** at strategic places in the entire project. The Promoter shall be entitled to place Display Screens in the common lobby/spaces of the building in the Project for marketing of the projects promoted by the Paradise group. The Promoter shall ensure separate electric meter for the said purpose and the changes for such meter and maintenance of such neon sign / boards shall be borne by the Promoter. The Allottee/s assures that it shall not object to such neon sign and boards at any time.
- (j) The Allottee/s understands and accepts that the Promoter is developing the said entire project in phases. This agreement is for a particular unit in one tower in a particular phase. The right of the Promoter to construct and develop this phase and all other phases remains unhindered and the Allottee/s shall not claim exclusive right, title and interest in any portion of the land or any phase or constructed / under construction area or amenity space or the FSI on the said land in the said entire project till the completion of all phases and conveyance of the said land to the confederation of the societies.

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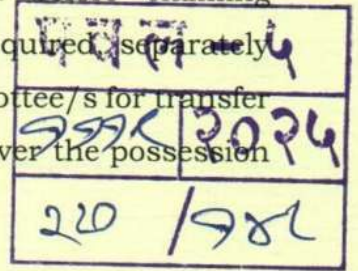
- (k) The Allottee/s shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the right, title and interest in respect of the said unit to third party during course of construction of said project or before possession of said unit to Allottee/s whichever is later. Without obtaining the said certificates any document executed by Allottee/s in the name of third party shall be treated as 'void-ab-initio'.

#### 11. Date of Possession And Force Majeure:

- (a) The Promoter shall give possession of the unit to the Allottee/s subject to receipt and realization of all the amounts payable by the Allottee/s under this Agreement.
- (b) The Promoter will be entitled to reasonable extension of time for giving possession of unit on the aforesaid date, if the completion of building in which the unit is to be situated is delayed on account of any court / authority staying either in full or in part any part of the construction / development on the said land, non-availability of construction material, war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the Sai World Empire.



(c) The Allottee/s shall take possession of the said unit within such period from the date of receipt of Occupancy Certificate in respect of said project as prescribed under the prevalent law at the time of receipt of such Occupancy Certificate. The Allottee/s must pay all outstanding dues including the taxes and other statutory payment before claiming possession of the said unit. The Promoter shall if required, separately execute a registered conveyance deed in favor of the Allottee/s for transfer of title in respect of said unit at the time of handing over the possession at the cost of Allottee/s.



(d) On getting the occupancy certificate, the Promoter may handover possession of the said unit to the Allottee/s even though electricity and water supply have not commenced by the respective competent authorities. The Allottee/s shall not raise any claim/demand on the Promoter for the delay in getting the supply of electric and water. On the Promoters offering possession of the said unit to the Allottee/s, the Allottee/s shall be liable to bear and pay their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period.



## 12. UNDERSTANDING BETWEEN THE PARTIES:

The Promoter and the Allottee/s also agree to the following:

- (a) The Allottee/s shall be permitted/ allowed to commence interior works in the said Unit only upon obtaining Occupancy Certificate/Part Occupation Certificate and possession letter from the Promoter and after making all payments as per this agreement. Prior to carrying out the interior works in the said unit, the Allottee/s shall give to Promoter, in writing the details of the nature of interior works to be carried out.
- (b) Promoter shall be entitled to inspect all interior works carried out by the Allottee/s. In the event Promoter finds that the nature of interior work being executed by the Allottee/s is harmful to the said unit or to the structure, facade and/or elevation of the said Building then, Promoter can instruct the Allottee/s to stop such interior work and the Allottee/s shall stop such interior work at once, without raising any dispute.
- (c) The Allottee/s will ensure that the debris from the interior works shall be dumped in an area earmarked for the same and will be cleared by the Allottee/s, on a daily basis, at no cost to Promoter and no nuisance or annoyance to the other Allottee/s. All costs and consequences in this regard will be to the account of the Allottee/s.
- (d) The Allottee/s will further ensure that the contractors and workers (whether engaged by the Allottee/s) during execution of the interior work

do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the free flow of waste water, thus resulting in perennial choking and leakage in the said Unit or the Building.

- (e) The Allottee/s shall ensure that the contractors and workers, do not use or spoil the toilets in the said unit or in the building and use only the toilets earmarked by Promoter for this purpose.
- (f) All materials brought into the said unit for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee/s and that Promoter will not be held responsible for any loss/theft/damage to the same.
- (g) If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottee/s at his/her/their/its own cost, and that Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee/s alone.

(h)	During the execution of interior works, if any of the Allottee/s contractor / workmen / agents / representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the said unit and the Building. Further, the Allottee/s shall be responsible for acts of such persons.
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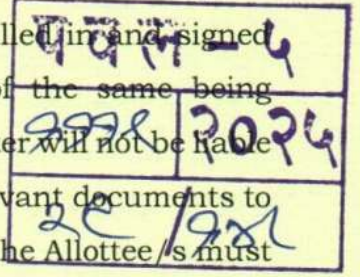


- The Allottee/s shall extend full cooperation to Promoter, their agents, contractors to ensure good governance of such interior works. The Allottee/s shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.
- (j) The Allottee/s ensures that the contractors hired by the Allottee/s shall not use lift for the purpose of carrying the materials of interior work and if any damages are caused due to same it shall be repaired and brought to its original condition by the Allottee/s at their own expense within 30 days of written notice from the Promoter.

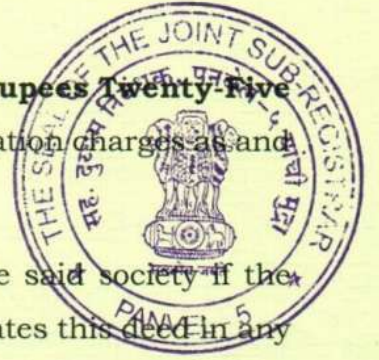
### 13. Formation of Society and Conveyance:

- (a) The Promoter may form separate Co-operative Societies for each building to be constructed in "**Sai World Empire**". That a Co-operative Housing Society has been formed of the members. The said Society is named as "Sai World Empire Phase-1 Cooperative Housing Society Ltd." The

registration Number of the said Sai World Empire Phase-1 Cooperative Housing Society Ltd is N.B.O.M/CIDCO/HSG/(T.C)/10523/D.R/YEAR 2024-2025. The Allottee/s shall for this purpose sign and execute the application for registration and/or membership and other papers and documents as may be necessary for becoming a member, including the bye-laws of the said Society. These documents duly filled in and signed must be returned to the Promoter within 7 days of the same being forwarded by the Promoter to the Allottee/s. The Promoter will not be liable if the Allottee/s delays in signing and handing over relevant documents to the Promoter. To become a member of the said society the Allottee/s must pay all sum and take possession of the said unit.



- (b) The Allottee has to pay an amount of **Rs. 25,000/- (Rupees Twenty-Five Thousand Only)** excluding GST towards Society formation charges as and when demanded by the Promoter.
- (c) The Allottee/s shall be liable to be expelled from the said society if the Allottee/s defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.
- (d) The Promoter shall within three months (3) of receipt of occupancy certificate from competent authority or any other authority and receipt of complete amount of the said consideration cause to handover the building in the favor of the said society.
- (e) The Promoter shall convey the said land to the confederation within twelve (12) months of the last building receiving the Occupancy Certificate in the last Phase after utilizing the entire potential FSI of the said entire land.
- (f) The said land specified in **First Schedule** along with common amenities as specified in **Third Schedule** shall be conveyed to the confederation upon completion of the **Sai World Empire**. However, the Allottee/s may enjoy the common amenities as and when they are ready.
- (g) The cost of conveyance of said land to confederation shall be borne by the confederation and the Allottee/s shall come forward to accept conveyance of said land in the name of confederation formed within two months' time of receiving intimation for such conveyance from the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the confederation after Occupancy Certificate.



#### 14. Maintenance Deposit:

- (a) Commencing a week after notice in writing is given by the Promoter to the Allottee/s that the said unit is ready for use and occupation, the Allottee/s shall be liable for proportionate share of outgoings in respect of said land

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A handwritten signature in blue ink, written over the word 'ALLOTTEE/S'.

for water charges, insurance, common lights, repairs, salaries, if any, security, sweepers and all other expense necessary and incidental to the maintenance of the said land. Such proportionate share of expense shall be calculated on the basis of area of the said unit plus the additional area attached to the said unit i.e. gross usable area vis a vis total gross usable area of said project.

- (b) The Allottee/s shall pay to the Promoter at the time of possession, a lumpsum amount as advance maintenance charges/ deposit for twelve months **Rs. 1,50,000/- (RUPEES ONE LAKH FIFTY THOUSAND ONLY) 2 BHK** excluding GST or any other taxes or the amount as may be decided by the Promoter at the time of possession as "common maintenance charges" for the upkeep and maintenance of the said Project building. The Allottee/s shall draw cheque/ Demand Draft/ Managers Cheque in the name of "**Paradise Superstructures**" maintained by the Promoter. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until the building is conveyed to the Society as aforesaid.
- (c) The Allottee/s shall bear and pay monthly maintenance charges directly to the Society after the handing of building to the respective societies.

10/01/2020	10/01/2020
30/01/2020	30/01/2020

(d) In addition to the advance maintenance of the said Project, the Allottee/s shall also pay to the Promoter in advance seven postdated cheques (**PDC's**) for an amount of **Rs. 1,50,000/- (RUPEES ONE LAKH FIFTY THOUSAND ONLY)** excluding GST or any other taxes or the amount as may be decided by the Promoter at the time of possession, each for initial period of seven years towards the common maintenance charges like electricity of common areas, security, maintenance of common areas, salaries for areas other than for said project (the "**federation charges**") until conveyance of **Sai World Empire** is executed in favor of the confederation of society. The Allottee/s shall draw cheque/ Demand Draft/ Managers Cheque in the name of "**Paradise Superstructures**" maintained by the Promoter. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favor of the Confederation as aforesaid. The Allottee/s shall ensure that the above PDC's are cleared on their respective dates. In the event of default, the Allottee/s shall be liable to pay interest at prescribed rate as per prevalent law for the period of default.

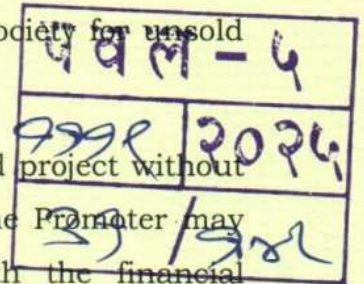


- (e) The Allottee/s shall pay such contribution as mentioned above at the time of taking possession and shall not withhold the same for any reason whatsoever.

- (f) The Promoter will convey the Sai World Empire to confederation only after all outstanding's and arrears along with interest has been received by it from confederation.

**15. Unsold Units in Said Project:**

- (a) The Promoter shall be inducted as a member of said society for unsold units upon conveyance to society.
- (b) The Promoter is entitled to sell the unsold units in said project without any separate permission or consent of said society. The Promoter may mortgage the unsold units of the said project with the financial institutions without any separate NOC from said society.
- (c) The Allottee/s or said society shall not be entitled to demand any transfer charge for the transfer of unsold unit by the Promoter to prospective Allottee/s.
- (d) The prospective Allottee/s of unsold units will be inducted as a member of the said society and no objection shall be raised by the said society or the Allottee/s herein.
- (e) The Promoter is entitled to retain at least one parking for each unsold flat in the said project and Allottee/society/confederation shall not raise any objection or create any hindrance in the enjoyment of said parking by the promoter.



**16. Post Possession Obligations of Allottee/s:**

- (a) The Allottee/s himself/themselves with intention to bring all persons into whosoever hands the said unit may come, do hereby covenant with the Promoter as follows: -
- (b) To maintain the said unit at Allottee/s own cost in good tenantable repaired condition from the date of possession of the said unit is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the building in which the said unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the said unit is situated and the said unit itself or any part thereof.
- (c) Not to store in the said unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said unit is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases,

common passages or any other structure of the building in which the said unit is situated. In case any damage is caused to the building in which the said unit is situated, on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

(d) To carry out at his own cost all internal repairs to the said unit and maintain the said unit in the same conditions, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffering to be done anything in or to the building in which the said unit is situated or the said unit which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(e) Not to demolish or cause to be demolished the said unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the said

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32	portion/sewers, drains pipes in the said unit and appurtenances thereto
32	in good
32	tenantable repair condition, and in particular, so as to support
32	shelter and protect the other parts of the project in which the said unit is
32	situated and shall not chisel or in any other manner cause damage to
32	columns, beams, walls, slabs or RCC or other structural components in

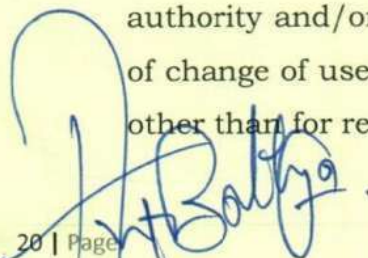
the said unit without the prior written permission of the Promoter and/ or the Society, as the case may be.



(f) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the said project in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

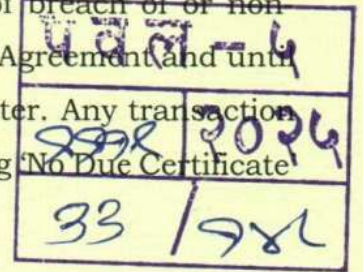
(g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said unit is situated.

(h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said Unit by the Allottee/s viz. for any purposes other than for residential purpose.

  
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PROMOTER

  
ALLOTTEE/S

(i) The Allottee/s shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said unit unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter to issue such Certificate if all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and if the Allottee/s has not been guilty of breach of or non observance of any of the terms and conditions of this Agreement and until the Allottee/s has requested in writing to the Promoter. Any transaction of let, sub - let, transfer, assign, sale without obtaining 'No Due Certificate' from Promoter shall be void - ab - initio.



(j) The Allottee/s shall observe and follow all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said units, thereon as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. The Allottee/s shall also observe and follow all the stipulations and conditions laid down by the Society regarding the occupation and use of the said unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.



(k) Till a conveyance of said land and all building in the said project is executed the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof, but only after prior notice.

**17. Amendment:**

No amendments and/or modifications of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this agreement and duly signed by the parties hereto.

**18. Right to Mortgage Land for Construction:**

The Promoter has raised finance by creating mortgage in favour of **AXIS FINANCE LIMITED.**

**19. Allottee/s Undertaking:**

(a) The Allottee/s shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof, upon intimation from Allottee/s.

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A handwritten signature in blue ink, appearing to be 'Anupam'.

- (b) All the provisions contained herein and the obligations arising hereunder in respect of said Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the said unit, in case of a transfer, as the said obligations go along with the said unit for all intents and purposes.

**20. Waiver Not A Limitation to Enforce:**

- (a) The Promoter may, without prejudice to its rights as set out in this Agreement, waive the delay in making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee/s that exercise of discretion by the Promoter in the case of one Allottee/s will not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee/s.
- (b) Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof will not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
- (c) Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Promoter will not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s nor will the same in any manner prejudice the rights of the Promoter.

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 21. Binding Effect:  
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Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s. Secondly, the parties appear for registration of the same before the concerned Sub-Registrar as and when intimated by the Allottee/s. If the Allottee/s(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or register this agreement, the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

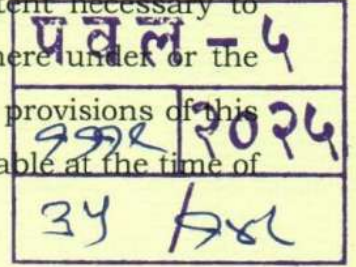
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22. **Severability:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



23. **Further Assurances**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



24. **Governing Law**

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

25. **Notice:**

All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s and the Promoter, by Registered Post A.D. at his/her address specified below: -

Address of Allottee/s: -

**MR. ASADPASHA ABDULRAUF PATIL**  
HOUSE NO- 589, AT POST ALAS, JAMA MASJID CHOWK ALAS,  
KOLHAPUR, MAHARASHTRA- 416104

**ADDRESS OF PROMOTER**

**M/S. PARADISE SUPERSTRUCTURES**

1701 Satra Plaza Sector 19 D Palm Beach Road  
Vashi Navi Mumbai-400705.

Upon handing over of the possession of the unit to the Allottee/s under this agreement, all the notices on the Allottee/s shall be served at the address of unit handed over to the Allottee/s under this agreement.

In case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

**26. Compliance of Laws Relating to Remittances:**

(a) The Allottee/s, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee/s understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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(b) The Promoter accepts no responsibility in this regard. The Allottee/s shall keep the Promoter fully indemnified and harmless in this regard.



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

**27. Jurisdiction:**

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Panvel.

**FIRST SCHEDULE**

**PART -1**

All those pieces or parcels of land situated, lying and being at Village Rohinab, Taluka Panvel, District Raigad admeasuring about 66,260 sq. metres or thereabouts bearing survey Nos. as listed below:

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Sr. No	Survey No/Hissa No	Area in Sq. Metres M
1	93/3	2760
2	93/2&4	10900
3	94/1	3160
4	94/2	2900
5	94/3A	5910
6	94/3B	800
7	94/4	5330
8	102/1A	1420
9	102/1B	2720
10	102/3	2600
11	102/4	4990
12	102/5A/2	5120
13	102/5B	1310
14	102/5C	1620
15	103/1A	1090
16	103/1B	3720
17	103/2A	5160
18	103/2B	1310
19	103/3	3440
	<b>TOTAL</b>	<b>66,260</b>



And bounded as under:

North: Land of survey no 104

East: Land of survey no 91, 92

South: 32 M wide Road

West: Land of CIDCO ltd.

**PART-II**

**All that pieces and Parcels of Land of which FSI has been granted as Sale Component.**

Sr. No	Survey No/Hissa No	Area in Sq. Metres M
1	94/1	3160
2	94/2	2900
3	94/3A	5298.54
4	94/3B	800
5	94/4	4665.72
6	102/1A	1420
7	102/1B	2720
8	102/3	2600
9	102/4	4990
10	102/5A/2	5120
11	102/5B	1310
12	102/5C	1588.49
13	103/1A	1090
14	103/1B	3720
15	103/2A	5160
16	103/2B	1310
17	103/3	3440
	<b>TOTAL</b>	<b>51292.75</b>

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**PART-III**

**All those pieces and parcels of Land along with constructed area to be Conveyed to MMRDA**



Sr. No	Survey No /Hissa No	Area in Sq. Meters
1	93/2+4	10900
2	93/3	1464.25
	<b>Total</b>	<b>12364.25</b>

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**PART-IV**

**All that pieces and Parcels of land reserved as Amenity Area by Planning Authority**

<b>Sr No</b>	<b>Survey No/Hissa No</b>	<b>Area in Sq. Mtrs</b>
1	93 / 3	1295.75
2	94/3A	611.46
3	94/4	664.28
4	102/5C	31.51
	<b><u>Total</u></b>	<b>2603</b>

**SECOND SCHEDULE**

**SAID ENTIRE PROJECT**

A complex of Seven Towers and a commercial building named as PARADISE MALL and a separate building for CLUB HOUSE and other amenities as per Third Schedule.

**THIRD SCHEDULE**

**List of Common Amenities to be provided in Said Entire Project**

- ❖ ENTRANCE LOBBY
- ❖ JOGGING TRACK
- ❖ MULTI -PLAY COURT
- ❖ STEPPING STONES
- ❖ AMPLE PARKING SPACES
- ❖ BAMBOO TRAILS
- ❖ JACUZZI WITH HOT JETS
- ❖ SWIMMING POOL
- ❖ KIDS POOL
- ❖ PARTY LAWN
- ❖ MEDITATION AREA
- ❖ DESIGNER SCULPTURES
- ❖ CHILDREN'S PLAY AREA WITH MODERN EQUIPMENT
- ❖ AIR-CONDITIONED CLUB HOUSE
- ❖ MODERN GYMNASIUM
- ❖ BANQUET HALL FOR PARTIES



**FOURTH SCHEDULE**

**SAID PROJECT**

Building Tower, no- 1 CAESAR, Tower no- 2 ALEXANDER, Tower no -3 NAPOLEON consisting of Lower Ground + Ground consisting of shops + 3 podiums+37 upper Residential Floors including the Podiums and the Club house constructed on piece and parcel of land as described in First Schedule- Part II hereinabove.

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**FIFTH SCHEDULE**

**SAID UNIT**

Flat No. **2906, 2 BHK**, admeasuring carpet area of as **66.90** Sq. Mtrs. on **29<sup>TH</sup>** floor, in Building No. **03** named as **NAPOLEON** tower and additional usable areas and facilities as per approved plan such as **5.23** Sq. Mtrs. Area of Open Balcony, **0.48** Sq. Mtrs. of Terrace Area and **4.03** Sq. Mtrs. of Terrace Area, **1.88** Sq. Mtrs. Niche Area, **0.65** Sq. Mtrs. Service Slab, **2.44** Sq. Mtrs. Dry Balcony Area etc (the **14.71** Sq. Mtrs. **additional usable area**), ("**81.61**" Sq. Mtrs. gross usable area of the Flat/Unit i.e. total of Carpet Area and Additional Usable Area (the **gross usable area**"). in housing project to be known as "**Sai World Empire Phase I**" to be constructed on land described in First Schedule at Village -Rohinjan, Taluka - Panvel, Dist.- Raigad



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

14/07/2024  
MAR 2024  
89 / 2024

Signed, Sealed & Delivered

For M/s. Paradise Superstructures

By the Within named Promoter

**M/S. PARADISE SUPERSTRUCTURES**

Through Its Designated Partner



*[Handwritten Signature]*

Partner

**SHRI AMIT MADHU BATHIJA**

Signature:

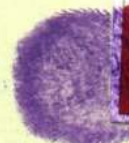


Signed & Delivered By

The Within named Allottee/s

**MR. ASADPASHA ABDULRAUF PATIL**  
Signature:

*[Handwritten Signature]*



In Presence of:

1) Name: *R. K. Patil*

Signature: *[Handwritten Signature]*

2) Name: *S. R. Koli*

Signature: *[Handwritten Signature]*

## RECEIPT

RECEIVED with thanks from the Allottee/s **MR. ASADPASHA ABDULRAUF PATIL** adult, and Indian Inhabitant, residing at **HOUSE NO- 589, AT POST ALAS, JAMA MASJID CHOWK ALAS, KOLHAPUR, MAHARASHTRA- 416104**, a sum of **Rs. 51,000/- (RUPEES FIFTY-ONE THOUSAND ONLY)** as part payment on execution hereof as per terms & conditions of this Agreement for Sale of Flat No. **"2906", 2 BHK** on **29<sup>TH</sup>** Floor in Building No. **"03"**, Tower named as **"NAPOLEON"**, in housing project to be known as **"Sai World Empire - Phase 1"** at Village - Rohinjan, Taluka - Panvel, Dist.- Raigad.

SR. NO	DATE	AMOUNT	PAYMENY MODE	PARTICULARS
1	12-01-2025	51,000/-	CARD SWIPE	SLAB

The receipt is subject to realization of Cheques.

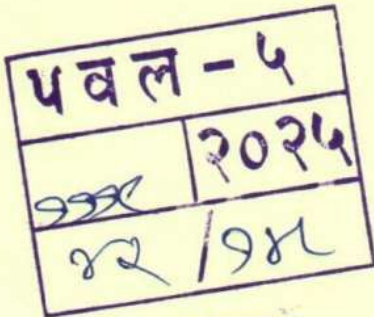
Date: \_\_\_\_\_

Place:

For **M/S Paradise Superstructures**



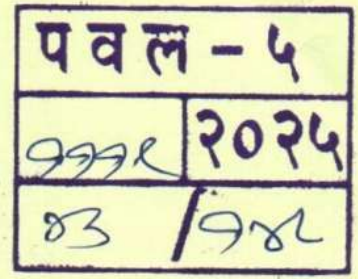
Authorized Signatory





List of Annexure

1. Project lay out plan
2. 7/12 extract of said land
3. Commencement Certificate
4. Amended Commencement Certificate
5. Title Certificate
6. Occupation Certificate
7. Floor lay out plan
8. RERA Registration Certificate
9. Amenities in the said Unit.



**ANNEXURE 9**

**INTERNAL FLAT AMENITIES FOR "SAI WORLD EMPIRE"-PHASE-1**

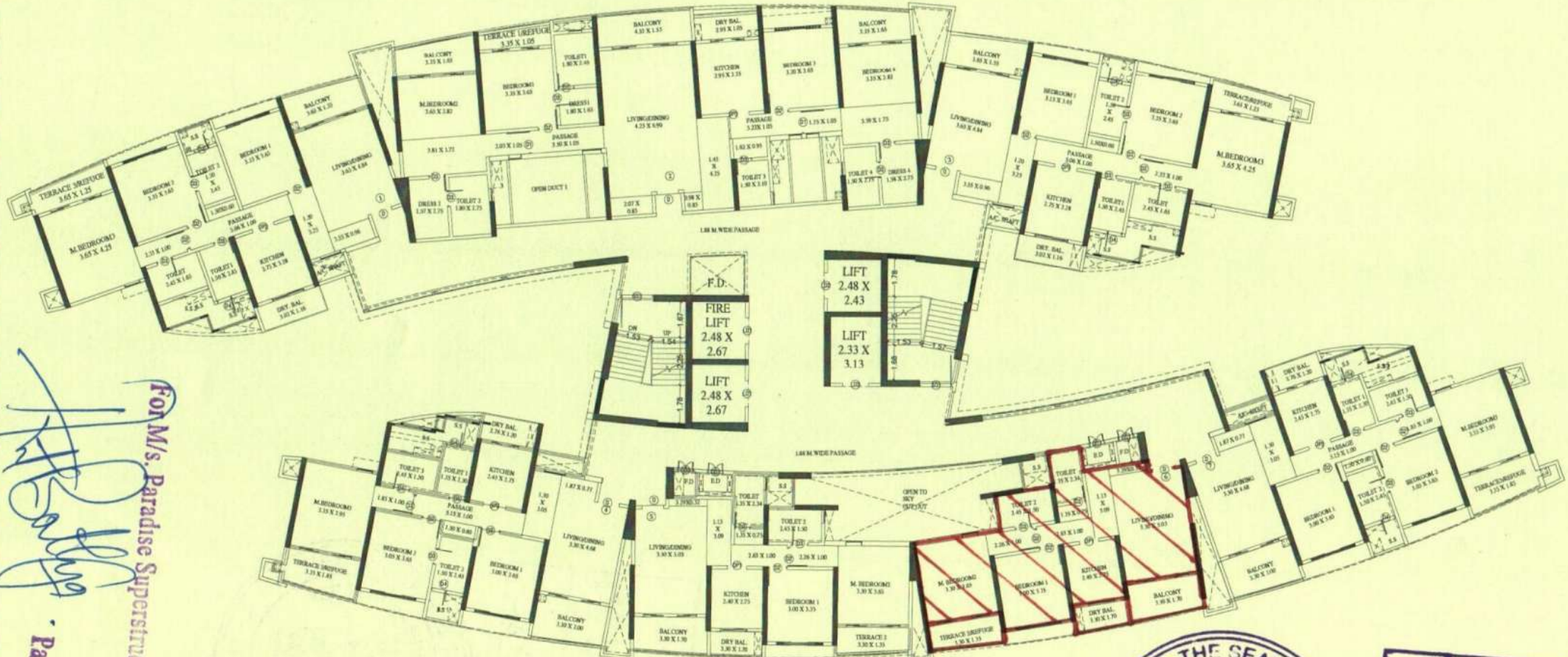
- ❖ BIG SIZE VITRIFIED TILES IN LIVING, DINNING AND PASSAGE AREA
- ❖ VITRIFIED TILES IN KITCHEN AND COMMON BEDROOM
- ❖ EUROPEAN WOODEN FLOORING IN MASTER BED ROOM.
- ❖ GRANITE KITCHEN PLATFORM WITH SERVICE PLATFORM
- ❖ 4 / 3 BURNER GAS HOB, EXHAUST CHIMNEY
- ❖ WATER PURIFIER & GEYSER FOR HOT WATER AT KITCHEN SINK
- ❖ EXHAUST FAN IN KITCHEN WINDOW
- ❖ SHOWER PANEL IN MASTER BEDROOMS
- ❖ BRANDED GEYSER IN BATHROOMS.
- ❖ DESIGNER BATHROOM WITH BRANDED SANITARY WARE & FIXTURES
- ❖ T. V., TELEPHONE & INTERNET POINTS IN ALL ROOMS.
- ❖ CONCEALED PLUMBING WITH PREMIUM QUALITY C. P. FITTING
- ❖ BRANDED CONCEALED COPPER WIRING WITH MCB / ELCB
- ❖ ATTRACTIVE MAIN DOOR WITH ELEGANT BIG HANDLES & NIGHT LATCH
- ❖ PREMIUM QUALITY PLASTIC PAINTS ON INTERIOR WALLS.
- ❖ AMPLE ELECTRICAL POINTS & MODULAR SWITCHES
- ❖ MARBLE & GRANITE WINDOW SILL WITH HALF ROUND MOULDING / POLISHED
- ❖ GYPSUM FINISHED INTERNAL WALLS
- ❖ VIDEO DOOR SECURITY SYSTEMS IN EACH FLAT WITH CAMERAS

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२२ P/L	



As per



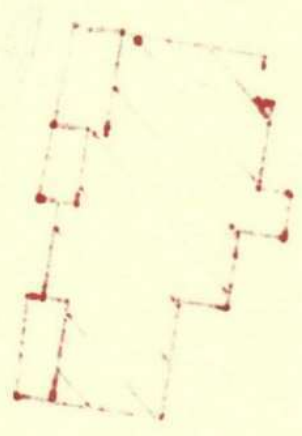
TYPICAL ODD FLOOR PLAN 5TH,7TH,9TH,11TH,13TH,15TH,17TH,19TH,21ST,23RD,25TH,27TH,29TH,31ST,33RD,35TH,37TH & 39TH FLOOR, TOWER 1&3, THE GARDENS & NAPOLEON

For M/s. Paradise Superstructures  
 Partner



Handwritten registration details in a rectangular box:

वर्ग - 4  
 5992/2024  
 28/982

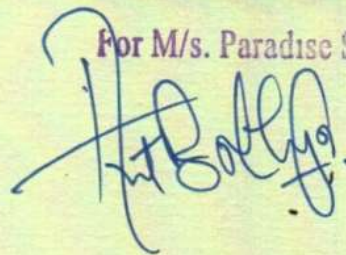


पानवेल - ५	
१११९	२०२५
४६	/१४८



प व ल - ५	
१११२	२०२५
४० / १४	



For M/s. Paradise Superstructures  
  
Partner

1  
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प व ल - ५	
१११२	२०२५
२८	/१४८



पवेल - ५  
 १९९८ २०२५  
 ४८/१४८



**REGISTRATION E**

**LOCATION PLAN**  
 N.T.S.

**PLAN AREA SUMMARY (IN SQ. MET.)**

Sl. No.	Particulars	Area (Sq. Met.)
1	Area of the site	1,23,456
2	Area of the roads	12,345
3	Area of the open spaces	5,678
4	Area of the buildings	3,456
5	Area of the other structures	1,234
6	Area of the water bodies	789
7	Area of the other uses	2,345
8	Total	1,49,293

**PROPERTY AREA CALCULATION**

Sl. No.	Particulars	Area (Sq. Met.)
1	Area of the site	1,23,456
2	Area of the roads	12,345
3	Area of the open spaces	5,678
4	Area of the buildings	3,456
5	Area of the other structures	1,234
6	Area of the water bodies	789
7	Area of the other uses	2,345
8	Total	1,49,293

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Sl. No.	Particulars	Area (Sq. Met.)
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4	Area of the buildings	3,456
5	Area of the other structures	1,234
6	Area of the water bodies	789
7	Area of the other uses	2,345
8	Total	1,49,293

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महाराष्ट्र शासन  
गाव नमूना सात  
अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५.६ आणि ३ ]

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : २८९५ व दिनांक : ०८/०९/२०१६

अहवाल दिनांक - २६/०१/२०२१

प व नं - ५

२९९२ २०२५

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गट क्रमांक व उपविभाग ९३/२/४	भू-धारणा पध्दती भोगवटादार वर्ग - १	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
शेताचे स्थानिक नाव :- ताड बांधण							
क्षेत्र एकक	आर चौ मी	मेसर्स बल्यु सर्कल बुन्फाटक				( २१९० )	३८१
बिन शेती	१०९००.००	भागीदारी संस्था तर्फे भागीदार				( २६३० )	कळाचे नाव
बिन शेती आकारणी	१०९०.००	अक्षय बन्सारीलाल अरीरा				( २६३० )	हंतर अधिकार
जिरायत	-	अजय रायचंद नेन्सी				( २६३० )	
बागायत	-	विजय रायचंद नेन्सी				( २६३० )	
तरी	-	-----सामाईक क्षेत्र-----	१०९००.००	१०९००.००			
वरकस	-						
इतर	-						
एकूण क्षेत्र	-						
पोट-खराब (लागवडीस अयोग्य)	-						
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो ख	०.००.००						
आकारणी	०.००						
जूडी किंवा विशेष	-						
आकारणी	-						
जुने फेरफार क्र. (१०५),(२४९),(३३१),(३६३),(४००),(४०९),(४२१),(४४१),(५०१),(५३१),(६६१),(६९७),(२१९०),(२५४६),(२५६१),(२६३०),(२७३२),(२८९५)							सीमा आणि भुमापन चिन्हे :



गाव नमूना बारा  
पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : २८९५ व दिनांक : ०८/०९/२०१६

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी		
२०१९-२०	सप्टेंबर											दिनशेती	१.०९००	

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- २५/०२/२०२१  
सांकेतिक क्रमांक :- २७२४०००२०२८२५२००००२०२११३२९

( नाव :- अर्चना लक्ष्मण लोहकरे )  
तलाठी साक्षात्कार, रोहिंजण तालुका, पनवेल जिल्हा, रायगड

ता. २५/०२/२०२१

अहवाल दिनांक : 20/01/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव - रोहिजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2895 व दिनांक : 08/09/2016  
गट क्रमांक व उपविभाग : 93/3

गट क्रमांक व उपविभाग 93/3	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव			खाते क्रमांक
शेताचे स्थानिक नांव :-	क्षेत्र	आकार	पो.ख.	फे.फा	
क्षेत्र एकक आर चौ मी	अजय रायचंद नेन्सी			(1070)	310
बिन शेती 27.60.00	मे. बल्यु सकेल इन्फ्राटेक			(2417)	कुळाचे नाव
बिन शेती आकारणी 276.00	भागीदारी संस्था			(2732)	इतर अधिकार
जिरायत	अक्षय बन्सारीलाल अरोरा				
बागायत	-----सामाईक क्षेत्र-----	27.60.00	276.00		
तरी					
वरकस					
इतर					
एकूण क्षेत्र					
पोट-खराब (लागवडीस अयोग्य)					
वर्ग (अ)					
वर्ग (ब)					
एकूण पो ख	0.00.00				
आकारणी	0.00				
जूडी किंवा विशेष					
आकारणी					
जुने फेरफार क्र	(137),(265),(697),(1070),(2417),(2601),(2630),(2895)	सीमा आणि भुमापन चिन्ह :			

गाव नमुना बारा  
पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव - रोहिजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2895 व दिनांक : 08/09/2016  
गट क्रमांक व उपविभाग : 93/3

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी		
2019-20	संपूर्ण वर्षे											बिनशेती	0.2760	

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 25/02/2021

सांकेतिक क्रमांक :- 272400020282520000220211330

( नाव :- अर्चना लक्ष्मी सोहकर ) जणा  
तलाकी साक्षात :- रोहिजणता :- पनवेल जि :- रायगड

पनवेल - ५  
२२/२०२५  
५२ / १२२





महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३५.६ आणि ६ |

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : --- व दिनांक

गट क्रमांक व उपविभाग : १५/१

अहवाल दिनांक : 20/01/2021

प व ल - ५  
१९९२ २०२५  
५३ / १४८

गट क्रमांक व उपविभाग १५/१	भू-धारणा पध्दती भोगवटादार वर्ग - १	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
शेताचे स्थानिक नाव :- कास							
क्षेत्र एकक	आर. चौ. मी	मेसर्स बन्वु सर्कल इन्फ्राटेक				( 827 )	[84], 381
बिन शेती	31.60.00	संस्था तर्फे भागीदार विजय रायचंद					कुळाचे नाव
बिन शेती आकारणी	316.00	नेन्सी.वे.					इतर अधिकार
जिरायत	-						
बागायत	-	मेसर्स बन्वु सर्कल इन्फ्राटेक				( 697 )	
तरी	-	भागीदारी संस्था तर्फे भागीदार					
वरकस	-	अक्षय बन्सारीलाल अरोरा				( 2630 )	
इतर	-	अजय रायचंद नेन्सी				( 2630 )	
एकूण क्षेत्र		विजय रायचंद नेन्सी				( 2630 )	
पोट-खराब (लागवडीस अयोग्य)		सामाईक क्षेत्र	31.60.00	316.00			
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो.ख.	0.00.00						
आकारणी	0.00						
जुडी किंवा विशेष	-						
आकारणी	-						
जुने फेरफार क्र.	(90)(603)(697)(827)(2392)(2630)(2732)						सीमा आणि भूमापन चिन्ह :



गाव नमुना बारा

पिकाची नोंदवही

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ |

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : --- व दिनांक : ---

गट क्रमांक व उपविभाग : १५/१

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				स्वरूप
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ. मी	आर. चौ. मी		आर. चौ. मी	आर. चौ. मी		आर. चौ. मी	आर. चौ. मी		आर. चौ. मी		
2019-20	संपूर्ण वर्षे										बिनशेती	0.3160		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520000220211331

( नाव :- अर्चना लक्ष्मणसाहेकर )  
तलाठी साईना : रोहिंजणता :- पनवेल जि : रायगड

अहवाल दिनांक : 20/01/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ |

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : --- व दिनांक : ---  
गट क्रमांक व उपविभाग : १४/२

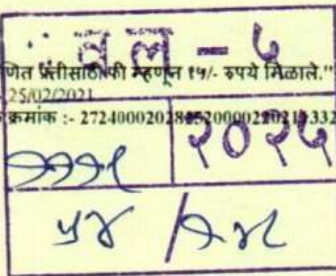
गट क्रमांक व उपविभाग १४/२	भू. धारणा पध्दती भोगवटादार वर्ग - १	भोगवटादाराचे नाव			
शेताचे स्थानिक नांव :- कारा		क्षेत्र	आकार	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक आर चौ.मी					
बिन शेती 29.00.00				( 883 )	[84], 381
बिन शेती आकारणी 290.00					कुळाचे नाव
जिरायत -					इतर अधिकार
बागायत -				( 876 )	
तरी -					
वरकस -				( 2630 )	
इतर -				( 2630 )	
एकूण क्षेत्र -				( 2630 )	
पॉट-खराब (लागवडीस अयोग्य)					
वर्ग (अ) -					
वर्ग (ब) -					
एकूण पो.ख. 0.00.00					
आकारणी 0.00					
जुडी किंवा विशेष आकारणी -					
जने फेरफार क्र (182),(386),(697),(876),(883),(2391),(2630),(2732)					सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा  
पिकांची नोंदवही

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ |

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : --- व दिनांक : ---  
गट क्रमांक व उपविभाग : १४/२

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
(१)	(२)	मिश्रणाचा संकेत क्रमांक (३)	जल सिंचित (४)	अजल सिंचित (५)	पिकांचे नाव (६)	जल सिंचित (७)	अजल सिंचित (८)	पिकांचे नाव (९)	जल सिंचित (१०)	अजल सिंचित (११)	स्वरूप (१२)	क्षेत्र (१३)	(१४)	(१५)
2019-20	सप्टेंबर		आर चौ.मी	आर चौ.मी		आर चौ.मी	आर चौ.मी		आर चौ.मी	आर चौ.मी	बिनशेती	0.2900		

"या प्रमाणित प्रतीसाठी मूद्रण १५/- रुपये मिळाले."  
दिनांक : 25/02/2021  
सांकेतिक क्रमांक :- 272400020188520000289219332

( नाव :- अर्चना लक्ष्मण शिंदे )  
तालाठी सहायक, रोहिंजण तालुका, पनवेल जिल्हा - रायगड  
ता. पनवेल, जिल्हा - रायगड





महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५.६ आणि ७ |

अहवाल दिनांक : 20/01/2021

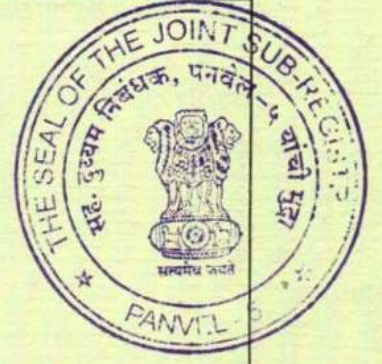
पत्रक - ५  
२०२५  
५१/१५८

गाव - रोहिजण तालुका - पनवेल  
गट क्रमांक व उपविभाग : 94/3/अ

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : --- व दिनांक : ---

गट क्रमांक व उपविभाग 94/3/अ	भू-धारणा पध्दती भोगवटादार वर्ग - 1	भोगवटादाराचे नांव				खत क्रमांक
शेताचे स्थानिक नांव :- पाटी	क्षेत्र	आकार	पो.ख.	फे.फा		
क्षेत्र एकक आर चौ मी	मे. इन्वु सर्कल इन्फाटेक भागीदारी	0.59.10	591.00	( 2588 )	303	
बिन शेती 0.59.10	संस्था				कुळाचे नाव	
बिन शेती आकारणी 591.00	तर्फे भागीदार विजय रायचंद			( 2588 )	इतर अधिकार	
जिरायत -	मेन्ती					
बागायत -						
तरी -						
वरकस -						
इतर -						
एकूण क्षेत्र						
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ) -						
वर्ग (ब) -						
एकूण पो ख 0.00.00						
आकारणी 0.00						
जडी किंवा विशेष						
आकारणी						
जने फेरफार क्र (53),(111),(697),(858),(859),(2588),(2603),(2630)					सीमा आणि भुमापन चिन्हे :	



गाव नमुना बारा  
पिकांची नोंदवही

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ |

गाव - रोहिजण तालुका - पनवेल  
गट क्रमांक व उपविभाग : 94/3/अ

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : --- व दिनांक : ---

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									नागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			पिकाचे नाव				जल सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी		
2019-20	संपूर्ण वर्ष										बिनरोती	0.5910		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520000220211333

(नाव :- अर्पणा लक्ष्मण लोहकर)  
तलाठी साक्षात :- रोहिजणता :- पनवेल जि :- रायगड





## महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

अहवाल दिनांक : 20/01/2021

पुवेल - ५	
१९९२	२०२५
५६	१९४२

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3044 व दिनांक : 03/10/2019

गट क्रमांक व उपविभाग : 94/4

गट क्रमांक व उपविभाग 94/4	भू-धारणा पध्दती भोगवटादार वर्ग - I	भोगवटादाराचे नाव				खाते क्रमांक
शेताचे स्थानिक नाव :- पाटी	क्षेत्र	आकार	पो.ख.	फे.फा		
क्षेत्र एकक आर चौ मी	तर्फे भागीदार विजय रायचंद नेन्सी				303	
बिन शेती 53.30.00	मे. बल्य सकल इन्फाटेक	53.30.00	533.00	( 2580 )	कुळाचे नाव	
बिन शेती आकारणी 533.00	भागीदारी संस्था			( 3044 )	इतर अधिकार	
जिरायत						
बागायत						
तरी						
वरकस						
इतर						
एकूण क्षेत्र						
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)						
वर्ग (ब)						
एकूण पो ख 0.00.00						
आकारणी 0.00						
जडी किंवा विशेष						
आकारणी						
जने फेरफार क्र. (172),(347),(396),(458),(494),(578),(697),(737),(807),(916),(955),(965),(2486),(2487),(2515),(2580),(2630),(2948),(3044)					सीमा आणि भुमापन चिन्हे :	

गाव नमुना बारा

पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २१ ]

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3044 व दिनांक : 03/10/2019

गट क्रमांक व उपविभाग : 94/4

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				स्वरूप
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी		
2019-20	संपूर्ण वर्षे										बिनशेती	0.5330		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 25/02/2021

सांकेतिक क्रमांक :- 272400020282520000220211335

( नाव :- अर्पना लक्ष्मण लोहकरे )  
तलाठी साक्षात :- रोहिंजण तालुका :- पनवेल जिल्हा :- रायगड

ना. पन. रायगड

अहवाल दिनांक : 20/01/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५.६ आणि ७ ।

गाव - रोहिजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2895 व दिनांक : 08/09/2016  
गट क्रमांक व उपविभाग : 102/1/31

गट क्रमांक व उपविभाग 102/1/31	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव				खाते क्रमांक
शेताचे स्थानिक नाव :- कास		क्षेत्र	आकार	पो.ख.	फे.फा	
क्षेत्र एकक	आर चौ मी	मेसर्स ब्ल्यू सर्कल इन्फ्रस्ट्रक्चर			( 826 )	381
बिन शेती	14.20.00	भागीदारी संस्था तर्फे भागीदार				कळाचे नाव
बिन शेती आकारणी	142.00	अक्षय बन्सारीलाल अरोरा			( 2630 )	इतर अधिकार
जिरायत	-	अजय रायचंद मेन्सी			( 2630 )	तुकडा
बागायत	-	विजय रायचंद मेन्सी			( 2630 )	
तरी	-	-----सामाईक क्षेत्र-----	14.20.00	142.00		
वरकस	-					
इतर	-					
एकूण क्षेत्र	-					
पोट-खराब (लागवडीस अयोग्य)	-					
वर्ग (अ)	-					
वर्ग (ब)	-					
एकूण पो ख	0 00 00					
आकारणी	0 00					
जूडी किंवा विशेष	-					
आकारणी	-					
जने फेरफार क्र 2895	(88),(155),(173),(245),(271),(387),(697),(791),(826),(979),(2113),(2445),(2604),(2630),(2732)					सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा  
पिकांची नोंदवही

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ।

गाव - रोहिजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2895 व दिनांक : 08/09/2016  
गट क्रमांक व उपविभाग : 102/1/31

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी		
2019-20	संपूर्ण वर्षे										बिनशेती	0.1420		

या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळाले.  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520004220211286

पंवल - ५  
२०२५  
५८ / १४८

( नाव :- अर्चना लक्ष्मण लोहकरे )  
तलाठी साक्षात :- रोहिजणता :- पनवेल जि :- रायगड

ना. पनवेल, जि. रायगड







महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३५६ आणि ५ |

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3033 व दिनांक : 05/09/2019

गट क्रमांक व उपविभाग : 102/1/ब

प न व ल - ५

२०२५

५९/१९४८

गट क्रमांक व उपविभाग 102/1/ब	भू-धारणा पध्दती भोगवटादार वर्ग - 2	भोगवटादाराचे नांव			खाते क्रमांक	
शेताचे स्थानिक नांव :- भात		क्षेत्र	आकार	पो.ख.	फे.फा	
क्षेत्र एकक	हे.आर.चौ.मी	अक्षय बन्सारीलाल अरोरा			(2901)	82
जिरायत	0.25.60	विजय रायचंद नेन्सी			(2901)	
बागायत	-	-----सामाईक क्षेत्र-----	0.25.60	4.44	0.01.60	
तरी	-					
वरकस	-					
इतर	-					
एकूण क्षेत्र	0.25.60					
पोट-खराब (लागवडीस अयोग्य)	-					
वर्ग (अ)	0.01.60					
वर्ग (ब)	-					
एकूण पो.ख	0.01.60					
आकारणी	4.44					
जूडी किंवा विशेष	-					
आकारणी	-					
जने फेरफार क्र. (167),(542),(697),(791),(851),(1075),(2440),(2441),(2442),(2618),(2685),(2709),(2710),(2757),(2771),(2901),(3030),(3033)						सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा  
पिकांची नोंदवही

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ |

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3033 व दिनांक : 05/09/2019

गट क्रमांक व उपविभाग : 102/1/ब

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
2019-20	खरीप							भात		0.25.60				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520000220211337

( नाव :- अर्चना जयमणि लोहकर )  
तलाठी साक्षात :- रोहिंजणता :- पनवेल जि :- रायगड

अहवाल दिनांक : 20/01/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २,५.६ आणि ७ |

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2948 व दिनांक : 05/09/2017  
गट क्रमांक व उपविभाग : 102/3

गट क्रमांक व उपविभाग 102/3	भू-धारणा पध्दती भौगवटादार वर्ग - I	भौगवटादाराचे नांव				खाते क्रमांक
शेताचे स्थानिक नाव :- कास	क्षेत्र	आकार	पो.ख.	फे.फा		
क्षेत्र एकक हे.आर चौ मी	अक्षय बन्सारीलाल अरोरा			(2671)	73, [82]	
जिरायत 0.24 00	विजय रायचंद नेन्सी	0.24.00	4.50	(2671)	कळाचे नाव	
बागायत	.....सामाईक क्षेत्र.....				इतर अधिकार	
तरी	विजय रायचंद नेन्सी	0.24.00	4.50	(2671)		
वरकस	अक्षय बन्सारीलाल अरोरा			(2732)		
इतर	.....सामाईक क्षेत्र.....					
एकण क्षेत्र 0.24 00						
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)						
वर्ग (ब)						
एकण पो ख 0.02 00						
आकारणी 4.50						
जुडी किंवा विशेष						
आकारणी						
जुने फेरफार क्र (327),(366),(410),(459),(500),(630),(697),(752),(2294),(2671),(2948)					सीमा आणि भुमापन चिन्हे :	

गाव नमुना बारा  
पिकांची नोंदवही| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ |  
गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2948 व दिनांक : 05/09/2017  
गट क्रमांक व उपविभाग : 102/3

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित				अजल सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर चौ मी	हे.आर चौ मी		हे.आर चौ मी	हे.आर चौ मी		हे.आर चौ मी	हे.आर चौ मी		हे.आर चौ मी		
2019- 20	खरोप							भात		0.2400				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 25/02/2021

सांकेतिक क्रमांक :- 2724#002#0282520000220211338

१५७-९

९९९९ २०२५

६० १४८

( नाव :- अर्चना लक्ष्मण लोहकरे )  
तलाठी साक्षात :- रोहिंजण तालुका - पनवेल जिल्हा - रायगड

ता. पनवेल जिल्हा रायगड





महाराष्ट्र शासन  
गाव नमूना सात  
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3068 व दिनांक : 07/12/2019

गट क्रमांक व उपविभाग : 102/4

पत्रक - ५	
३३२	२०२५
२९/१९४	

गट क्रमांक व उपविभाग 102/4	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव			खाते क्रमांक
शेताचे स्थानिक नांव :- बांधण		क्षेत्र	आकार	पो.ख.	फ.फा
क्षेत्र एकक	आर चौ मी	मेसर्स बल्यु सर्कल इन्फाटेक			( 882 )
बिन शेती	49.90.00	भागीदारी संस्था तर्फे भागीदार			381
बिन शेती आकारणी	499.00	अक्षय बन्सारीलाल अरोरा			( 2630 )
जिरायत	-	अजय रायचंद नेन्सी			( 2630 )
बागायत	-	विजय रायचंद नेन्सी			( 2630 )
तरी	-	-----सामाईक क्षेत्र-----	49.90.00	499.00	
वरकस	-				
इतर	-				
एकूण क्षेत्र					
पोट-खराब (लागवडीस अयोग्य)					
वर्ग (अ)					
वर्ग (ब)					
एकूण पो ख	0.00.00				
आकारणी	0.00				
जूडी किंवा विशेष					
आकारणी					
जुने फेरफार क्र	(155),(603),(697),(827),(882),(2555),(2578),(2590),(2602),(2630),(3068)				
					सीमा आणि भूमापन चिन्हे :



गाव नमूना बारा

पिकाची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3068 व दिनांक : 07/12/2019

गट क्रमांक व उपविभाग : 102/4

वर्षे	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ मी	आर. चौ मी		आर. चौ मी	आर. चौ मी		आर. चौ मी	आर. चौ मी		आर. चौ मी		
2019-20	संपूर्ण वर्षे										बिनशेती	0.4990		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520000220211339

( नाव :- अर्चना लक्ष्मण सोवडे )  
तलाठी साक्षी : रोहिंजण तालुका, पनवेल जिल्हा, रायगड  
ता. पनवेल, ज. रायगड



अहवाल दिनांक : 20/01/2021



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५.६ आणि ३.५.७

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3068 व दिनांक : 07/12/2019

गट क्रमांक व उपविभाग : 102/5/ब

गट क्रमांक व उपविभाग 102/5/ब	भू-धारणा पध्दती भोगवटादार वर्ग - 1	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा	खाली क्रमांक
शेताचे स्थानिक नांव :-							
क्षेत्र एकक	आर चौ मी	मेसर्स ब्ल्यू सर्कल इन्फ्राटेक				(1070)	381
बिन शेती	13 10 00	भागीदारी संस्था तर्फे भागीदार				(2417)	कळाचे नाव
बिन शेती आकारणी	131 00	अक्षय बन्सारीलाल अरोरा				(2417)	इतर अधिकार
जिरायत	-	अजय रायचंद नेन्सी				(2417)	तुकडा
बागायत	-	विजय रायचंद नेन्सी					
तरी	-	-----सामाईक क्षेत्र-----	13.10.00	131.00			
वरकस	-						
इतर	-						
एकूण क्षेत्र	-						
पोट-खराब (लागवडीस अयोग्य)	-						
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो ख	0 00 00						
आकारणी	0 00						
जडी किंवा विशेष	-						
आकारणी	-						
जुने फेरफार क्र. (137),(155),(365),(387),(614),(697),(1070),(2417),(2534),(2569),(2630),(2895),(3068)							सीमा आणि भूमापन चिन्हे :



गाव नमुना बारा

पिकांची नोंदवही

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९।

गाव - रोहिंजण

तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : 3068 व दिनांक : 07/12/2019

गट क्रमांक व उपविभाग : 102/5/ब

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ मी	आर. चौ मी		आर. चौ मी	आर. चौ मी		आर. चौ मी	आर. चौ मी		आर. चौ मी		
2019-20	संपूर्ण वर्ष											बिनशेती	0.1310	

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520000220211341

( नाच :- अर्चना लक्ष्मण मोहनरि ) तपास  
तसाठी साक्षात :- रोहिंजणता :- पनवेल जि :- रायगड

सा. फेरफार, पनवेल, रायगड

अहवाल दिनांक : 20/01/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2948 व दिनांक : 05/09/2017  
गट क्रमांक व उपविभाग : 102/5/क

गट क्रमांक व उपविभाग 102/5/क	भू-धारणा पध्दती भोगवटादार वर्ग -I	भोगवटादाराचे नाव				खाते क्रमांक
शेताचे स्थानिक नांव :-		क्षेत्र	आकार	पो.ख.	फ.फा	
क्षेत्र एकक	हे आर चौ मी	विजय रायचंद नेन्सी			( 2683 )	284
जिरायत	0.15 70	अजय रायचंद नेन्सी			( 2683 )	कळाचे नाव
बागायत	-	अक्षय बन्सारीलाल अरोरा			( 2683 )	इतर अधिकार
तरी	-	सामाईक क्षेत्र-----	0.15 70	3.00	0.00 50	
वरकरा	-					
इतर	-					
एकूण क्षेत्र	0.15 70					
पोट-खराब (लागवडीस अयोग्य)	-					
वर्ग (अ)	0.00 50					
वर्ग (ब)	-					
एकूण पो ख	0.00 50					
आकारणी	3.00					
जडी किंवा विशेष आकारणी	-					
जने फेरफार क्र ( 85),(155),(282),(312),(396),(404),(538),(592),(697),(757),(876),(883),(2683),(2895),(2948)						सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा  
पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2948 व दिनांक : 05/09/2017  
गट क्रमांक व उपविभाग : 102/5/क

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळ पिकाखालील क्षेत्र			नागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र		घटक पिके व प्रत्येकाखालील क्षेत्र										
(१)	(२)	मिश्रणाचा संकेत क्रमांक (३)	जल सिंचित (४)	अजल सिंचित (५)	पिकांचे नाव (६)	जल सिंचित (७)	अजल सिंचित (८)	पिकांचे नाव (९)	जल सिंचित (१०)	अजल सिंचित (११)	स्वरूप (१२)	क्षेत्र (१३)	(१४)	(१५)
			हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी		
2019- 20	खरीप							भात		0.1570				

"या प्रमाणित प्रतीसाठी की नदणून १५५ रुपये मिळाले."

दिनांक :- 25/02/2021

सांकेतिक क्रमांक :- 272/100/2017/52/00002021/1342

२७२९	२०२५
२७२९	२०२५

( नाव :- अर्पना लक्ष्मण स्वहकर्ता )  
तलाठी साक्षात :- रोहिंजणता :- पनवेल जि :- रायगड

अहवाल दिनांक : 20/01/2021



महाराष्ट्र शासन

गाव नमूना सात  
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1968 यातील नियम 1, 4, 5 आणि 6]

गाव - रोहिंजण तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : --- व दिनांक : ---

गट क्रमांक व उपविभाग 103/1/अ	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव			खाते क्रमांक	
शेताचे स्थानिक नाव :- कास	क्षेत्र	आकार	पो.ख.	फे.फा		
क्षेत्र एकक आर चौ मी बिन शेती 10.90.00	1. मे. ब्लू सर्कल इन्फ्रस्ट्रक्चर भागीदारी संस्था तर्फे भागीदार	0.10.90	1099.00	1	(2445)	[2884], 381 कुळाचे नाव इतर अधिकार तुकडा
बिन शेती आकारणी 109.00	मेसर्स ब्लू सर्कल इन्फ्रस्ट्रक्चर भागीदारी संस्था तर्फे भागीदार				(2113)	
जिरायत	अक्षय बन्सारीलाल अरोरा				(2630)	
बागायत	अजय रायचंद नेन्सी				(2630)	
तरा	विजय रायचंद नेन्सी				(2630)	
वरकस	सामाईक क्षेत्र	10.90.00	109.00			
इतर						
एकूण क्षेत्र						
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)						
वर्ग (ब)						
एकूण पो ख						
आकारणी						
जडी किंवा विशेष आकारणी						
जुने फेरफार क्र (88)(173)(245)(270)(387)(697)(826)(979)(2113)(2445)(2630)(2732)					सीमा आणि भूमापन चिन्हे :	

गाव नमूना बारा  
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1968 यातील नियम 29]

गाव - रोहिंजण तालुका - पनवेल

जिल्हा - रायगड

शेवटचा फेरफार क्रमांक : --- व दिनांक : ---

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी		
2019-20	संपूर्ण वर्ष										बिनशेती	0.1090		

"या प्रमाणित प्रतीसाठी फी म्हणून 1% रुपये मिळाले."  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520000220211343

(नाव :- अर्चना लक्ष्मण भादुरी)  
तालुका अधिकारी, रोहिंजण, पनवेल जि :- रायगड  
ता. पनवेल, दि. 25/02/2021

अहवाल दिनांक : 20/01/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५.६ आणि ७ ।

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : --- व दिनांक : ---  
गट क्रमांक व उपविभाग : 103/1/ब

गट क्रमांक व उपविभाग 103/1/ब	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव				खाली क्रमांक
शेताचे स्थानिक नांव :-		क्षेत्र	आकार	पो. ख.	फे. फा	
क्षेत्र एकक	हे. आर. चौ. मी	[. मे. ब्लू सर्कल इन्फाटेक भागीदारी संस्था लॅफे. भागीदार	0.35.40	6.37	0.01.80	( 2670 )
जिरायत	0.35.40					[284], 294, [645]
बागायत	-					कुळाचे नाव इतर अधिकार
तरी	-					( 2670 )
वरकस	-	अक्षय बन्सारीलाल अरोरा				( 2670 )
इतर	-	अजय रायचंद नेन्सी				( 2670 )
एकूण क्षेत्र	0.35.40	मे. ब्लू सर्कल इन्फाटेक भागीदार				( 2670 )
पोट-खराब (लागवडीस अयोग्य)		विजय रायचंद नेन्सी				( 2670 )
वर्ग (अ)	0.01.80	.....सामाईक क्षेत्र.....	0.35.40	6.37	0.01.80	
वर्ग (ब)	-					
एकूण पो. ख.	0.01.80	[. योवर्धन यणू पाटील	0.35.40	6.37	0.01.80	( 2709 )
आकारणी	6.37	[. आवडी योवर्धन पाटील				( 2840 )
जूडी किंवा विशेष	-	[. यमन पाटील				( 2840 )
आकारणी	-	[. कमळा पाटील				( 2840 )
		[. योवर्धन यणू पाटील	0.35.40	6.37		( 2848 )
		.....सामाईक क्षेत्र.....				
सुने फेरफार क्र.	(59),(155),(290),(1044),(2670),(2709),(2848)					सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा  
पिकांची नोंदवही

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ।

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : --- व दिनांक : ---  
गट क्रमांक व उपविभाग : 103/1/ब

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व घट्ट्याखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				अजल सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे. आर. चौ. मी	हे. आर. चौ. मी		हे. आर. चौ. मी	हे. आर. चौ. मी		हे. आर. चौ. मी	हे. आर. चौ. मी		हे. आर. चौ. मी		
2019- 20	खरीप							भात			0.3540			

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 25/02/2021

सांकेतिक क्रमांक :- 27240002028252000022421

प व ल - ५

११०९ २०२५

३३ / १४८

( नाव :- अर्चना लक्ष्मण योवर्धन  
तालाकी सहाय्यक, पनवेल जि. रायगड  
ता. पनवेल, जि. रायगड





महाराष्ट्र शासन  
गाव नमुना सात  
अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३९,६ आणि ७ ]

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : २९४८ व दिनांक : ०५/०९/२०१७

गट क्रमांक व उपविभाग १०३/२/अ	भू.धारणा पध्दती भोगवटादार वर्ग - १	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
शेताचे स्थानिक नांव :-							
क्षेत्र एकक	हे आर चौ मी	।.बाबू विठ्ठल पाटील	०.४९.२०	९.१३	०.०२४०	( २८९७ )	[२०३], [२८४], २९४
जिरायत	०.४९.२०						कळाचे नाव
बागायत	-	।.मे. बलू सर्कल इन्फ्राटेक भागीदारी	०.४९.२०	९.१३	०.०२४०	( २४९० )	इतर अधिकार
तरती	-	संस्था संकेत भागीदारी					[सोना - सहकारी सोसायटी इ.क.सं. ( २७०९ )
वरकस	-						
इतर	-	अशय बन्सारीलाल अरोरा				( २४९० )	
एकूण क्षेत्र	०.४९.२०	अजय रायचंद नेन्सी				( २४९० )	
पोट-खराब (लागवडीस अयोग्य)	-	मे. बलू सर्कल इन्फ्राटेक				( २४९० )	
वर्ग (अ)	०.०२.४०	भागीदार					
वर्ग (ब)	-	विजय रायचंद नेन्सी				( २४९० )	
एकूण पो ख	०.०२.४०	सामाईक क्षेत्र	०.४९.२०	९.१३	०.०२.४०		
आकारणी	९.१३						
जडी किंवा विशेष	-						
आकारणी	-						
जने फेरफार क्र. (१५५),(३३१),(३६३),(४०९),(४४२),(५३१),(६१६),(२२९८),(२४९०),(२७०९),(२८५३),(२८५५),(२८७६),(२८९७),(२९४८)							सीमा आणि भुमापन चिन्हे :



गाव नमुना बारा  
पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : २९४८ व दिनांक : ०५/०९/२०१७

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			पिकाचे नाव				जल सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ मी	हे.आर. चौ मी		हे.आर. चौ मी	हे.आर. चौ मी		हे.आर. चौ मी	हे.आर. चौ मी		हे.आर. चौ मी		
२०१९-२०	खरीप							भात		०.४९२०				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- २५/०२/२०२१  
सांकेतिक क्रमांक :- २७२४०००२०२८२५२००००२२०२११३४५

( नाव :- अर्चना लक्ष्मण बोहरे )  
तलाठी सातः रोहिंजण तालुका, पनवेल जिल्हा - रायगड

ता. पनवेल, दि. रायगड

अहवाल दिनांक : 20/01/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५.६ आणि ७ ।

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2948 व दिनांक : 05/09/2017  
गट क्रमांक व उपविभाग : 103/2/ब

गट क्रमांक व उपविभाग 103/2/ब	भू-धारणा पध्दती भोगवटादार वर्ग - I	भोगवटादाराचे नाव			खाते क्रमांक
शेताचे स्थानिक नाव :- माहादेव	क्षेत्र	आकार	पो.ख.	फे.फा	
क्षेत्र एकक हे.आर चौ.मी	अजय रायचंद नेन्सी			(2277)	294
जिरायत 0.12.30	विजय रायचंद नेन्सी			(2277)	कळाचे नाव
बागायत -	अक्षय बन्सारीलाल अरोरा			(2277)	हैतर अधिकार
तरी -	मे बल्लु सकेल इन्फ्राटेक			(2446)	तुकडा
वरकस -	भागीदार				
हैतर -	-----सामाईक क्षेत्र-----	0.12.30	2.31	0.00.80	
एकूण क्षेत्र 0.12.30					
पोट-खराब (लागवडीस अयोग्य)					
वर्ग (अ) 0.00.80					
वर्ग (ब) -					
एकूण पो ख 0.00.80					
आकारणी 2.31					
जूडी किंवा विशेष					
आकारणी					
जुने फेरफार क्र (155),(291),(312),(387),(396),(404),(538),(592),(697),(757),(876),(2277),(2446),(2732),(2948)					सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा  
पिकांची नोंदवहया

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ।

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 2948 व दिनांक : 05/09/2017  
गट क्रमांक व उपविभाग : 103/2/ब

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				स्वरूप
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2019-20	संपूर्ण वर्षे										पड	0.1230		

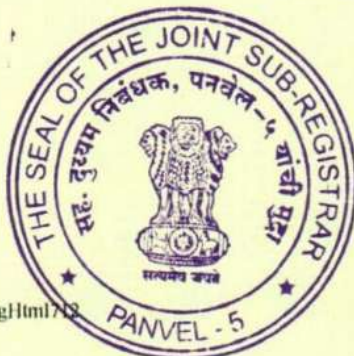
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 25/02/2021

सांकेतिक क्रमांक :- 27240002028252000022021116

(नाव :- अर्चना लक्ष्मण लोखंडेकर)  
तालुका कार्यालय, रोहिंजण, जिल्हा - रायगड

प न व ल - ५  
१११९ २०२५  
६८ / ११८





महाराष्ट्र शासन  
गाव नमूना सात  
अधिकार अभिलेख पत्रक

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३.५६ आणि ५।

अहवाल दिनांक : 20/01/2021

प व ल - ५  
१९९९ २०२५  
६६/१४८

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 3047 व दिनांक : 07/10/2019  
गट क्रमांक व उपविभाग : 103/3

गट क्रमांक व उपविभाग 103/3	भू-धारणा पध्दती भोगवटादार वर्ग - I	भोगवटादाराचे नाव				खाते क्रमांक
शेताचे स्थानिक नाव :- माहोदव		क्षेत्र	आकार	पो.ख.	फे.फा	
क्षेत्र एकक	हे.आर चौ.मी	विजय रायचंद नेन्सी			(2608)	82
जिरायत	0.32.10	अक्षय बन्सारीलाल अरोरा	0.32.10	6.00	(2608)	कळाचे नाव इतर अधिकार
बागायत	-	-----सामाईक क्षेत्र-----				
तरी	-					
वरकस	-					
इतर	-					
एकूण क्षेत्र	0.32.10					
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)	0.02.30					
वर्ग (ब)	-					
एकूण पो.ख.	0.02.30					
आकारणी	6.00					
जूडी किंवा विशेष	-					
आकारणी	-					
जुने फेरफार क्र (46),(225),(352),(631),(648),(697),(743),(793),(2104),(2157),(2387),(2388),(2415),(2608), (2631),(2732),(2948),(3047)						सीमा आणि भुमापन चिन्हे :



गाव नमूना बारा  
पिकांची नोंदवही

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९।

गाव - रोहिंजण तालुका - पनवेल जिल्हा - रायगड शेवटचा फेरफार क्रमांक : 3047 व दिनांक : 07/10/2019  
गट क्रमांक व उपविभाग : 103/3

वर्षे	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				अजल सिंचित
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
2019- 20	संपूर्ण वर्षे										पड	0.3210		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 25/02/2021  
सांकेतिक क्रमांक :- 272400020282520000220211347

( नाव :- अर्चना लक्ष्मण रोहिंजण  
तलाठी, रोहिंजण, पनवेल जि :- रायगड  
ता. पनवेल, जि. रायगड

P-1234  
123456789  
10/11/22

पवल - ५	
११११	२०२५
७० / १४८	





# PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/93/2+4 & other/21-24/16094/ 1111/2024

Date: 28/03/2024

To,

M/s. Blue Circle Infratech Pvt. Ltd.  
It's Through POA Holder For M/s. Paradise Superstructure  
Mr. Amit Madhu Bathija,  
1701, Satra Plaza, Plot No. 19 & 20,  
Sector – 19D, Vashi, Navi Mumbai.

SUB: - Amended Development Permission for Residential Cum Commercial Building on Survey No.- 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 At. - Rohinjan, Tal. - Panvel, Dist.- Raigad.

- REF: - 1) Your Architect's application No. 31336, Dt. 22/12/2023.  
2) Commencement Certificate granted by this office vide letter No. PMC/TP/BP/1089/2020, Dated 14/08/2020.  
3) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/344/2023, Date 09/02/2023.  
4) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/897/2023, Date 31/03/2023.  
5) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/2887/2023, Date 27/10/2023.  
6) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/010920/438051, Dated 30/01/2020.  
7) Amended Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No. 1106/2024/1120, Dated 21/03/2024.

Sir,

Please refer to your application for Amended Development Permission for Residential Cum Commercial Building on Survey No.- 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3, At. - Rohinjan, Tal. - Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

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

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

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

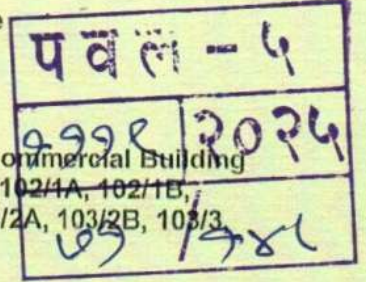
Thanking you,

मा. आयुक्ता बांधे मंजूरी नुसार



Deputy Director of Town Planning  
Panvel Municipal Corporation

(Signature)



- C.C.TO: -
- 1) Architect,  
M/s. Spaceage Consultants,  
B-106, Natraj Building,  
Mulund Goregaon Link Road,  
Mulund (W), Mumbai - 400 080
  - 2) Ward Officer,  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.
  - 3) Tahasildar, Panvel for information & requested to take converted N.A. Tax  
within 30 days from date of issue of Commencement Certificate of Panvel  
Municipal Corporation.
  - 4) Metropolitan Commissioner  
Mumbai Metropolitan Region Development Authority,  
Bandra Kurla Complex,

पवेल - ५	
२०२२	२०२५
०२/१२	





# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/ *CEC* /2023

To,

M/s. Blue Circle Infratech Pvt. Ltd.  
It's Through POA Holder For M/s. Paradise Superstructure  
Mr. Amit Madhu Bathija,  
1701, Satra Plaza, Plot No. 19 & 20,  
Sector – 19D, Vashi, Navi Mumbai.

Date: 09/02/2023 चल-५	
९९९९	२०२५
०३ / १९८	

**SUB: - Amended Development Permission for Residential Cum Commercial Building on Survey No.- 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3, At. - Rohinjan, Tal. - Panvel, Dist.- Raigad.**

- REF: -**
- 1) Your Architect's application No. 3540, Dated. 14/02/2023.
  - 2) Commencement Certificate granted by this office vide letter No. PMC/TP/BP/1089/2020, Dated 14/08/2020.
  - 3) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/344/2023, Date. 09/02/2023.
  - 4) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/010920/438051, Dated 30/01/2020.
  - 5) Amended Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/317/2023, Dated 08/02/2023.



Sir,

Please refer to your application for Amended Development Permission for Residential Cum Commercial Building on Survey No.- 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3, At. - Rohinjan, Tal. - Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

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

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

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

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

Thanking you,



*(Signature)*  
Deputy Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO: - 1) Architect,  
M/s. Spaceage Consultants,  
B-106, Natraj Building,  
Mulund Goregaon Link Road,  
Mulund (W), Mumbai - 400 080
- 2) Ward Officer,  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.
- 3) Tahasildar, Panvel for information & requested to take converted N.A. Tax  
within 30 days from date of issue of Commencement Certificate of Panvel  
Municipal Corporation.
- 4) Metropolitan Commissioner  
Mumbai Metropolitan Region Development Authority,  
Bandra Kurla Complex,

प व ल - ५	
१११२	२०२५
७४/१२	







# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/ *CEC* /2023

Date: *39/10/2023*

## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s Blue Circle Infratech Pvt. Ltd. It's Through POA Holder For M/s Paradise Superstructures Mr. Amit Madhu Bathija.** As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Tower 1 (Ceaser) (Ground Floor + 1<sup>st</sup> Podium + 2<sup>nd</sup> Podium + 3<sup>rd</sup> Podium RG + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Floor), Tower 2 (Alexander) (Ground Floor + 1<sup>st</sup> Podium + 2<sup>nd</sup> Podium + 3<sup>rd</sup> Podium RG + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Floor), Tower 3 (Napolean) (Ground Floor + 1<sup>st</sup> Podium + 2<sup>nd</sup> Podium + 3<sup>rd</sup> Podium RG + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Floor), Tower 4 (Cleopatra) (Basement 2 + Basement 1 + Ground Floor + 1<sup>st</sup> Podium + 2<sup>nd</sup> Podium + 3<sup>rd</sup> Podium RG + 4<sup>th</sup> Floor to 46<sup>th</sup> Upper Floor), Tower 5 (Charles) (Basement 2 + Basement 1 + Ground Floor + 1<sup>st</sup> Podium + 2<sup>nd</sup> Podium + 3<sup>rd</sup> Podium RG + 4<sup>th</sup> Floor to 46<sup>th</sup> Upper Floor), Tower 6 (Elizabeth) (Basement 2 + Basement 1 + Ground Floor + 1<sup>st</sup> Podium + 2<sup>nd</sup> Podium + 3<sup>rd</sup> Podium RG + 4<sup>th</sup> Floor to 46<sup>th</sup> Upper Floor), Commercial Building (Basement + Ground Floor + 1<sup>st</sup> & 2<sup>nd</sup> Upper Floor), Club House (Lower Ground + Ground + 1<sup>st</sup> Floor to 4<sup>th</sup> Upper Floor) on Survey No.- 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3, At. - Rohinjan, Tal. - Panvel, Dist.- Raigad. (Plot Area = 66260.00 sq.mt., Proposed Built Up Area for Tower 1 = 26832.05 sq.mt., Tower 2 = 25502.57 sq.mt., Tower 3 = 26832.05 sq.mt., Tower 4 = 29469.26 sq.mt., Tower 5 = 48309.05 sq.mt., Tower 6 = 37917.69 sq.mt., Commercial Building = 6008.94 sq.mt., Club House = 4823.30 sq.mt., Additional Services BUA = 166.24 sq.mt., Total Built Up area 205861.15 sq.mt.)

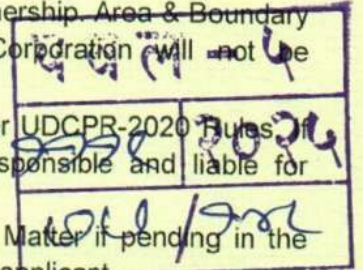
(No. of Total Residential Unit –1739 Nos., Total No. of Commercial Unit- 138 Nos.)

This Commencement Certificated is issued subject to condition that Owner / Applicant shall require to pay the balance amount prior to applying for OC as per clause no. 2.2.14 of UDCPR-2020

1. This Certificate is liable to be revoked by the Corporation if: -
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The Owner / Developer shall: -
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.

- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
- 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1986.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. **The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Amended FIRE NOC issued vide PMC/Fire/317/2023, Dated 08/02/2023 by Chief Fire Officer, Fire Brigade Department, PMC.**
- The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
12. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
13. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.

15. No work should be started unless the existing structures area to be demolished with utmost care.
16. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
17. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise, it will be treated as unauthorized use and necessary action as per law will be taken.
18. The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
19. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
20. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
21. In case of revised permission wherever third-party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
22. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
23. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
24. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
25. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
26. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details; -
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
27. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.



The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.

28. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

29. The applicants should fulfill all the health-related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

30. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.  
- Accommodation: -

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.

2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.

As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.

4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

31. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.

32. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.

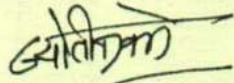
34. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"

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

35. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.

36. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
37. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
38. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
39. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
40. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
41. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
42. The Owner/ Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
43. The Owner / Developer is required to construct the discharge line at his own cost.
44. The Owner / Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before Commencement of work on the said plot.
45. The Owner / Developer should set up electrical vehicle charging point in the said plot.
46. The applicant shall submit NOC from Electric Department prior to further construction work on the said plot.
47. This Commencement Certificate is issued subject to condition that the applicant has to submit Amended Environmental Clearance Certificate prior to further construction work on the said plot.
48. This Commencement Certificate is issued subject to condition mentioned in the Undertaking / Affidavit dated 07/02/2023 submitted by applicant for Labour Cess payment are binding on them and the applicant will be solely responsible for complying those condition mentioned therein.
49. This Commencement Certificated is issued subject to condition that Owner / Applicant shall require to pay the balance amount prior to applying for OC as per clause no. 2.2.14 of UDCPR-2020
50. This set of Plans supersedes earlier approved plans vide letter dated 09/02/2023.

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

  
Deputy Director of Town Planning  
Panvel Municipal Corporation

**C.C.TO: - 1) M/s. Blue Circle Infratech Pvt. Ltd.**

**It's Through POA Holder For M/s. Paradise Superstructure  
Mr. Amit Madhu Bathija,  
1701, Satra Plaza, Plot No. 19 & 20,  
Sector – 19D, Vashi, Navi Mumbai.**

PMC/TP/Rohinjan/93/2+4&other/21-23/16094/2023



- 2) **Architect,**  
**M/s. Spaceage Consultants,**  
B-106, Natraj Building,  
Mulund Goregaon Link Road,  
Mulund (W), Mumbai - 400 080
- 3) **Ward Officer,**  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.
- 4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax  
within 30 days from date of issue of Commencement Certificate of Panvel  
Municipal Corporation.
- 5) **Metropolitan Commissioner**  
**Mumbai Metropolitan Region Development Authority,**  
Bandra Kurla Complex,

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# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

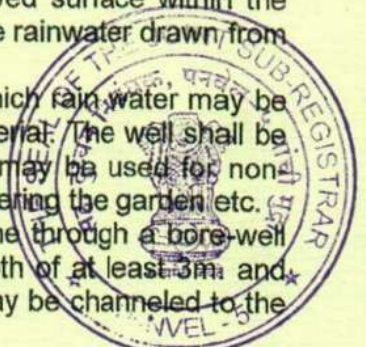
Tel – (022) 27458040/41/42

## SCHEDULE RAIN WATER HARVESTING

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Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. Width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
  - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
  - c) Coarse sand as upper middle layer up to 20% of the depth.
  - d) A thin layer of fine sand as top layer.
  - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
  - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
  - g) Perforated concrete slabs shall be provided on the pits/trenches.
  - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.



- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.  
The structures constructed under this provision shall not be counted towards FSI computation.

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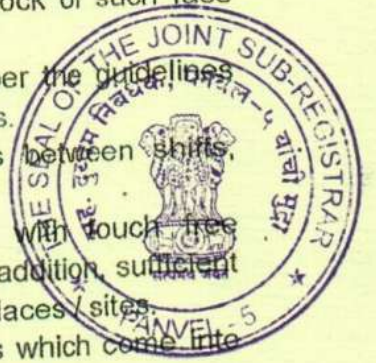




Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & its Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places/sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangement's for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.

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# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/ 379 /2023

To,

M/s. Blue Circle Infratech Pvt. Ltd.  
It's Through POA Holder For M/s. Paradise Superstructure  
Mr. Amit Madhu Bathija,  
1701, Satra Plaza, Plot No. 19 & 20,  
Sector – 19D, Vashi, Navi Mumbai.

Date: 12/12/2023	
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**SUB:** - Part Occupancy Certificate for Residential Cum Commercial Sale Building Tower 1 (Ceaser), Tower 2 (Alexander), Tower 3 (Napolean) & Club House on Survey No. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 At. Rohinjan, Tal. Panvel, Dist.- Raigad.

- REF:** - 1) Your application No. 26212, Dated 19/10/2023 & No.28927 Dated. 21/11/2023.  
2) Commencement Certificate granted by this office vide letter No. PMC/TP/BP/1089/2020, Dated 14/08/2020.  
3) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/344/2023, Date: 09/02/2023.  
4) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/897/2023, Date: 31/03/2023.  
5) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/2887/2023, Date: 27/09/2023.  
6) Final Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No.1574/2023/424, Dated 16/11/2023.  
7) Height verification for issued by NMIAL vide letter No. NMIAL/PMC/Ht.NOC/GEN/809, Dated. 06/12/2023.

Please find enclosed herewith the necessary Part Occupancy Certificate for Residential Sale Building Tower No. 1, Tower No. 2, Tower No. 3, Club House, 1st & 2nd Podium Parking & 3rd Podium R.G on above mentioned plot along with drawings duly approved.

You shall carry out Structural Audit of the development from Structural Engineer after every 5 years from the date of Part Occupancy Certificate granted and submit the copy of Structural Audit to Panvel Municipal Corporation for their record.

You may approach to the office of Executive Engineer of the respective Department to get the water supply and Drainage connection to your plot.

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

If information provided by you or any of the documents found to be false, inaccurate, misleading, the Part occupancy certificate issued to you shall be considered revoked.

मा. आयुक्त यांचे मंजूरी नुसार



Deputy Director of Town Planning  
Panvel Municipal Corporation

*(Signature)*

- C.C. TO: - 1) Architect,  
M/s. Spaceage Consultants,  
B-106, Natraj Building,  
Mulund Goregaon Link Road,  
Mulund (W), Mumbai - 400 080.
- 2) Ward Officer  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel
- 3) Tax Department, PMC.
- 4) Metropolitan Commissioner  
Mumbai Metropolitan Region Development Authority,  
Bandra Kurla Complex,

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# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/ 3799 /2023

## PART OCCUPANCY CERTIFICATE



I hereby certify that the development of Residential Cum Commercial Sale Building for

1. Tower No. 1 having Ground Floor (Parking) + 1<sup>st</sup> Podium (13 Commercial Units, BUA - 584.99 Sq.mtr + Parking) + 2<sup>nd</sup> Podium (Parking) + 3<sup>rd</sup> Podium (R.G.) + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Residential Floor (259 Residential Units, BUA - 26247.06 sq.mt.) Total Built-Up Area = 26832.05 sq.mt.
2. Tower No. 2 having Ground Floor (Parking) + 1<sup>st</sup> Podium (14 Commercial Units, BUA - 590.47 Sq.mtr + Parking) + 2<sup>nd</sup> Podium (Parking) + 3<sup>rd</sup> Podium (R.G.) + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Residential Floor (296 Residential Units, BUA - 24912.30 sq.mt.) Total Built-Up Area = 25502.57 sq.mt.
3. Tower No. 3 having Ground Floor (Parking) + 1<sup>st</sup> Podium (13 Commercial Units, BUA - 584.99 Sq.mtr + Parking) + 2<sup>nd</sup> Podium (Parking) + 3<sup>rd</sup> Podium (R.G.) + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Residential Floor (259 Residential Units, BUA - 26247.06 sq.mt.) Total Built-Up Area = 26832.05 sq.mt.
4. Club House having Lower Ground + Ground + 1<sup>st</sup> Floor to 4<sup>th</sup> Upper Floor having BUA 4823.30 sq.mt.,

(Residential Units - 814 Nos. & Commercial Units - 40 Nos., Total Units – 854 Nos. Club House, 1<sup>st</sup> & 2<sup>nd</sup> Podium Parking & 3<sup>rd</sup> Podium R.G)

(Residential Built-Up Area – 77406.22 sq.mt. & Commercial Built-Up Area – 1760.45 sq.mt., Club House Built-Up Area - 4823.30 sq.mt. Total Built-Up Area - 83989.97 sq.mt.)

On Survey No.- 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 At.- Rohinjan, Tal. - Panvel, Dist.- Raigad, completed under the supervision of Architects M/s. Spacage Consultant, has been inspected on 23/11/2023 and I declare that the development has been carried out in accordance with the UDCPR-2020 & the fulfill conditions stipulated in the Amended Commencement Certificate dated 27/09/2023 and the development is fit for the use for which it has been carried out.

This Part Occupancy Certificate is granted subject to following terms & Conditions mentioned below :-

1. The applicant shall develop the project and pay infrastructure charges in accordance with the Govt. order TPS No.1208/MMR/CR-393/08/UD-12; dated 04.11.2008 and any other order applicable to the site under reference and the applicant shall abide by the Govt - orders / MMRDA directives issued from time to time.
2. The applicant shall follow the terms and conditions mentioned in the NA Order.
3. If the applicant proposes Additional BUA in future, then applicant has to take prior approval from Mumbai Metropolitan Region Development Authority, Panvel Municipal Corporation and Environmental Clearance before commencement of any work.

4. The applicant has to submit No-objection Certificate from Tree Department, Panvel Municipal Corporation for which applicant has submitted undertaking dated 28/11/2023.
5. The applicant has to submit No-objection Certificate for Consent to Operate STP from Maharashtra Pollution Control Board before handing over possession of flats / units to the allottees for which applicant has submitted undertaking dated 28/11/2023.
6. The applicant shall solely responsible for payment of Labor Cess charges from time to time to the Maharashtra Building and other Construction Labor Welfare Cess for which applicant has submitted undertaking dated 07/02/2023 & 12/12/2023.
7. The Amenity Space shown in the sanctioned layout shall be transferred in the name of Panvel Municipal Corporation before applying for full Occupancy Certificate or whenever required for Panvel Municipal Corporation for which applicant has submitted undertaking dated 08/12/2023.
8. This part occupancy certificate is approved subject to conditions mentioned in NOC for Occupancy Certificate vide letter dated 05.10.2023 for 1.86 FSI out of 3.00 FSI of Free Sale Component by MMRDA for which applicant has submitted undertaking dated 08/12/2023.
9. This part occupancy certificate is approved subject to condition according to Clause No.2.2.14 of UDCPR – 2020 and owner / developer / applicant shall require to pay the balance amount for Premium and Ancillary prior to applying for remaining part Occupancy Certificate.

मा. आयुक्त यांचे मंजूरी नुसार

*(Signature)*  
Deputy Director of Town Planning  
Panvel Municipal Corporation

C.C. TO - 1) M/s. Blue Circle Infratech Pvt. Ltd.	
It's Through POA Holder For M/s. Paradise Superstructure	
Mr. Amit Madhu Bathija,	
1701 Satra Plaza, Plot No. 19 & 20,	Sector - 19D, Vashi, Navi Mumbai.
Architect,	M/s. Spaceage Consultants,
B-106, Natraj Building,	Mulund Goregaon Link Road,
Mulund (W), Mumbai - 400 080.	



Ward Officer  
Prabha Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.  
Tax Department, PMC.  
Metropolitan Commissioner  
Mumbai Metropolitan Region Development Authority,  
Bandra Kurla Complex,

**C. Fernandes**  
B.A.L.L.B.  
Advocate High Court

OFFICE :  
E-8/04, Opp. Apna Bazar,  
Near Saibaba Mandir, Sector - 1,  
Vashi, Navi Mumbai - 400 703  
(O) : 2782 6173  
(M) : 98210 23638  
Email : cloda.fernandes@yahoo.in

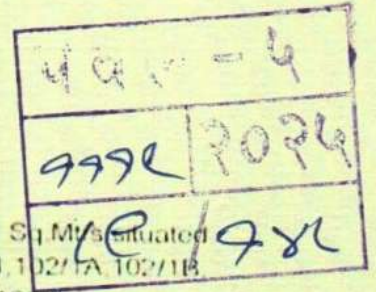
Ref.: To,  
REF: MahaRERA,  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No.C-21,E-Block, Bandra Kurla  
Complex,  
Bandra East, Mumbai400051.

Date: 16.06.2023

Format-A Circular No 28/2021

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to Plot total admeasuring 66260 Sq Mtrs situated at Survey No. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 situated, lying and being at Village Rohinjan, Taluka Panvel, and District Raigad. (Herein Referred as the Larger Plot) The Sai World Empire Phase II project is being developed on land admeasuring 5596 sq Mtrs bearing survey No. 102/3 & 102/4 of Village Rohinjan and is part of the larger plot.



- I have investigated the Title of the said Plot on the request of my Client M/s Paradise Superstructures and the following documents, i.e. :-
  - Description of the Property
  - The Title Documents of Allotment of Plot.
  - 7/12 extract issued by the Talathi.
  - Search Report for 30 Years from 1993 to 2023
  - Development Agreement registered on 28.09.2016 at serial no PVL4/8299/2016 executed between Developer M/s Paradise Superstructures and Owners M/s Blue Circle Infratech & others.
- On perusal of the above-mentioned documents and all other relevant documents relating to Title of the said Property, I am of the opinion that the Title of following Owner / Developer is Clear, Marketable and without any encumbrances except to the mortgage created in favour of Axis Trustee Services Ltd.
  - M/s Blue Circle Infratech (Owner) Survey No 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/3, 102/4, 102/5A2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B
  - Mr. Vijay Raychand Nensee (Owner) Survey No 102/1B & 103/3
  - The above said Land owners vide Development Agreement dated 28.09.2016 have given Rights to M/s Paradise Superstructures (Developer) for development of the Larger Plot.
- The Report reflecting the flow of the Title of the Blue Circle Infratech and its Partner Mr Vijay Raychand Nensee / Paradise Superstructures on the said land is enclosed herewith as annexure - A

ENCLOSED:  
Annexure-A

Date 16-06-2023



Advocate Mr C. Fernandes

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Ref :

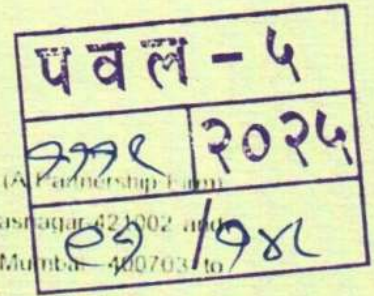
Date :

ANNEXURE-A

Date: 16.05.2023

TITLE REPORT

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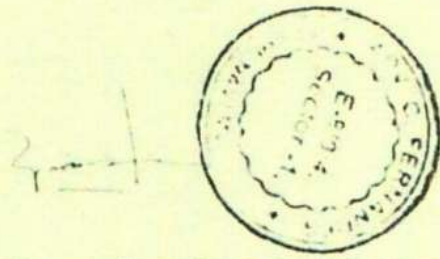
I have been requested by my client, M/s PARADISE SUPERSTRUCTURES (A Partnership Firm) having Registered office at Amit Ashiana, near Bhaji Market Gol Maidan Ulhasnagar 421002 and corporate office at 1701, Satra Plaza, plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703 to investigate the title of the Larger land admeasuring about 66260 Sq. Meters situated at Land bearing Survey no 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/1C, 102/5A2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 Owned by Mr. Infratech & its Partner Mr. Vijay Raychand Nensee, which they are developing in accordance with the Development Agreement registered on 28.09.2016 at serial no PVL - 4 / 8299



In this regard, we have undertaken the following steps:

- Caused search to be taken in the Offices of Sub-Registrar of Assurances at Panvel 4 & 5 for the last 30 years. The Search of the Index II registers available at the office of the Sub-Registrar of Assurances for the year of 2023 is conducted till such date/s as more particularly mentioned therein. At the Office of Sub-Registrar of Assurances at Panvel the Index II registered did not have all pages and the search was restricted only to the pages available. At the Office of Sub-Registrar of Assurances at Panvel, The index II registered had torn/ mutilated and the and search was restricted only to the pages available
- Perused & examined the Photocopies of Title Deeds and with the respect of said land. The details of the Photocopies as examined by me are mentioned herein
- I have raised requisitions on the title with respect to the said land and my client has duly answered the same





3 page

Parvel and District- Rajgad

Whereas I have perused documents including 7/12 extract, mutation entries & observed that MOMINPADA YAKUB BAIG TRUST owner of land bearing Survey No 93 Hissa No 2 & 3 area 10900 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, Taluka

Survey No 93 Hissa No. 2+4

ETOWOPHETITLE:



9992  
2024  
92/92

Sr No	Survey No	Area in Sq Mtrs
1	93/2+4	10900
2	93/3	2760
3	94/1	3160
4	94/2	2900
5	94/3A	5910
6	94/3B	800
7	94/4	5330
8	102/1A	1420
9	102/1B	2720
10	102/3	2600
11	102/4	4990
12	102/5A2	5120
13	102/5B	1310
14	102/5C	1620
15	103/1A	1090
16	103/1B	3720
17	103/2A	5160
18	103/2B	1310
19	103/3	3440
Total		66260

All that piece and parcel of land situated, lying and being at Village Rohinjan, Taluka Parvel, and District Rajgad, within the limits of Parvel Municipal Corporation bearing Survey Nos. as listed below

SCHEDULE OF PROPERTY

B. And Whereas by Mutation Entry No. 2190, the names of the Trustees 1) Y. S. BAIG, 2) A. A. KHATIB 3) A. A. MANYAR 4) A. H. MASTE and 5) D. ARAUT of MOMIN PADA YAKUB BAIG TRUST were removed as per the order dtd. 07.05.99 in M.A. No. 110/98 and the names of new Trustees were entered in respect of MOMINPADA YAKUB BAIG TRUST viz 1) Mr. ALHAJ M. MUSTAFA, 2) Mr. A. GAFAR A. SATTAR SHAIKH, 3) Mr. ABDULLA BADVAN KUNNI, 4) Mr. AKIL JAFAR KHANAND 5) Mr. EQBAL ALIYAH

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C. And whereas by Mutation Entry No. 2546, the name of Tenant Mr. SHANKAR TRIMBAK PATIL was removed from the record as per the order of Tahsildar, Panvel dtd. 07.07.2009 which was as per the statement of said Mr. SHANKAR TRIMBAK PATIL to remove his own name from the record.

D. And Whereas MOMINPADA YAKUB BAIG TRUST filed Application No. 18477 of 2009 Under the Section 36 (10) of the Bombay Public Trust Act, 1950 before the JOINT CHARITY COMMISSIONER MAHARASHTRA STATE, MUMBAI and Order No. 18477 of 2009 passed for sale of said trust land on dated 18.02.2009 by Joint Charity Commissioner Maharashtra state, Mumbai.



E. And whereas said MOMINPADA YAKUB BAIG TRUST has assigned, transferred, their all rights, title, interest, benefits in respect of said Survey No. 93/2 & 4 in favour of M/s. BLUE CIRCLE INFRATECH by a Conveyance Deed dtd. 07.07.2009, entered into between MOMINPADA YAKUB BAIG TRUST, PANVEL therein referred to as the Seller and ANNE BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. RAYCHANDNENSEE 3) MR. VIJAYRAYCHANDNENSEE AND 4) MR. AKSHAY BANSARILAL ARORA therein referred to as the Purchasers and said deed had been duly registered with the sub-Registrar of Assurances, Panvel 3 vide Document No. PVL 3-4235 - 2009 on dtd. 07.07.2009 and accordingly the name of M/s. BLUE CIRCLE INFRATECH through its partners 1) JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3) MR. VIJAY RAYCHAND NENSEE AND 4) MR. AKSHAY BANSARILAL ARORA was Entered into the record by mutation entry No. 2561.

2. Survey No. 93 Hissa No. 3

A. I have perused documents including 7/12 extract, mutation entries & observed that HIRABAI ZIPA PATIL and others are owners of said land Survey No. 93 Hissa No. 3 area 2760 Sq. Mtrs. land situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad.



- B. Whereas said landowners 1) HIARBAI ZIPA PATIL, 2) CHANGUBAI SHANTARAM CHENDAKAR, 3) BARKUBAI GOVIND GHARAT has released their Shares, title, interest, in respect of said Survey No. 93/3 in favour of Mr. BALARAM P. PATIL by an execution & registration of Release Deed dated 25.01.2008 & duly registered with the sub-Registrar of Assurances Panvel-4 vide Document No. PVL 4 - 4841 - 2008 dated 25.01.2008.
- C. AND whereas said landowner Mr. BALARAM P. PATIL has assigned, transferred his all rights, title in respect of said Survey No. 93/3 in favour of M/s. BLUE CIRCLE INFRATECH by a Conveyance Deed 05.05.2010 executed by MR. BALARAM PADU PATIL in favour of M/s. BLUE CIRCLE INFRATECH through its partners 1) Mr. AJAY RAYCHAND NENSEE and 2) Mr. AKSHAY BANSARILAL ARORA and said deed had been duly registered with the sub-Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 5712 - 2010 dated 07.09.2010 and accordingly the name of M/s. BLUE CIRCLE INFRATECH through its partners 1) JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE
- D. MR. VIJAY RAYCHAND NENSEE AND 4) MR. AKSHAY BANSARILAL ARORA was Entered into the record by mutation entry No. 2601
- E. AND whereas as per Mutation entry no. 2630, the order of collector, Raigad dated 27.10.2010 thereby granting N/A Permission to Mrs. BLUE CIRCLE INFRATECH was recorded

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3.	Survey No. 94 Hissa No. 1
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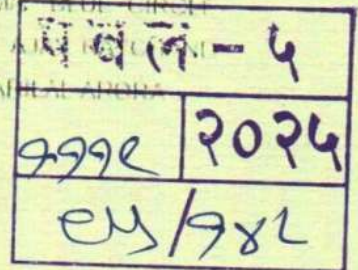
A. I have perused documents including 7/12 extract & observed that MR. TUKARAM PANDURANG PATIL originally owner of said Survey No. 94 Hissa No. 1 area 3160 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad.



whereas said landowner MR. TUKARAM PANDURANG PATIL had assigned, transferred all his rights, title, interest, benefits etc. in respect of said Survey No. 94/1 in favour of M/S. BLUE CIRCLE INFRATECH by an Agreement for Sale entered into between MR. TUKARAM PANDURANG PATIL therein referred to as the Seller AND M/S. BLUE CIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3) MR. VIJAY RAYCHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA therein referred to as the Purchaser and said deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL/ 1 - 03898 - 2007 on dtd. 15.05.2007

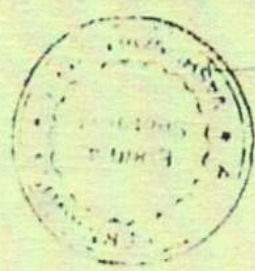


C. AND whereas after getting full & final consideration amount (payment) of said Survey No. 94/1 said land owner MR.TUKARAM PANDURANG PATIL has executed Conveyance Deed in favour of M/S. BLUE CIRCLE INFRATECH and said deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 8342 - 2007 on dtd. 23.10.2007 and accordingly the name of M/s. BLUE CIRCLE INFRATECH through its Partners 1) 1) MR. JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3)MR.VIJAY RAYCHAND NENSEE & 4)MR.AKSHAY BANSARILAL ARORA Entered into the records by mutation Entry no.2392



4. SurveyNo.94HissaNo.2

- A. I have perused documents including 7/12 extract, mutation entries & observed that Mr. SHANTARAM SITARAM PATIL originally owner of said Survey No. 94 Hissa No. 2 of 2900 Sq. mtrs. situated, lying and laying being at Village Rohinjan, Tal. Panvel District-Raigad.
- B. And whereas said Landowner Mr. SHANTARAM SITARAM PATIL had as transferred, all his rights,title,interest, benefits, etc in respect of said Survey No. 94 Hissa No. 2 in favour of M/s. BLUE CIRCLE INFRATECH by an Agreement for Sale of dtd. 15.05.2007 entered in to between MR. SHANTARAM SITARAM PATIL therein referred to as the Seller AND M/S. BLUE CIRCLE INFRATECH through its partner 1) JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3)MR.VIJAY RAYCHAND NENSEE AND 4)MR.AKSHAY BANSARILAL ARORA therein referred to as the Purchasers and said Deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 03899 - 2007 on dtd. 15.05.2007.
- C. And whereas after getting full and final consideration amount (Payment) of said Survey No. 94/2 Mr. SHANTARAM SITARAM PATIL has executed Conveyance Deed dtd. 29.10.2007, in favour of M/S. BLUE CIRCLE INFRATECH and said Deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 8524 - 2007 on dtd. 29.10.2007 and accordingly the name of M/s. BLUE CIRCLE INFRATECH through its partners 1) JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3) MR. VIJAY RAYCHAND NENSEE AND 4) MR.AKSHAY BANSARILAL ARORA was entered into the Record by mutation entry No.2391.
- D. And whereas as per mutation entry No. 2630, the order of collector, Raigad dated 27.10.2010 thereby granting N.A. Permission to M/s. BLUE CIRCLE INFRATECH was recorded.



5. Survey No. 94 Hissa No. 3A

A. I have perused documents including 7/12 extract, mutation entries & observed that Mr HASURAM KANU MHATRE originally owner of said Survey No. 94 Hissa No. 3A area 5910 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad.

B. And whereas said landowner Mr HASURAM KANU MHATRE had assigned, transferred, all his rights, title, interest, benefits, etc in respect of said Survey No 94 / 3A in favour of M/S BLUE CIRCLE INFRATECH by a Conveyance Deed dated entered into between Mr HASURAM KANU MHATRE therein referred to as the Seller AND M/s BLUE CIRCLE INFRATECH through its partner Mr VIJAY RAYCHAND NENSEE therein referred to as the Purchaser and said Deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No PVL 1 - 8864 - 2009 on dtd 15.12.2009, and accordingly, the name of M/s. BLUE CIRCLE INFRATECH through its Partner Mr. VIJAY RAYCHAND NENSEE was entered into the record by mutation entry No. 2588.

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6. Survey No. 94 Hissa No. 3B

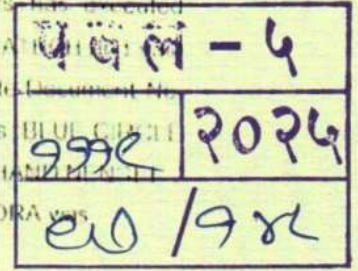
I have perused documents including 7/12 extract, mutation entries & observed that 1) MR. SHANTARAM SITARAM PATIL, 2) MR. PARSHURAM SITARAM PATIL, 3) JANABAI RAMCHANDRA PATIL originally owners of said Survey No. 94 Hissa No. 3B area 800 Sq. Mts. Situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad.



And whereas said land owners MR. SHANTARAM SITARAM PATIL & others had assigned, transferred, all their rights, title, interest, benefits, etc. in respect of said Survey No 94/3B in favour of M/s. BLUE CIRCLE INFRATECH by a Agreement for Sale on dtd 07.06.2007 entered into between 1) MR. SHANTARAM SITARAM PATIL, 2) MR. PARSHURAM SITARAM PATIL, 3) JANABAI RAMCHANDRA PATIL, 4) NUTAN RAMCHANDRA PATIL, 5) TARA RAMCHANDRA PATIL, 6) VANITA RAMCHANDRA PATIL, 7) SUNITA RAMCHANDRA PATIL, 8) ANITA RAMCHANDRA PATIL, 9) SANGITA RAMCHANDRA PATIL, 10) KAVITA RAMCHANDRA PATIL therein referred as the sellers AND M/s. BLUE CIRCLE INFRATECH through its partners 1) MR. JAMES D'SILVA, 2) MR. AJAY RAYCHAND NENSEE, 3) MR. VIJAY RAYCHAND NENSEE AND 4) MR. AKSHAY BANSARILAL ARORA therein referred as the Purchasers and said Agreement had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 04634 - 2007 on dated. 07.06.2007.



C. And whereas after getting full & final consideration amount (payment) of said Survey No 94/3B said landowners MR. SHANTARAM SITARAM PATIL & others has executed Conveyance Deed dtd 18.06.2008, in favour of M/s BLUE CIRCLE INFRATECH through its deed duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 4883 - 2008 on dtd. 18.06.2008 and accordingly, the name of M/s BLUE CIRCLE INFRATECH through its partners 1) JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3) MR. VIJAYRAYCHAND NENSEE AND 4) MR. AKSHAY BANSARILAL ARORA was entered into the record by mutation entry No.2447



D. And whereas as per Mutation entry no 2630, the order of Collector, Raigad dated 27/10/2010 thereby granting N.A. Permission to M/s BLUE CIRCLE INFRATECH was recorded.



**7. Survey No.94 Hissano. 4**

A. I have perused documents including 7/12 extract, mutation entries & observed that LEELABAI GAJANAN GAIKAR AND OTHERS originally owners of said Survey No. 94 Hissa No 4 area 5330 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad.

B. And whereas said land owners Smt LEELABAI GAJANAN GAIKAR AND OTHERS had assigned, transferred, all their rights, title, interest, benefits, etc. in respect of said Survey No. 94/4 in favour of M/s. BLUE CIRCLE INFRATECH by a Conveyance Deed dated 04/01/2010, entered into between 1)LEELABAI GAJANAN GAIKAR, 2) DWARKABAI RAM PATIL, 3) BABIBAI ATMARAM PATIL 4) DAT TU JOMA PATIL, 5) KAMLAKAR TUKARAM PATIL, 6) JANABAI TUKARAM PATIL, 7) DEEPAK TUKARAM PATIL AND 8) VAISHALI TUKARAM PATIL therein referred to as the Sellers AND M/S. BLUE CIRCLE INFRATECH through its partner MR. VIJAY RAYCHAND NENSEE therein referred to as the Purchasers and said Agreement had been duly registered with the Sub Registrar of Assurances Panvel-1, vide Document No. PVL 1 - 91 - 2010 on dated. 04.01.2010

**8. Survey No.102 Hissano.1A.**

A. I have perused documents including 7/12 extract, mutation entries & observed that 1) MR. RAGHUNATH KALYA PATIL & 2) MR. SHRIPAT KALYA PATIL originally owners of said Survey No. 102 Hissa No. 1A area 1420 Sq Mtrs. Situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District Raigad.



- B And whereas said land owner 1) MR RAGHUNATH KALYA PATIL & 2) MR SHRIPAT KALYA PATIL had assigned, transferred, all his rights, title, interest, benefits, etc in respect of said Survey No 102/1A in favour of M/s BLUE CIRCLE INFRATECH by an Agreement for Sale dated 02.11.2007 entered into between 1) MR RAGHUNATH KALYA PATIL & 2) MR SHRIPAT KALYA PATIL therein referred as the Sellers AND M/S BLUE CIRCAL INFRATECH through its partners 1) MR JAMES D'SILVA, 2) MR AJAY RAYCHANDNENSEE 3) MR VIJAYRAYCHANDNENSEE AND 4) MR AKSHAY BANSARILAL ARORA therein referred to as the Purchaser and said Deed had been duly registered with the sub Registrar of Assurances, Panvel-1, vide Document no PVL 1 - 8707 - 2007 on dtd. 03.11.2007
- C And whereas after getting full & final consideration amount (payment) of said Survey No 102/1B (said landowner 1) MR RAGHUNATH KALYA PATIL & 2) MR SHRIPAT KALYA PATIL had executed Conveyance Deed dated 18/6/2007 in favour of M/s BLUE CIRCAL INFRATECH and said Deed had been duly registered with the sub-Registrar of Assurances, Panvel-1, vide Document no PVL 1 - 4886 - 2008 on dtd 20.06.2008.

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AND Whereas James D'silva one of the Partner released his Share, title, & interest in respect of M/s BLUE CIRCAL INFRATECH of said land in favour of 1) VIJAY RAYCHAND NENSEE 2) AJAY RAYCHAND NENSEE 3) AKSHAY BANSARILAL ARORA all Partners of M/s BLUE CIRCAL INFRATECH by a Release Deed and said Deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No PVL 1 - 6666 - 2011 dtd 24.05.2011.

AND WHEREAS as per Mutation entry no. 2630, the order of Collector, Raigad dated 27/10/2010 thereby granting N.A. Permission to M/s. BLUE CIRCLE INFRATECH was recorded



Survey No. 102 Hissa No. 1B

After perused documents including 7/12 extract, mutation entries & observed that Mutation Entry No 167 dated 20.02.1934 Mr. ABDUL GAFUR HAJJI HUSSEIN purchased said Survey No. 102/1B situated, lying and laying being at Village Rohinjan, Taluka Panvel, District- Raigad from DHARMA BAL PATIL for a consideration of Rs. 300/- on 06.01.1935.

B And whereas as per mutation entry no 542, On 25/03/1961 32 G certificate was issued in the name of Tenant TUKARAM SHIVA PATIL and purchase consideration was fixed as Rs 630/- and his name was recorded confirmed on 25/04/1961 as holder of land.





C. And whereas as per Mutation entry no 697, In pursuance of Maharashtra weights and measures (enforcement) Act 1958 and Indian Coinage Act 1955 Special Taluka Inspector Land records Colaba issued new aakarbandh which was implemented in the records of lands.

D. And whereas as per mutation entry no 851, the names of legal heirs of deceased SHIVA PATIL were entered in the records as 1) Mr. KASHINATH TUKARAM PATIL 2) GANGABAI SHANKAR PATIL 3) TARABAI NAMDEV PATIL 4) VITHABAI TUKARAM PATIL 5) SHANTABAI TUKARAM PATIL which was confirmed on 03/10/1978

E. And whereas as per mutation entry no 1075, the names of legal heirs of deceased TARABAI NAMDEV PATIL were entered in the records as 1) ASHOK NAMDEV PATIL 2) VILAS NAMDEV PATIL 3) AASHA NAMDEV PATIL 4) SUREKHA NAMDEV PATIL 5) JYOTI NAMDEV PATIL 6) JULI NAMDEV PATIL which was confirmed on 03/10/1978

F. And whereas as per mutation entry no 2440, the name of legal heirs of deceased SHANTABAI TUKARAM PATIL were entered in the records as 1) KASHINATH TUKARAM PATIL 2) VITHABAI TUKARAM PATIL 3) CHANDRAKANT SHANKAR PATIL 4) SHANKAR PATIL 5) ANANT SHANKAR PATIL 6) MANISHA RAMESH ULKAR PATIL 7) ASHOK NAMDEV PATIL 8) VILAS NAMDEV PATIL 9) ASHA NAMDEV PATIL 10) SUREKHANAMDEV PATIL 11) JYOTINAMDEV PATIL 12) JULI NAMDEV PATIL which was confirmed on 16/06/2008

G. And whereas as per mutation entry no 2441, the names of legal heirs of deceased JYOTI NAMDEV PATIL were entered in the records as 1) ASHOK NAMDEV PATIL 2) VILAS NAMDEV PATIL 3) ASHA NAMDEV PATIL 4) SUREKHA NAMDEV PATIL 5) JULI NAMDEV PATIL which was confirmed on 03/10/1978

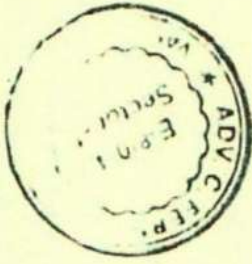
H. And whereas as per mutation entry No. 2442 dated 16/06/2008, SUREKHA NAMDEV PATIL has released her shares, in respect of said Survey No. 102/1B in favour of of 1) ASHOK NAMDEV PATIL 2) VILAS NAMDEV PATIL 3) ASHA NAMDEV PATIL 4) JULI NAMDEV PATIL by a Release Deed 14.07.2008 and duly registered with the Sub Registrar of Assurances, Panvel, vide Document No.4424/2008, same was confirmed on 14/07/2008

I. And whereas as per mutation entry No. 2618 dated 24/09/2010, the names of legal heirs of deceased VITHABAI KASURAM PATIL were entered in the records as 1) MR KASHINATH TUKARAM PATIL the entry was confirmed on 16/10/2010.

J. And whereas as per mutation entry no. 2685 dated 02/05/2011, Mr. CHANDRAKANT SHANKAR PATIL and Others Nine has released their Shares in respect of Said Survey No. 102/1B in favour of Mr. KASHINATH TUKARAM PATIL by a Release Deed dtd. 18.03.2011 and registered with the Sub Registrar of Assurances, Panvel, vide Document No. 4106/2011.

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11 Panvel

A I have perused documents including 7/12 extract, mutation entries & observed that GOKHALYA PANDURANG PATIL originally owner of said Survey No. 102 Hissa No. 4 area 4990 Sq Mtrs. situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad

11 Survey No. 102 Hissano. 4

And whereas said landowners Mr. VISHNU JANU PATIL AND OTHERS has assigned, transferred their all rights, title in respect of said Survey No. 102/3 in favour of Mrs. BLUE E. INFRATECH by a Conveyance Deed dated 03/02/2011, entered into and executed between Mr. VISHNU JANU PATIL AND OTHERS therein referred to as the Sellers VIJAY RAYCHAND NENSEE 2) Mr. AKSHAY BANSAARILAL ARORA therein referred to as the Purchasers and said Deed had been duly registered with the registrar of Panvel-1 vide documents no. PVL1-1735 - 2011 on dtd. 03.02.2011



And whereas as per mutation entry no. 2294 dated 01/06/2006, the names of legal heirs of Mr. JANU CHAHU PATIL were entered in the records as 1) Mr. VISHNU JANU PATIL 2) Mr. LAXMAN JANU PATIL 3) Mr. ARUN JANU PATIL 4) Mr. GORAKSHANATH PATIL 5) Smt. SUMAN PANDURANGA KADU 6) Smt. BHAGABAI DASHRATH KAMLABAI KRISHNA PATIL 8) Smt. PARIMAL KRUSHNA PATIL 9) Smt. KANCHAN KRISHNA PATIL

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A I have perused documents including 7/12 extract, mutation entries & observed that Mr. JANU CHAHU PATIL originally owner of said Survey No. 102 Hissa No. 3 area 2600Sq Mtrs. situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad

10. Survey No. 102 Hissano. 3

k And whereas said land owner Mr. KASHINATH TUKARAM PATIL has assigned, transferred his all rights, title in respect of said Survey No. 102/1B in favour of Mr. VIJAY RAYCHAND NENSEE by execution and registration Conveyance Deed dtd. 06.09.2016 entered into between Mr. KASHINATH TUKARAM PATIL therein referred to as the Seller AND Mr. VIJAY RAYCHAND NENSEE therein referred to as the Purchaser and said deed had been duly registered with the registrar of Panvel-5 vide document no. PNL-5-2123-2016 on dtd. 06.09.2016

B. And Whereas as per mutation entry No. 2555, legal heirs of deceased GOKHALYA PANDURANG PATIL were recorded as 1) SAWLARAM GOKHALYA PATIL, 2) HARISHCHANDRA GOKHALYA PATIL, 3) TAIBAI VISHNU PATIL, 4) ASHWINI VISHNU PATIL, 5) RINA VISHNU PATIL, 6) SHARDA MARUTI PATIL, 7) SARIKA MARUTI PATIL, 8) JYOTI MARUTI PATIL, 9) DEEPIKA MARUTI PATIL, AND 10) NIRMALA RAYCHAND KHARADE, 11) PUSHPA LAHU GHARAT, 12) MANGALA SHASHIKANT CHAUDHARI, 13) TAKDIR SHREEPAD PATIL, 14) SUNIL NAMA PATIL AND 15) ROSHAN NAMA PATIL dated 01/01/2010 and same was confirmed on 25/02/2010

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C. And Whereas NIRMALA SHREEPAD PATIL @ Mrs DINA RAYCHAND KHARADE has released her shares in respect of said S. No. 102/4 in favour of 1) SAWALRAM GOKHALYAPATIL, 2) HARISHCHANDRAGOKHALYAPATIL, 3) TAIBA VISHNUPATIL, 4) ASHWINI VISHNU PATIL, 5) VINA VISHNU PATIL, 6) SHARDA MARUTI PATIL, 7) SARIKA MARUTI PATIL, 8) JYOTI MARUTI PATIL, 9) DEEPAK MARUTI PATIL, 10) PUSHPA LAHU GHARAT, 11) MANGALA SHASHIKANT CHAUDHARI, 12) SHREEPADPATIL, 13) SUNILNAMAPATIL AND 14) ROSHAN NAMA PATIL by Release Deed & their name was entered into the record of Tahsildar, Panvel dated 09/04/2010 and same was confirmed on 26/04/2010.



D. And whereas said landowners MR. SAWALRAM G. PATIL & OTHER THIRTEEN has assigned, transferred their all rights, title in respect of said Survey No. 102/4 in favour of Mrs. BLUE CIRCLE INFRATECH by a Conveyance Deed dated 03/02/2010, entered into and between MR. SAWALRAM G. PATIL & OTHER THIRTEEN therein referred as the Sellers AND M/S BLUE CIRCLE INFRATECH through its partners 1) MR VIJAY RAYCHANDNENSEE 2) MR. AJAYRAYCHANDNENSEE AND 3) MR AKSHAY BANSARILAL AROEA therein referred as the Purchasers and said Deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 1248 - 2010 on dtd. 03/02/2010, and accordantly the name of Mrs. BLUE CIRCLE INFRATECH was entered into the revenue record & 7/12 extract by Mutation Entry No. 2590 and same was confirmed on 31/05/2010.

E. And whereas as per mutation entry no. 2630, the order of Collector, Raigad dated 27/10/2010 thereby granting N.A. Permission to M/s. BLUE CIRCLE INFRATECH was recorded.

**12. Survey no. 102 Hissano. 5/A2**

A. I have peruse documents including 7/12 extract, mutation entries & observed that Mr BANDU BABU PATIL originally owner of said Survey No. 102 Hissa No. 5/A2 area 5120



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Sq Mtrs situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad

- B And Whereas said land Owner Mr. BANDU BABU PATIL has assigned, transferred his all rights, title in respect of said Survey No 102/5/A2 in favour of M/s. BLUE CIRCLE INFRATECH by a Deed of Conveyance dated 1/11/2007, entered into between MR BANDU B. PATIL therein referred to as the Seller AND M/S. BLUE CIRCLE INFRATECH through its partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3) MR. VIJAY RAYCHAND NENSEE 4) MR. AKSHAY BANSARILAL ARORA therein referred to as the Purchasers and said Deed had been duly registered with the sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 8643 - 2007 on dtd. 01.11.2007 and accordingly the name of M/s. BLUE CIRCLE INFRATECH was entered into the revenue record & 7/12 extract by Mutation entry No 2396 and same was confirmed on 20.12.2007
- C And whereas as per mutation entry no. 2630, the order of Collector, Raigad dated 27/10/2010 thereby granting N.A. Permission to M/s. BLUE CIRCLE INFRATECH was recorded

**13. Survey No. 102 Hissano 5B**

A I have perused documents including 7/12 extract, mutation entries & observed that MR PADU APPA PATIL originally owner of said Survey No. 102 Hissa No. 5B area 1310 Sq Mtrs situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District-

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B And whereas as per mutation entry no 1070, legal heirs of deceased MR. PADU APPA PATIL were recorded as 1) BALARAM PADU PATIL, 2) HIRABAI ZIPA PATIL, 3) BARKUBAI GOVIND GHARAT, 4) CHANGUBAI SHANTARAM YENDARKAR, dated 15/03/1990 and same was confirmed on 17/01/1991.

And Whereas 1) HIRABAI ZIPA PATIL 2) CHANGUBAI SHANTARAM YENDARKAR, 3) BARKUBAI GOVIND GHARAT has released their share in respect of S. No 102/5B in favour of Mr. BALARAM P. PATIL by a registered Release Deed on dtd. 25.01.2008 and said Release Deed was duly registered with the Sub Registrar of Assurances Panvel- 4, vide Document No. PVL 4 - 4841 - 2008 dated 25/01/2008.

D And whereas said landowner Mr. BALARAM P. PATIL has assigned, transferred his all rights, title in respect of said Survey No. 102/5B in favour of M/s. BLUE CIRCLE INFRATECH by execution and Registered Deed of Conveyance dated 10/03/2010, entered into between MR. BALARAM P. PATIL therein referred to as the Seller AND M/S. BLUE CIRCLE INFRATECH through its partner 1) MR. VIJAY RAYCHAND NENSEE 2) MR. AJAY RAYCHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA therein referred to as the Purchaser and said Deed duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. PVL 1 - 2884 - 2010 on dtd. 10.03.2010 and accordingly the name of M/s. BLUE CIRCLE INFRATECH through its Partners 1) Mr. VIJAY RAYCHAND NENSEE 2) Mr. AJAY RAYCHAND NENSEE 3) Mr. AKSHAY

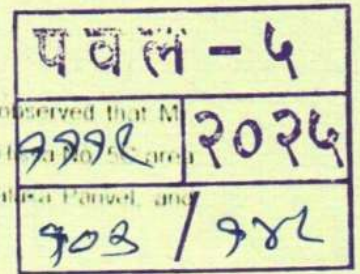


BANSARILAL ARORA was entered into the revenue record & 7/12 extract by Mutation Entry No. 2569 and same was confirmed on 31 03 2010

- E. And whereas as per mutation entry no. 2630, the order of Collector, Raigad dated 27/10/2010 thereby granting N.A. Permission to M/s BLUE CIRCLE INFRA TECH was recorded.

**14. Survey No. 102 Hissano. 5C**

- A. I have perused documents including 7/12 extract, mutation entries & observed that M/s SHANTARAM SITARAM PATIL originally owner of said Survey No. 102 Hissano. 5C area 1620 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad



- B. And Whereas Mr. SHANTARAM SITARAM PATIL has assigned, transferred his all title in respect of said Survey No. 102/5C in favour of M/s BLUE CIRCLE INFRA TECH execution Conveyance Deed dated 24/02/2011, entered into between MR. SHANTARAM SITARAM PATIL therein referred to as the Seller and M/S BLUE CIRCLE INFRA TECH through its partners 1) MR. VIJAY RAYCHAND NENSEE 2) MR. AJAY RAYCHAND NENSEE AND 3) MR. AKSHAY BANSARILAL ARORA therein referred to as the Purchasers, and said Deed was duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. 2958/2011 accordingly the name of M/s BLUE CIRCLE INFRA TECH through its Partners 1) Mr. VIJAY RAYCHAND NENSEE 2) Mr. AJAY RAYCHAND NENSEE 3) Mr. AKSHAY BANSARILAL ARORA was entered into the revenue record & 7/12 extract by Mutation entry No. 2683 and same was confirmed on 23.05.2011.



**15. Survey No. 103 Hissano. 1A**

- A. I have perused documents including 7/12 extract, mutation entries & observed that Mr RAGHUNATH KALYA PATIL, 2) Mr SHRIPAD KALYA PATIL originally owners of said Survey No. 102/1 Hissano. 1A area 1090 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, Taluka Panvel, and District- Raigad
- B. And Whereas said Owners 1) Mr. RAGHUNATH KALYA PATIL, 2) Mr. SHRIPAD KALYA PATIL has assigned, transferred their all rights, title in respect of said Survey No. 103/1A in favour of M/s. BLUE CIRCLE INFRA TECH by a Conveyance Deed dated 18/06/2007, entered into between Mr. RAGHUNATH KALYA PATIL & Mr. SHRIPAD KALYA PATIL therein referred to as the Sellers AND M/S. BLUE CIRCLE INFRA TECH through its partners 1) MR. JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA therein referred to as the Purchasers and said deed had been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document no PVL1-4826-





I have perused documents including 7/12 extract, mutation entries & observed that Mr. SHANKAR TRIMBAK PATIL owner of said Survey No. 103/ Hissa No. 2A area 5160 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, AND M/S BLUE CIRCLE INFRATECH owner of Survey No. 105/4B area 2760 sq. Mtrs. & Survey No. 112/1 area 500 sq. Mtrs. situated, lying and laying being at Village Rohinjan and said both owners has exchanged their Property by an Exchange Deed dated 22.12.2015, entered into and

17. Shreey No. 103Hissano.2A

2015 on did 05.10.2015

between M/S BLUE CIRCLE INFRATECH through its partners 1) MR. VIJAY RAYCHAND NENSEE, 2) AJAY RAYCHAND NENSEE AND 3) SHRI AKSHAY BANSARILAL ARORA and SHRI GOVARDHAN GENU PATIL of the other part and said deed had been registered with the registrar of assurances Panvel-4 vide document no PNL4 -



exchanged their Property by an Exchange Deed dated 05/10/2015, entered into and sq. Mtrs. situated, lying and laying being at Village Rohinjan and said both owners has INFRATECH owner of Survey No. 3/5B area 1310 sq. Mtrs. & Survey No. 107/1 area 3760 Mtrs. situated, lying and laying being at Village Rohinjan, AND M/S BLUE CIRCLE GENU PATIL owner of said Survey No. 103/ Hissa No. 1B area 3720 Sq. Mtrs. situated, lying and laying being at Village Rohinjan, AND M/S BLUE CIRCLE I have perused documents including 7/12 extract, mutation entries & observed that Mr. 2/2 extract by Mutation Entry No. 2732 and same was confirmed on 07.07.2012.

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through its Partners 1) Mr. VIJAY RAYCHAND NENSEE 2) Mr. AJAY RAYCHAND NENSEE 3) Mr. AKSHAY BANSARILAL ARORA was entered into there venue record & 6666/2011 dated 24/05/2011 and accordingly the name of M/s. BLUE CIRCLE INFRATECH been duly registered with the Sub Registrar of Assurances, Panvel-1, vide Document No. Mrs. BLUE CIRCLE INFRATECH by a Release Deed did 07.07.2012 and said Deed had 2) Mr. AJAY RAYCHAND NENSEE 3) Mr. AKSHAY BANSARILAL ARORA all partners of released his share in respect of said Land in favour of 1) Mr. VIJAY RAYCHAND NENSEE. B And Whereas James D'silva one of the Partner of M/s. BLUE CIRCLE INFRATECH has recorded 27/10/2010 thereby granting N/A Permission to M/s. BLUE CIRCLE INFRATECH was A And whereas as per mutation entry no. 2630, the order of Collector Raigad dated

16. Survey No. 103Hissano.1B

confirmed on 25.07.2008

2008 accordingly the name of M/s. Blue Circle Infatech through its partners 1) Mr. Vijay Raychand Nensee 2) Mr. Ajay Raychand Nensee 3) Mr. Akshay Bansarial Arora was entered into the revenue record & 7/12 extract by mutation entry No 2445 and same was

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between M/S BLUE CIRCLE INFRATECH through its partners 1) MR VIJAY RAYCHAND NENSEE, 2)AJAY RAYCHAND NENSEE AND 3)SHRI AKSHAY BANSARILAL ARORA of the one part and SHRI GOVARDHAN GENU PATIL of the other part and said deed had been duly registered with the registrar of assurances Panvel-4 vide document no PNL 4 16360 - 2015 on dtd. 22.12.2015.

18. SurveyNo.103HissaNo.2B

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A. I have perused documents including 7/12 extract, mutation entries & assigned plot 1 SHANTARAM SITARAM PATIL, 2) PARSHURAM SITARAM PATIL, 3) Mr RAYCHAND SITARAM PATIL owners of said Survey No 103/ Hissa No 2B area 1310 Sq mtr situated, lying and laying being at Village Rohinjan.

B. And whereas as per Mutation Entry no 2277, legal heirs of deceased Mr RAYCHAND SITARAM PATIL were recorded as 1) JANABAI RAYCHAND PATIL 2) PARSHURAM RAYCHAND PATIL 3) TARABAI RAYCHAND PATIL, 4) VANITA RAYCHAND PATIL 5) SUNITA RAYCHAND PATIL 6) ANITA RAYCHAND PATIL 7) SANGEETA RAYCHAND PATIL AND 8) KAVITA RAYCHAND PATIL dated 12/01/2006 and same was confirmed on 06/03/2006.

C. And whereas said land owners 1) SHANTARAM SITARAM PATIL & OTHERS assigned, transferred their all rights, title in respect of said Survey No. 103/2B in favour of M/S BLUE CIRCLE INFRATECH by a Conveyance Deed dated 20/06/2008, entered into between MR. SHANTARAM SITARAM PATIL & OTHER NINE therein referred to as the Sellers AND M/S. BLUE CIRCLE INFRATECH through its partners 1) MR JAMES D'SILVA 2) MR. AJAY RAYCHAND NENSEE 3) MR VIJAY RAYCHAND NENSEE AND 4) MR. AKSHAY BANSARILAL ARORA therein referred to as the Purchasers and said deed had been duly registered with the Sub Registrar of Assurances Panvel-1 vide document no. PVL 1 - 4885 - 2008 on dtd. 20.06.2008 accordingly the name of M/s. BLUE CIRCLE INFRATECH through its Partners 1) Mr. JAMES D'SILVA 2) Mr. AJAY RAYCHAND NENSEE 3) Mr. VIJAY RAYCHAND NENSEE AND 4) Mr. AKSHAY BANSARILAL ARORA was entered into the revenue record & 7/12 extract by Mutation Entry No. 2446 and same was confirmed on 25.07.2008

D. And Whereas Mr. JAMES D'SILVA one of the Partner of M/S BLUE CIRCLE INFRATECH has released their shares in respect of said land in favour of Mr. VIJAY RAYCHAND NENSEE 2) Mr. AJAY RAYCHAND NENSEE 3) Mr. AKSHAY BANSARILAL ARORA by an execution of Release Deed dtd. 24.05.2011 & said Release Deed had been duly registered at Sub Registrar Office Panvel-1 under doc. Sr. No. PVL-1/ 6666-2011 Dtd. 24.05.2011 accordingly the name of M/s. BLUE CIRCLE INFRATECH through its Partners 1) Mr. AJAY RAYCHAND NENSEE 2) Mr. VIJAY RAYCHAND NENSEE AND 3) Mr. AKSHAY BANSARILAL ARORA was entered into the revenue record & 7/12 extract



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19. Survey No 103 Hissa No. 3

A I have perused documents including 7/12 extract, mutation entries & observed that Mr GOVIND LAXIMAN PATIL, Mr VITHAL LAXMAN PATIL & Smt JAMNABAI LAXMAN PATIL owners of said Survey No. 103/ Hissa No 3 area 3440 Sq Mtrs. situated, lying and laying being at Village Rohinjan,

B And whereas as per mutation entry no 2157, legal heirs of deceased Mr. GOVIND LAXIMAN PATIL were recorded AS 1) SATYAVAN GOVIND PATIL, 2) MACHHINDRA GOVIND PATIL, 3) SAVITRIBAI KISAN PATIL, 4) ARUNA SHANTARAM KADU, 5) ANJANA MADHUKAR PATIL, 6) SULOCHANA GOVIND PATIL 7) DHRUPADABAI GOVIND PATIL dated 09/11/2000 and same was confirmed on 24/11/2000

C And whereas as per mutation entry no 2387, legal heirs of deceased Mr. VITHAL LAXMAN PATIL were recorded as 1) DNYANESHWAR VITHAL PATIL, 2) SOPAN VITHAL PATIL, 3) URMILA GOMAUWEEKAR, 4) VAIJAYANTI MAHENDRA MHATRE AND 5) LEELABAI VITHAL PATIL dated 15/10/2007 and same was confirmed on 16/11/2007

D And Whereas as per mutation entry no 2388 legal heirs of deceased Smt JAMNABAI LAXMAN PATIL were recorded as 1) RAM LAXMAN PATIL 2) BABIBAI KAMLYA JOSHI, 3) DURGABAI JOMA GOPARKAR, 4) ARJUN HARI PATIL, 5) VANDANA PRAKASH PORJI, 6) KALPANA HIRAMAN KHANAVKAR, 7) SANGEETA DILIP NAIK 8) PADMABAI HARI PATIL 9) SATYAVAN GOVIND PATIL 10) MACHHINDRA GOVIND PATIL 11) SAVITRIBAI KISAN PATIL 12) ARUNA SHANTARAM KADU, 13) ANJANA MADHUKAR PATIL, 14) SULOCHANA GOVIND PATIL, 15) DHRUPADABAI GOVIND PATIL, 16) DNYANESHWAR VITHAL PATIL, 17) SOPAN VITHAL PATIL, 18) URMILA GOMA ULWEKAR, 19) VAIJAYANTI MAHENDRA MHATRE AND 20) LEELABAI VITHAL PATIL Dated 15/10/2007 and same was confirmed on 16/11/2007

And Whereas said land owners 1) RAM LAXMAN PATIL 2) BABIBAI KAMLYA JOSHI, 3) DURGABAI JOMA GOPARKAR, 4) VANDANA PRAKASH PORJI, 5) KALPANA HIRAMAN KHANAVKAR, 6) SANGEETA DILIP NAIK 7) PADMABAI HARI PATIL, 8) SATYAVAN GOVIND PATIL, 9) MACHHINDRA GOVIND PATIL, 10) SAVITRIBAI KISAN PATIL, 11) ARUNA SHANTARAM KADU, 12) ANJANA MADHUKAR PATIL, 13) ANAGOVINDPATIL 14) DHRUPADABAIGOVINDPATIL 15) DNYANESHWAR VITHAL PATIL, 16) SOPAN VITHAL PATIL, 17) URMILA GOMA ULWEKAR, 18) VAIJAYANTI MAHENDRA MHATRE AND 19) LEELABAI VITHAL PATIL has released their shares in respect of said land in favour of ARJUN HARI PATIL by a Released Deed dt. 29/01/2008 and same duly registered with the sub-Registrar of Assurances, Panvel-1, vide Document No. PVL1-502 - 2008 dated 29/01/2008 and accordingly mutation entry no 2415, Mr. ARJUN HARI PATIL, name was entered into the record of Tahsildar, Panvel dated 29/01/2008 and same was confirmed 14/02/2008.

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F. And whereas said landowner Mr. ARJUN HARI PATIL has assigned, transferred his all rights, title in respect of said Survey No.10/3 in favour of Mr. VIJAY RAYCHAND NENSEE by a Conveyance Deed dated 30/08/2010, entered into between ARJUN HARI PATIL therein referred to as the Purchasers AND Mr.VIJAY RAYCHAND NENSEE therein referred to as the Purchaser and said deed had been duly registered with the sub-Registrar of Assurances, Panvel-1, vide Document No 11081/2010. Accordingly, the Deed of Mr. VIJAY RAYCHAND NENSEE was entered into the revenue record & 93/2 Part, Mutation Entry No. 2361 and same was confirmed on 10.12.2010.

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**20. DEVELOPMENT AGREEMENT**

M/s. BLUE CIRCLE INFRATECH through its Partners 1) Mr. AJAY RAYCHAND NENSEE 2) Mr. VIJAY RAYCHAND NENSEE AND 3) Mr. AKSHAY BANSARILAL ARORA owners of Survey No. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A2, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 situated at Village - Rohinjari, Tal. Raigad and said owner M/s. BLUE CIRCLE INFRATECH through its Partners 1) Mr. AJAY RAYCHAND NENSEE 2) Mr. VIJAY RAYCHAND NENSEE AND 3) Mr. AKSHAY BANSARILAL ARORA has granted exclusive development rights of the said land to the M/S. PARADISE SUPERSTRUCTURES vide Development Agreement dtd. 27.09.2016 which is registered with the sub-registrar of assurance Panvel - 4 on 28.09.2016 bearing serial no PVL4 - 8299 - 2016 on 28.09.2016 And Supplement Agreement dtd. 01.06.2019 vide doc. Sr. No. PVL-1/5327-2019 and M/s BLUE CIRCLE INFRATECH have also issued Irrevocable Power of Attorney dtd. 29.11.2016 in favour of M/S. PARADISE SUPERSTRUCTURES to carry out the development and sale of the project on the said land which is registered with the sub-registrar of assurance Panvel 1 bearing serial no. PVL 1 - 7972 - 2016 on dtd. 29.11.2016.



**21. DEVELOPMENT PERMISSIONS**

A. M/S. PARADISE SUPERSTRUCTURES is in the process of developing a large scale housing scheme in phases on the said land. Presently, the M/S. PARADISE SUPERSTRUCTURES is developing the said Land by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra as amended and notified from time to time. Accordingly, Mumbai Metropolitan Regional Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter no MMRDA/RHD/RHS-36(A)/16/171 dtd. 22.09.2016 sanctioning FSI on net eligible area of 44,251 sq. meters out of total area of 66,260 sq. Mtrs of said land. The said net eligible area is bifurcated into 33,188.25 sq. Mtrs as free sale area (the "Sale Plot") and 11,062.75 sq. Mtrs. (the "Rental Plot") An area admeasuring 7,809 Sq. Mtrs. in the land bearing Survey No. 93/2+4 Part, 93/3 Part, 94/3A Part and 94/4 Part has been



B. separately reserved as Amenity space area (the "amenity Plot"). The sale plot, the rental plot and the amenity plot are separately shown in the lay out plan.

C. Panvel Municipal Corporation issued amended Commencement Certificate for Building No. 1 CEASER - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 22 floors, Building No. 2 ALEXANDER - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 22 floors, Building No. 3 NAPOLEON - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 22 floors, Building No. 4 CLEOPATRA - upto Plinth, Building No. 5 CHARLES - up to Plinth, Building No. 6 ELIZABETH - up to Plinth vide ref. No. PMC/NRV/BP/6366/2018 on dtd 15.06.2018

D. Panvel Municipal Corporation issued amended Commencement Certificate for Building No. 1 CEASER - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 40 floors, Building No. 2 ALEXANDER - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 40 floors, Building No. 3 NAPOLEON - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 40 floors, Building No. 4 CLEOPATRA - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 30 floors, Building No. 5 CHARLES - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 29 floors, Building No. 6 ELIZABETH - for Ground + Podium 1 + Podium 2 + Podium 3 (R.G) + 4 to 30 floors vide ref. No. PMC/NRV/BP/335/2020 on dtd 04.07.2020

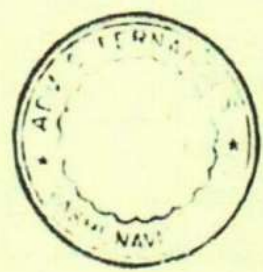
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E. Further the Urban Development department of Government of Maharashtra has permitted the FSI for 14200 Sq. Mtrs land as per Table 6G of UDCPR to be added in the FSI of 132521.83 Sq. Mtrs Thus taking the total built up area for sale portion to 205861.15 Sq.



Mrs. Competent Authority Panvel Municipal Corporation has issued amended Commencement Certificate date 31.03.2023 by which the Competent Authority has sanctioned residential buildings (inclusive of 3 podiums) permitting tower 4 CLEOPATRA Tower 5- CHARLES, Tower 6- ELIZABETH with 2 Basements + Podium 1 + Podium 2+ podium 3+ 43 Floors Each

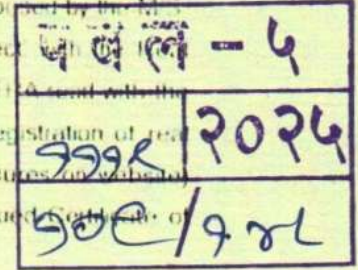
G. The Tower No 6 Elizabeth having 2 Basements + Podium 1 + Podium 2+ podium 3+43 Floors are being registered as Sai World Empire IV in RERA.



## 22. RERAREGISTRATIONS

The development of the Project "SAI WORLD EMPIRE" on the said Property proposed by the M/s PARADISE SUPERSTRUCTURES has been registered as a 'real estate project' with the Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2017 and the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures) Regulations, 2017 ("RERA Rules") and the Regulations. The Authority has duly issued Certificates of Registrations as follows,

- i. Certificate No. P51700002446 for Sai World Empire Phase 1.
- ii. Certificate No. P52000026796 for Sai World Empire Phase 2.
- iii. Certificate No. P52000029168 for Sai World Empire Phase 3.
- iv. M/s Paradise Superstructures has proposed to register the Tower no. Elizabeth as Sai World Empire Phase 4 in RERA



## 23. CONSTRUCTION FINANCE

- A. M/S. PARADISE SUPERSTRUCTURES had availed project loan for development of said project. M/S PARADISE SUPERSTRUCTURES AND M/S BLUE CIRCLE INFRA TECH AND MR. AKSHAY BANSARILAL ARORA AND MR. AJAY RAYCHAND NENSEE AND MR. VIJAY RAYCHAND NENSEE AND as the Mortgagor AND M/S INDIABULLS HOUSING FINANCE LIMITED as the Mortgagee and the said Deed of Mortgage is duly registered with the Sub Registrar of Assurances at Panvel 4 under Doc. No. PVL 4 - 802 - 2017 on dtd. 30.01.2017 and Mortgage Deed dtd. 16.09.2017 vide doc. Sr No PVL-4 /6387-2017.
- B. AND thereafter Ms. PARADISE SUPERSTRUCTURES had repaid total loan amount with interest to Mortgagee Bank INDABULLS HFL and said Mortgagee bank have released their charge on said Project Land by execution of Deed Release vide registration doc. Sr. No. PVL- 1/ 6442-2019.
- C. M/s Paradise Superstructures after repayment of Loan taken from India bulls Limited has availed term Loan for development of said Project from M/s LIC HOUSING FINANCE LIMITED by execution and registration of Deed of Mortgage dtd. 09.09.2019 vide Doc. No. PVL 4 - 7785-2019 on dtd. 09.08.2019 and Supplemental deed dtd. 19.09.2019 vide doc. Sr. No. PVL-44/ 8894-2019 AND Deed of Mortgage dtd. 19.09.2019 vide doc. Sr. No. PVL-4/ 8895-2019 Dtd. 23.09.2019.



- D. M/s PARADISE SUPERSTRUCTURES had repaid total loan amount with interest to Mortgagee M/s LICHEL and said mortgagee has released their charge on said project land by execution of Release Deed vide registration doc. Sr. no PVL4-3054-2023
- E. M/s PARADISE SUPERSTRUCTURES have availed again Term Loan for development of the said project and mortgaged said project land in M/s Axis Bank and Axis Finance Limited through Trusty Axis Trustee Services Limited by execution and registration of Indenture of Mortgage dated 23.03.2023 vide Doc No. PVL4-3643-2023.

**24. SEARCH AT THE OFFICE OF THE SUB REGISTRAR**

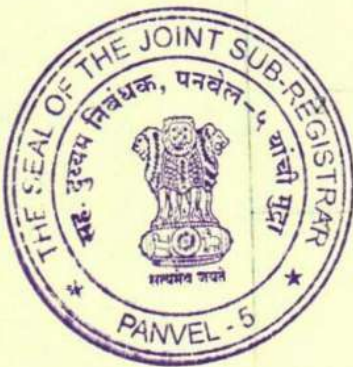
I have conducted requisite searches at the Office of the Sub Registrar of Assurances at Panvel (Panvel-1, 2, 3, 4 & 5) in respect of said plot. I have not found any claim or encumbrances or charge or mortgage in respect to the said land except exiting Charge of M/S Axis Finance Limited and Axis Bank through Axis Trustees Services Limited

**25. LIST OF DOCUMENTS PERUSED**

A. I have perused the copies of the following documents, in respect to the said Land.

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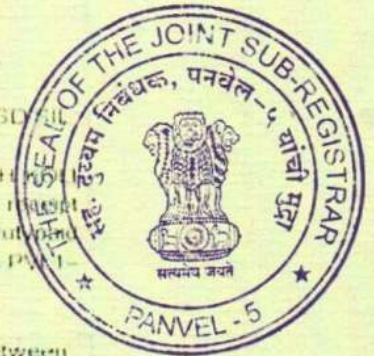
Date	Name/nature of the Document
	<b>SURVEY NO 93/2+4</b>
18.02.2009	Judgment order in favour of MASHID YAKUB BEG TRUST PANVEL by for sale of said trust land issued by JOINT CHARITY COMMISSIONER MAHARASHTRA STATE, MUMBAI
05.05.2010	7/12 Extract in the name of MOMIN PADAMASHID YAKUB BEG TRUST PANVEL through its Chief Trusty MR. ALHAJ M. MUSTUFA YAKUB & OTHERS issued by Talathi.
07.07.2009	Registered Conveyance Deed executed between YAKUB BEG TRUST, PANVEL through its Chief Trusty MR ALHAJ M. MUSTUFAYAKUB (earth while known as MOMIN PADA MASHID YAKUB BEG TRUST PANVEL) as the Owners AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR AJAY RAYCHAND NENSEE 2) MR VIJAY RAYCHAND NENSEE & 3) MR AKSHAY BANSARILAL ARORA as the Purchasers along with i) Registration receipt No 4262 on dtd 07.07.2009 ii) Stamp duty paid receipt of Rs 719400 & iii) Index II Vide doc. Sr No PVL3-



*[Handwritten signature]*

		04235-2009onDated07/07/2009 SURVEYNO 93/3
4	05.05.2010	7/12ExtractinthenameofMR BALARAMPADUPATIL issued by Talathi
5	03.07.2009	RegisteredConveyanceDeedexecutedbetween MR.BALARAMPADUPATILastheOwnerAND M/S. BLUE CIRCEL INFRATECH through its Partners1)MR VIJAYRAYCHANDNENSEE & AKSHAY BANSARILAL ARORA along with ii) Registration receipt No. 883 ii) Stamp duty paid receiptofRs 0496800/-&videdoc Sr.no PVL1-5712 - 2010 on dated 05.05 2010.
SURVEYNO94/1		
6.	29.03.2007	7/12ExtractinthenameofMR TUKARAM PANDURANGPATIL issued by Talathi
7.	15.05.2007	RegisteredAgreementforSaleexecuted betweenMR TUKARAMPANDURANGPATIL astheOwnerANDM/S BLUECIRCLE INFRATECHthroughitsPartners1)MR JAMES D'VA2)MR VIJAYRAYCHAND NENSEEthroughitsPOAMR RAMAKASHINATH as the Purchasers along with i) Registration receipt No. 3897on dtd 15 05 2007 ii) Stampduty paid receiptofRs 558800/-&iii)Index Ividedoc Sr no PVL1-03898-2007ondtd 15.05.2007.
8.	23.10.2007	Registered Conveyance Deed executed between MR TUKARAMPANDURANGPATILasthe OwnerANDM/S BLUECIRCLE INFRATECH through its Partners 1) MR. JAMES D'SILVA2)MR AJAY RAYCHAND NENSEE 3) MR.VIJAYRAYCHANDNENSEE&4) MR.AKSHAYBANSARILALARORAasthe Purchaseralongwithi)RegistrationreceiptNo 8342ondtd 23.10.2007ii)Stampduty paid receiptofRs 100/-&iii)IndexIvidedoc Sr no.PVL1-8342-2007ondtd 23.10.2007
SURVEYNO94/2		
9	15.05.2007	7/12ExtractinthenameofMR SHANTARAMSITARAMPATIL issuedbyTalathi
10.	15.05.2007	RegisteredAgreementforSaleexecutedbetween MR. SHANTARAM SITARAM PATIL as theOwnerAND1)MR.JAMESD'SILVA2)MR VIJAYRAYCHANDNENSEEthroughitsPowerofAttorney HolderMR RAMAKASHINATHKOLI asthePurchaseralongwithi)Registrationreceipt No. 3898 on dtd 15 05 2007 ii) Stamp duty paidreceiptofRs 486000/-&ii)IndexIvidedoc Sr. no.PVL1-03899-2007ondtd 15.05.2007
11.	29.10.2007	Registered Conveyance Deed executed between MR. SHANTARAM SITARAM PATIL as the Owner AND M/S BLUE

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19	24 12 2009	194 in the name of MR. LILABAI GAIKAR & OTHERS transferred to M/S BLUE CIRCLE PANVEL
18	12 02 2009	712 Extra in the name of MR. LILABAI GAJANAN & OTHERS issued by Talathi
<b>SURVEY NO 94/A</b>		
16	06 05 2008	Registered conveyance deed executed between MR. SHANTARAM SITARAM PATIL & OTHERS as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners (1) MR. JAMES D SILVA (2) MR. AJAY RAYCHAND NENSEE (3) MR. VIJAY RAYCHAND NENSEE (4) MR. AKSHAY BANSA RIL ALARORA as the Purchaser vide doc Sr no PVL 1-4803-2008 on did 18 06 2008
15	07 06 2007	Registered Agreement for Sale executed between MR. SHANTARAM SITARAM PATIL & OTHERS as the Owner AND MR. JAMES D SILVA (2) MR. VIJAY RAYCHAND NENSEE through its Power of Attorney holder MR. RAMAKASHI NATH KOLIAS the Purchaser along with (i) Registration receipt No 4633 on did 07 06 2007 (ii) Stamp duty paid receipts Rs 144000/- (iii) Indexed doc Sr no PVL 1-04634-2007 on did 07 06 2007 Sale NOC under Sec 32G of RT & AL Act 1948 in the name of MR. SHANTARAM SITARAM PATIL & OTHERS transferred to M/S BLUE CIRCLE INFRA TECH
14	28 05 2007	712 Extra in the name of MR. SHANTARAM SITARAM PATIL & OTHERS issued by Talathi
<b>SURVEY NO 94/B</b>		
13	15 12 2009	712 Extra in the name of MR. HASHAALIAS HASURAKANU MHATRE issued by Talathi
12	23 11 2009	Registered conveyance Deed executed between MR. HASHAALIAS HASURAKANU MHATRE as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partner MR. VIJAY RAYCHAND NENSEE as the Purchaser along with (i) Registration receipt No 9404 on did 15 12 2009 & 1288 on did 15 12 2009 & 1290 on did 16 12 2009 (ii) Stamp duty paid receipt of Rs 1063800/- (iii) Indexed doc Sr no PVL 1-08864-2009 on did 15 12 2009
<b>SURVEY NO 94/3A</b>		
		Registered conveyance deed executed between MR. JAMES D SILVA (2) MR. AJAY RAYCHAND NENSEE (3) MR. VIJAY RAYCHAND NENSEE (4) MR. AKSHAY BANSA RIL ALARORA as the Purchaser along with (i) Registration receipt No 8524 on did 29 10 2007 (ii) Stamp duty paid receipts Rs 100/- (iii) Indexed doc Sr no PVL 1-8524-2007 on did 29 10 2007



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20	04.01.2010	Registered Conveyance Deed executed between MR. LILABAIGAJANANGAIKAR & OTHERS through its Power of Attorney Holder MR VIJAY RAYCHAND NENSEE as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partner MR VIJAY RAYCHAND NENSEE as the Purchaser along with i) Registration receipt No 95 on dtd 04.01.2010 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc Sr no PVL1-0C091-2010 on dtd 04.01.2010
SURVEY NO 102/1A & 103/1A		
21	14.05.2007	7/12 Extract in the name of 1) MR RAGHUNATH KALYAPATIL & 2) MR. SHRIPAT KALYAPATIL issued by Talathi
22	02.11.2007	Registered Agreement for Sale executed between 1) MR RAGHUNATH KALYAPATIL & 2) MR. SHRIPAT KALYA PATIL as the Owners AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR JAMES D'SILVA 2) MR AJAY RAYCHAND NENSEE & 3) MR. VIJAY RAYCHAND NENSEE & 4) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No 8707 on dtd 03.11.2007 ii) Stamp duty paid receipt of Rs. 451/- & iii) Index I vide doc Sr. no PVL 1-8707-2007 on dtd 03.11.2007
23	18.06.2007	Registered Conveyance Deed executed between 1) MR RAGHUNATH KALYAPATIL & 2) MR SHRIPAT KALYA PATIL as the Owners AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR JAMES D'SILVA 2) MR AJAY RAYCHAND NENSEE 3) MR VIJAY RAYCHAND NENSEE & 4) MR AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No 4886 on dated 20.06.2008 ii) Stamp duty paid receipt of Rs 100/- & iii) Index I vide doc Sr no PVL 1-4886-2007 on dtd 20.06.2008
SURVEY NO 102/1B		
24	24.01.2013	Sale NOC under Sec 32G of BT & AL Act 1948 in the name of MR. KASHINATH TUKARAM PATIL transfer to M/S BLUE CIRCLE INFRA TECH issued by Sub Divisional Officer Panvel
25	22.08.2016	7/12 Extract in the name of MR KASHINATH TUKARAM PATIL issued by Talathi
26	06.09.2016	Registered Conveyance Deed executed between MR KASHINATH TUKARAM PATIL as the Owner AND MR. VIJAY RAYCHAND NENSEE as the Purchaser along with i) Registration receipt No. 7905 on dtd 06.09.2016 ii) Stamp duty paid receipt of Rs. 100/- & iii) Index II vide doc Sr no PVL 5-7123-2016 on dated 06.09.2016
SURVEY NO 102/3		

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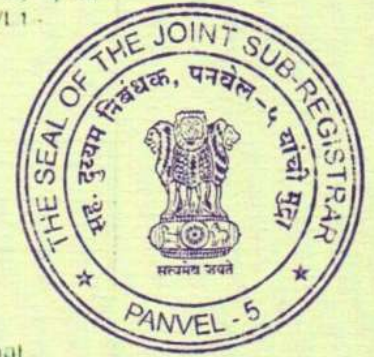
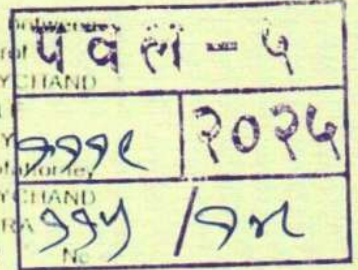
24 10 2010	27	<p>Sale NOC under Sec 32G of RT &amp; AL Act 1948 in the name of MR. VISHNU JANU PATIL &amp; OTHERS transferred to M/S BLUE CIRCLE INFRA TECH issued by Sub Divisional Officer Panvel</p> <p>7/12 Extract in the name of MR. VISHNU JANU PATIL &amp; OTHERS issued by Talathi</p> <p>Registered Conveyance Deed executed between MR VISHNU JANU PATIL &amp; OTHERS through its Power of Attorney MR VIJAYRACHAND NENSEE as the owner and M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR JAMES D SILVA 2) MR AJAYRACHAND NENSEE 3) MR AKSHAY BANSAARI ALARORA as the Purchaser along with (i) Registration receipt No 1893 dated 03 02 2011 (ii) Stamp duty paid receipt No 234000/- &amp; (iii) Index Sr no PVL 1-01735-2011 dated 03 02 2011</p> <p>SURVEY NO 102/4</p>
27 01 2010	30	<p>7/12 Extract in the name of MR GOKHLYA PANDURANG PATIL issued by Talathi</p> <p>Registered Conveyance Deed executed between MR SAVAI AKAM GOKHLYA PATIL &amp; OTHERS as the owners and M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR JAMES D SILVA 2) MR AJAYRACHAND NENSEE 3) MR VIJAYRACHAND NENSEE 4) MR AKSHAY BANSAARI ALARORA as the Purchaser along with (i) Registration receipt No 1359 dated 03 02 2010 (ii) Stamp duty paid receipt of Rs. 898200/- &amp; (iii) Index II vide doc Sr no PVL 1-01248-2010 dated 03 02 2010</p> <p>SURVEY NO 102/5A2</p>
03 02 2010	31	<p>7/12 Extract in the name of MR BANDUBABU PATIL issued by Talathi</p> <p>Registered Agreement for sale executed between MR BANDUBABU PATIL as the owner and 1) MR JAMES D SILVA 2) MR VIJAYRACHAND NENSEE through its Power of Attorney MR RAMAKASHI NATHKOLIAS the Purchaser along with (i) Registration receipt No 3430 dated 25 04 2007 (ii) Stamp duty paid receipt of Rs 921600/- &amp; (iii) Index vide doc Sr no PVL 1-03431-2007</p> <p>Registered Conveyance Deed executed between MR BANDU BABU PATIL as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR JAMES D SILVA 2) MR AJAYRACHAND NENSEE 3) MR AKSHAY BANSAARI ALARORA as the Purchaser along with (i) Registration receipt No 8643 dated 01 11 2007 (ii) Stamp duty paid receipt of Rs 100/-</p> <p>2007 dated 01 11 2007</p>
30 03 2007	33	<p>7/12 Extract in the name of MR BANDUBABU PATIL issued by Talathi</p> <p>Registered Agreement for sale executed between MR BANDUBABU PATIL as the owner and 1) MR JAMES D SILVA 2) MR VIJAYRACHAND NENSEE through its Power of Attorney MR RAMAKASHI NATHKOLIAS the Purchaser along with (i) Registration receipt No 3430 dated 25 04 2007 (ii) Stamp duty paid receipt of Rs 921600/- &amp; (iii) Index vide doc Sr no PVL 1-03431-2007</p>
25 04 2007	34	<p>Registered Conveyance Deed executed between MR BANDU BABU PATIL as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR JAMES D SILVA 2) MR AJAYRACHAND NENSEE 3) MR AKSHAY BANSAARI ALARORA as the Purchaser along with (i) Registration receipt No 8643 dated 01 11 2007 (ii) Stamp duty paid receipt of Rs 100/-</p> <p>2007 dated 01 11 2007</p>



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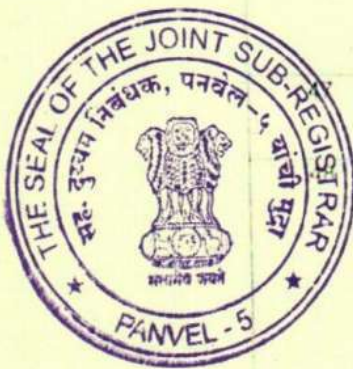


SURVEYNO102/5B		
35	03.03.2010	Sale NOC under Sec32G of BT & AL Act 1948 in the name of MR. BALURAM PADU PATIL transfer to M/S. BLUE CIRCLE INFRA TECH issued by Sub Divisional Officer Panvel
36	02.03.2007	7/12 Extract in the name of MR. BALURAM PADU PATIL issued by Talathi
37	10.03.2010	Registered Conveyance Deed executed between MR. BALURAMPADUPATIL through its Power of Attorney MR. VIJAY RAYCHAND NENSEE as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR. VIJAY RAYCHAND NENSEE for self and Power of attorney holder of 2) MR. AJAY RAYCHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 3179 on dtd 10.03.2010 ii) Stamp duty paid receipt of Rs 100/- & iii) Index/Divided doc. Sr. no PVL 1-02884-2010 on dtd 10.03.2010
SURVEYNO102/5C		
38	20.04.2007	7/12 Extract in the name of MR. SHANTARAM SITARAMPATIL issued by Talathi
39	31.01.2011	Sale NOC under Sec32G of BT & AL Act 1948 in the name of MR. SHANTARAM SITARAMPATIL transfer to M/S BLUE CIRCLE INFRA TECH issued by Sub Divisional Officer Panvel
40	24.02.2011	Registered Conveyance Deed executed between MR. SHANTARAM SITARAMPATIL as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR. VIJAY RAYCHAND NENSEE for self and Power of attorney holder of 2) MR. AJAY RAYCHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No. 3176 on dtd 25.02.2011 ii) Stamp duty paid receipt of Rs 100/- & iii) Index/Divided doc. Sr. no PVL 1-02958-2011 on dtd 25.02.2011
SURVEYNO103/1B		
41	28.09.2015	7/12 Extract in the name of MR. GOVARDHAN GENU PATIL issued by Talathi
42	05.10.2015	Registered Exchange Deed executed between MR. GOVARDHAN GENU PATIL as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR. VIJAY RAYCHAND NENSEE 2) MR. AJAY RAYCHAND NENSEE 3) MR. AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No.



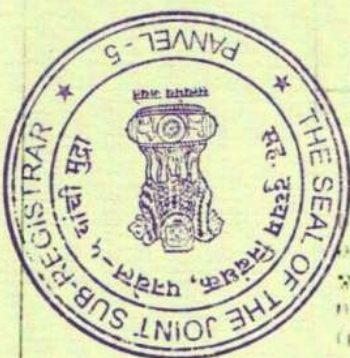
		13858ondtd 05 10 2015 ii) Stamp duty paid receipt of Rs 674920/- & iii) Index vide doc. Sr no PVL4-12451-2015ondtd 05 10 2015 <b>SURVEYNO103/2A</b>
43	14 12 2015	Sale NOC under Sec 32G of BT & AL Act 1948 in the name of MR SHANKAR TRIMBAK PATIL transfer to M/S BLUE CIRCLE INFRA TECH issued by Sub Divisional Officer Panvel
44	02 12 2015	Registered Exchange Deed executed between MR SHANKAR TRIMBAK PATIL as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR VIJAY RAYCHAND NENSEE 2) MR AJAY RAYCHAND NENSEE 3) MR AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No 18283ondtd 22 12 2015 ii) Stamp duty paid receipt of Rs 200500/- & iii) Index vide doc Sr no PVL4-16360-2015ondtd 22 12 2015 <b>SURVEYNO103/2B</b>
45	07 06 2007	Registered Agreement for sale executed between MR SHANTARAM SITARAM PATIL & OTHERS as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR VIJAY RAYCHAND NENSEE for self and Power of attorney holder of 2) MR AJAY RAYCHAND NENSEE 3) MR AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No 4629 on dtd 07 08 2007 ii) Stamp duty paid receipt of Rs 234000/- & iii) Index vide doc Sr no PVL 1-04630-2007ondtd 07 06 2007
	06 05 2008	Sale NOC under Sec 32G of BT & AL Act 1948 in the name of MR SHANTARAM SITARAM PATIL & OTHERS transfer to M/S BLUE CIRCLE INFRA TECH issued by Sub Divisional Officer Panvel
	06 06 2008	7/12 extra in the name of MR SHANTARAM SITARAM PATIL & OTHERS issued by Talathi
	20 06 2008	Registered Conveyance Deed executed between MR SHANTARAM SITARAM PATIL & OTHERS as the Owner AND M/S BLUE CIRCLE INFRA TECH through its Partners 1) MR JAMES D'SILVA 2) MR AJAY RAYCHAND NENSEE 3) MR VIJAY RAYCHAND NENSEE for self & POA holder of 1, 2, & 4 & 4) MR AKSHAY BANSARILAL ARORA as the Purchaser along with i) Registration receipt No 4885 on dtd 20 06 2008 ii) Stamp duty paid receipt of Rs 100/- & iii) Index vide doc Sr no PVL 1-4885 - 2008ondtd 20 06 2008

पवेल - ५  
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९९९ / ९९९<sup>46</sup>



B. I have perused the copies of the following documents, in respect of the executions / Permissions / approvals obtained for development of the said Land

Sr. No.	Date	Name/nature of the Document
1	27.10.2010	Non-agricultural permission in the name of M/s. Blue Circle Infra Tech through its partners Mr. Akshay Raychanda Nensee & others issued by collector Raigad.
2	28.09.2016	Registered Development Agreement executed between M/S Blue Circle Infra Tech through its partners 1) Mr. Ajay Raychanda Nensee & 2) Mr. Vijay Raychanda Nensee & 3) Mr. Akshay Raychanda Nensee and Mr. Akshay Banarsali Arora as the owners and Mr. Vijay Raychanda Nensee and Mr. Akshay Banarsali Arora as the partners through its partners 1) Mr. Manish Madhu bathia 2) Mr. Amit Madhu bathia 3) Mr. Madhu Bhagwandas bathia & 4) m/s paradise infra-con private limiteds together with its annexure thereto. Registration Receipt No. 9987 on dated 28.09.2016. ii) Stamp duty paid for Rs. 33460000/- & iii) Index II vide doc. Sr No PVL4-8299-2016 on dated 28.09.2016
3	30.09.2016	Non-Agricultural Permission and Commencement Certificate in the name of M/S Blue Circle Infra Tech through its partners Mr. Vijay Raychanda Nensee issued by Collector Raigad.
4	13.04.2023	7/12 Extract for Survey No. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 issued by Talathi in the name of M/s. Blue Circle Infra Tech.
5	24.11.2016	Title Clearance Certificate in respect of said land issued by Mr. Debajit Datta in favour of M/s. Paradise Super Structures.
6	12.01.2017	Registered Deed of Mortgage executed between M/S Paradise Super Structures and Mr. Akshay Banarsali Arora and Mr. Ajay Raychanda Nensee and Mr. Vijay Raychanda Nensee and the mortgagee as the mortgagor and m/s. India Bulls Housing Finance Limited as the mortgagee together with the registration Receipt No. 1118 on dated 30.01.2017 in Stamp duty paid for Rs. 1000000/- & iii) Index II vide doc. Sr No PVL4-802-2017 on dated 30.01.2017.
7	01.08.2017	RERA Registration Certificate of Project Sai WorldeMPIRE under project registration number P5170002446, P5200026796 and P5200029168 issued by Maharashtra RERA.

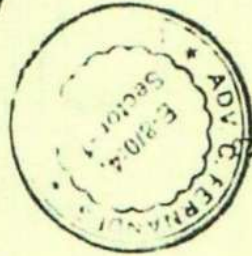


Handwritten notes in a box: 9992/992, 9992, 9992, 9992-4



Advocate Mr. C. Fernandes  
 C. Fernandes, B.A., LL.B.  
 Advocate High Court  
 E-8/0:4, Sector-1, Vashi,  
 Navi Mumbai-400 703.

*[Handwritten signature]*



... day of June 2023  
 ... all the constructed units, as per the terms of the Development Agreement dated  
 ... and M/s. PARADISE SUPERSTRUCTURES has the right & authority to  
 ... M/S. PARADISE SUPERSTRUCTURES is clear & Marketable subject to existing mortgage created in favour of Axis  
 ... in the name of M/s. BLUE CIRCLE INFRA TECH and its Partner Mr. VIJAY  
 ... about 60260 Sq Meters situated lying and being at Village Rohinjan, Taluka Panvel,  
 ... bearing Survey No. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4,  
 ... 103/1A, 103/1B, 103/2A, 103/2B, 103/3

1197-4  
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23 10 2017	Environmental Clearance in the name of M/s. PANVEL MUNICIPAL CORPORATION
09 07 2019	Deed of release executed between Paradise Superstructures and India bulls Housing Finance Limited vide registration doc Sr No. PVL- 1/6442-2019
09 09 2019	Deed of Mortgage vide Doc No. PVL 4 - 7785-2019 executed between Paradise Superstructures and Trustee for LIC HOUSING
19 09 2019	Supplemental mortgage Deed vide doc Sr No. PVL-4/ 8894-2019 executed between Paradise Superstructures and Trustee for LIC HOUSING FINANCE LIMITED
23 09 2019	Deed of Mortgage dated 19 09 2019 vide doc Sr No. PVL 4/ 8895-2019 executed between Paradise Superstructures and Trustee for LIC HOUSING FINANCE LIMITED
31 03 2023	Release Deed vide registration doc Sr no PVL-4/3054-2023 executed between Paradise Superstructures and Trustee for LIC Housing Finance Limited
23 03 2023	Indenture of Mortgage vide Doc No. PVL 4-3643-2023 executed between Axis Trustee Services Limited and M/s Paradise Superstructures
31 03 2023	Amended Commencement Certificate in the name of M/s. BLUE CIRCLE INFRA TECH issued by Panvel Municipal Corporation



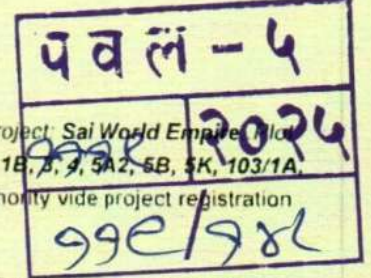
## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

#### FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: Project: Sai World Empire, Plot Bearing / CTS / Survey / Final Plot No: survey no 93/2, 3, 4 - 94/1, 2, 3A, 3B, 4 - 102/1A, 1B, 2, 3, 4, 5A2, 5B, 5K, 103/1A, 1B, 2A, 2B, 3 at Rohinjan, Panvel, Raigarh, 410206 registered with the regulatory authority vide project registration certificate bearing No P51700002446 of



1. **Paradisesuperstructures** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400705.

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 5(2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to 29/10/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 16/10/2023

Place: Mumbai

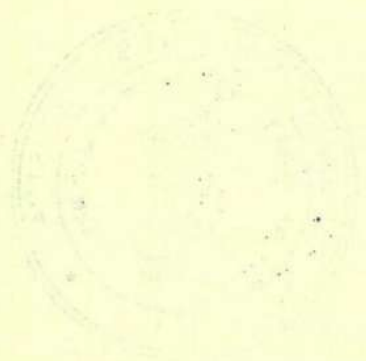
Signature valid

Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)

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

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3105202205892	Date 31/05/2022
Received from Mobile number 9819806895, an amount of Rs.1440/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name IBK	Date 31/05/2022
Bank CIN 10004152022053105474	REF No. 2768975580
This is computer generated receipt, hence no signature is required	

पवेल - ४  
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पवेल - ५  
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Receipt of Document Handling Charges	
PRN 3105202205892	Receipt Date 27/06/2022
Received from Mobile number 9819806895, an amount of Rs.1440/-, towards Document Handling Charges for the Document to be registered on Document No. 8213 dated 27/06/2022 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Payment Date 31/05/2022
Bank CIN 10004152022053105474	REF No. 2768975580
Deface No 3105202205892D	Deface Date 27/06/2022
This is computer generated receipt, hence no signature is required.	

पवेल - ४  
२९३ २०२२  
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GRN	MH022043387202276	BARCODE	Date 31/05/2022-12:32:47		Form ID 489
Department	Inspector General Of Registrars		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
Office Name	PANVEL NO 1 SUB REGISTRAR	PAR No (If Applicable)	AFOP15002E		
Location	RAIGAD	Full Name	SHYAM SHANKAR THAKUR AND OTHER		
Year	2022-2023 One Time	Flat/Block No.	AS PER AGREEMENT		
Account Head Details	Amount in Rs.	Premises/Building			
0030046401 Stamp Duty	500.00	Road/Street			
0030063301 Registration Fee	100.00	Area/Locality	PANVEL, RAIGAD		
		Town/City/District			
		Pin	4 1 0 2 0 6		
		Remarks (If Any)	PAN2HAACP11100-SecordPartyName+MS PARADISE INFRA CON PVT LTD AND OTHER--Marehshah		
Total	600.00	Amount in Words	Six Hundred Rupees		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD No.		Bank CIN	Ref No.	091033022003114488	2748700560
Name of Bank		Bank Date	RR Date	31/05/2022-12:33:57	01/06/2022
Name of Branch		Bank Branch	IDBI BANK		
		Scrub No. / Date			

पवेल - ४  
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पवेल - ५  
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Handwritten signatures and stamps, including a circular stamp with '600.00' and 'DEFACED' text.



GRN	MH020643287202276	BARCODE	Date 31/05/2022-12:32:47		Form ID 489
Department	Inspector General Of Registrars		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
Office Name	PANVEL NO 1 SUB REGISTRAR	PAR No (If Applicable)	AEOPT15002E		
Location	RAIGAD	Full Name	SHYAM SHANKAR THAKUR AND OTHER		
Year	2022-2023 One Time	Flat/Block No.	AS PER AGREEMENT		
Account Head Details	Amount in Rs.	Premises/Building			
0030046401 Stamp Duty	500.00	Road/Street			
0030063301 Registration Fee	100.00	Area/Locality	PANVEL, RAIGAD		
		Town/City/District			
		Pin	4 1 0 2 0 6		
		Remarks (If Any)	PAN2HAACP11100-SecordPartyName+MS PARADISE INFRA CON PVT LTD AND OTHER--Marehshah		
Total	600.00	Amount in Words	Six Hundred Rupees Only		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD No.		Bank CIN	Ref No.	691033022003114488	2748700560
Name of Bank		Bank Date	RR Date	31/05/2022-12:33:57	01/06/2022
Name of Branch		Bank Branch	IDBI BANK		
		Scrub No. / Date			

पवेल - ४  
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Defacement No. 00000000000000000000  
Defacement Date 27/06/2022 18:32:00  
Userid IGR547  
Defacement Amount 100.00

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	00000000000000000000	27/06/2022-17:35:42	IGR547	100.00
2	00000000000000000000	27/06/2022-17:35:42	IGR547	500.00
Total Defacement Amount				600.00

**POWER OF ATTORNEY**  
TO WHOM IT MAY CONCERN

I, **Mr. Amit Madhu Bathija**, Age 39, having my office address at 1701, Satra Plaza, Plot no. 19 & 20, Sector 19D, Vashi, Navi Mumbai 400 705 :

SEND GREETINGS :

I, Mr. Amit Madhu Bathija am Director/Partner in the following companies / Partnership Firms:

- 1) M/s PARADISE INFRA-CON PVT. LTD.
- 2) M/s OM SAI CONSTRUCTIONS.
- 3) M/s PARADISE LIFESPACES LLA.
- 4) M/s PARADISE SUPERSTRUCTURES.
- 5) M/s PARADISE AFFORDABLE HOMES.
- 6) M/s SAI AFFORDABLE HOUSING
- 7) M/s CHARJOT PROPERTIES LLP

प व ल - ४  
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e / ७२



Whereas, my companies/Partnership Firms namely as mentioned above are developing plots in Navi Mumbai/Panvel/Kharghar/Rohinjan/Ulwe/Taloja areas by erecting building or building consisting of Flats, Shops, Office etc.

Whereas my companies/ Partnership Firms have to execute several documents, agreements and several other acts, deeds, matters and things in this behalf, and myself being Director/Partner on behalf of my companies has to present the said Agreements and other documents before the Registrar of Assurances for the purposes of registrations of such documents.

Whereas my company/partnership firm is desirous of presenting and executing the original agreements signed by above mentioned companies, incorporated under companies Act 1932, through its partners Mr. Amit Madhu Bathija for registration in form of the concerned Sub Registrar of Assurance by the constituted Attorneys, namely 1) **Mr. Shyam Shakar Thakur**, at- 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, 2) **Mr. Devidas Anant Bhujbal**, 3) **Mr. Maheesh Anant Bhujbal**, 4) **Sanket Aparna Bhujbal**, at-

Shop No. 98, Shree Datta Xerox, Panvel Municipality Complex, Final Plot No. 247, Panvel, Dist. Raigad, 5) **Mr. Sudhakar Jadi**, at- 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, 6) **Mr. Dinesh Sudam Varhadi**, at- Shop No. 98, Shree Datta Xerox, Panvel Municipality Complex, Final Plot No. 247, Panvel, Dist. Raigad

It be the any one person (Attorney) are signed document of Registrar to execute, the companies and lawfully attorneys to do all or any of the following acts, deeds, matters and things generally for and on behalf of and in the name of above mentioned companies.

प व ल - ४  
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e / ७२

To appear before the Sub-Registrar of Assurances of Panvel, Navi Mumbai to present several document, agreement and or the indentures before the Sub-Registrar of Assurances of Panvel, Navi Mumbai to admit to execute thereof and to do any act that be necessary for registration of the said document and to receive back when it has been duly registered and to and deliver a proper receipts for the same. To obtain certificate copies thereof from the Sub-Registrar of Assurances of Panvel, Navi Mumbai.

प व ल - ४  
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**SCHEDULE OF PROPERTIES**

Plot No./SURVEY NO.	Sector	Node
10 & 10B	35F	KHARGHAR
51	35D	KHARGHAR
18	35F	KHARGHAR
93/2 & 4 & Others		ROHINJAN
98/8/1/3 & Others		KOLKHE
6	183	OWE
7	33,61,62/1	GHOT
8	95	AKURLI
9	14 & 15	35D
10	26	35-I
11	48	15
12	45/52/52A	35-D
13	4 & 5	35-H
14	4 & 5	35-F
15	1,1A,1B1, 1B2,1B3 & 1B5	34-A
16	D 20 + 21	6
17	178 & 180	20
18	15	8
19	99	21
20	5	2
21	5 & 5A	35-G
22	6A	5
23	11 & 12	7
		TALOJA



प व ल - ४  
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e / ७२

IN WITNESS WHEREOF M/S PARADISE INFRA-CON PVT. LTD., M/s OM SAI CONSTRUCTIONS, M/s PARADISE LIFESPACES LLA, M/s PARADISE SUPERSTRUCTURES, M/s PARADISE AFFORDABLE HOMES, M/s CHARJOT PROPERTIES LLP & M/s SAI AFFORDABLE HOMES through its Director/Partner **AMIT MADHU BATHIJA** and subscribed our hands on this 31<sup>st</sup> day of July, 2022.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED Through its Director/Partner **MR. AMIT MADHU BATHIJA**

IN THE PRESENCE OF

- 1) **Raman Koli**
- 2) **Pradip Chibhaya**

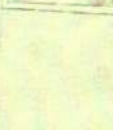
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED POWER OF ATTORNEY HOLDERS

- 1) **Mr. Shyam Shakar Thakur**
- 2) **Mr. Devidas Anant Bhujbal**,
- 3) **Mr. Maheesh Anant Bhujbal**,
- 4) **Sanket Aparna Bhujbal**
- 5) **Mr. Sudhakar Jadi**
- 6) **Mr. Dinesh Sudam Varhadi**

IN THE PRESENCE OF

- 1) **Raman Koli**
- 2) **Pradip Chibhaya**

प व ल - ४  
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e / ७२











सूची क्र.2

दुग्धनियंत्रण संह दूनि पत्रवेल 3  
दस क्रमांक 5163/2018

पंचवेल  
पंचवेल-8

2993/2022  
25/62

गावाचे नाव : 1) ओवे

1) विवेकानंद कर्मण	खरेदीखत
2) अशोक	3000000
3) बाबासाहेब भंडारकराचार्य क्रांतिविद्ययाचकार अकादमी देहा की पत्रवेल ते मनुष्य जगती	4911900
4) म. यशवंत मोदीसाहू व परमेश्वर अलयाचकार	
5) वेणुका	
6) आकाशजी किशू दुरी देवता असेल वेहा	
7) दशरथराव कर्मण देहा या विद्युत देवता या पत्रवेलचे मंडळ किंवा दिवशी न्यायालय कडून मंडळ किंवा अदालत प्रक्रियेचे मंडळ व पत्र	
8) दशरथराव कर्मण दिवसाच दिवसा	
9) अशोक मोदीसाहू केंद्र म पू	
10) बाबासाहेबरावजी मुद्राक मुद्राक	
11) बाबासाहेबरावजी मोदीसाहू मुद्राक	
12) वेणुका	



गावाचे नाव : 1) ओवे  
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सूची क्र.2

दुग्धनियंत्रण संह दूनि पत्रवेल 3  
दस क्रमांक 5165/2018

पंचवेल  
पंचवेल-5

गावाचे नाव : 1) ओवे

1) विवेकानंद कर्मण	खरेदीखत
2) अशोक	3500000
3) बाबासाहेब भंडारकराचार्य क्रांतिविद्ययाचकार अकादमी देहा की पत्रवेल ते मनुष्य जगती	6876000
4) म. यशवंत मोदीसाहू व परमेश्वर अलयाचकार	
5) वेणुका	
6) आकाशजी किशू दुरी देवता असेल वेहा	
7) दशरथराव कर्मण देहा या विद्युत देवता या पत्रवेलचे मंडळ किंवा दिवशी न्यायालय कडून मंडळ किंवा अदालत प्रक्रियेचे मंडळ व पत्र	
8) दशरथराव कर्मण दिवसाच दिवसा	
9) अशोक मोदीसाहू केंद्र म पू	
10) बाबासाहेबरावजी मुद्राक मुद्राक	
11) बाबासाहेबरावजी मोदीसाहू मुद्राक	
12) वेणुका	

पंचवेल-8  
2993/2022  
20/62



गावाचे नाव : 1) ओवे  
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सूची क्र.2

दुग्धनियंत्रण संह दूनि पत्रवेल 3  
दस क्रमांक 5167/2018

पंचवेल  
पंचवेल-8

2993/2022  
25/62

गावाचे नाव : 1) ओवे

1) विवेकानंद कर्मण	खरेदीखत
2) अशोक	862500
3) बाबासाहेब भंडारकराचार्य क्रांतिविद्ययाचकार अकादमी देहा की पत्रवेल ते मनुष्य जगती	1412200
4) म. यशवंत मोदीसाहू व परमेश्वर अलयाचकार	
5) वेणुका	
6) आकाशजी किशू दुरी देवता असेल वेहा	
7) दशरथराव कर्मण देहा या विद्युत देवता या पत्रवेलचे मंडळ किंवा दिवशी न्यायालय कडून मंडळ किंवा अदालत प्रक्रियेचे मंडळ व पत्र	
8) दशरथराव कर्मण दिवसाच दिवसा	
9) अशोक मोदीसाहू केंद्र म पू	
10) बाबासाहेबरावजी मुद्राक मुद्राक	
11) बाबासाहेबरावजी मोदीसाहू मुद्राक	
12) वेणुका	



गावाचे नाव : 1) ओवे  
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सूची क्र.2

दुग्धनियंत्रण संह दूनि पत्रवेल 4  
दस क्रमांक 6228/2018

पंचवेल  
पंचवेल-5

गावाचे नाव : 1) ओवे

1) विवेकानंद कर्मण	खरेदीखत
2) अशोक	6000000
3) बाबासाहेब भंडारकराचार्य क्रांतिविद्ययाचकार अकादमी देहा की पत्रवेल ते मनुष्य जगती	9824000
4) म. यशवंत मोदीसाहू व परमेश्वर अलयाचकार	
5) वेणुका	
6) आकाशजी किशू दुरी देवता असेल वेहा	
7) दशरथराव कर्मण देहा या विद्युत देवता या पत्रवेलचे मंडळ किंवा दिवशी न्यायालय कडून मंडळ किंवा अदालत प्रक्रियेचे मंडळ व पत्र	
8) दशरथराव कर्मण दिवसाच दिवसा	
9) अशोक मोदीसाहू केंद्र म पू	
10) बाबासाहेबरावजी मुद्राक मुद्राक	
11) बाबासाहेबरावजी मोदीसाहू मुद्राक	
12) वेणुका	



गावाचे नाव : 1) ओवे  
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.







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concern SRO

सूची क्र.2  
दुयम निबंधक, पनवेल 1  
दस्ता क्रमांक : 10846/2010  
नोदणी :  
Regn 03m

पवेल - 8  
2293/2022  
गावाचे नाव : ओवे

(1) विरोधाभास प्रकर	अंतरात्मा किंवा त्याचे अधिदेश किंवा अंतर संक्षेपलेख
(2) नोंदवत्ता	227500
(3) बाजारभावे/मिटरमूल्यमापन बाजारभावे/मिटरमूल्यमापन पट्टेदार ते मिटर मूल्य	रु. 30282000
(4) भू-मापन पोलीस/मिटरमूल्यमापन प्रतिवेदन	मालिकेचे नाव, इतर वर्गीय प्लॉट क्र 52 ए, मीटर क्र. 36 टी. ओवे
(5) क्षेत्रफळ	2200 चौ.मी.
(6) अकारणी किंवा अकारणी किंवा	
(7) दस्तावेजांचे बाबत देणा-या/प्राप्तून देणा-या पक्षकारांचे नाव किंवा विवाही नावात/गावा इतक्याना किंवा अदोष असल्यास, प्रतिवेदिते नाव व पत्ता	1) नाव - शम्भूराज हरीदत्त इजीमिया परदेश - वय - पत्ता - ओवे, सारपयिन कोठ - पिन नं - 2) नाव - मुलगाक इजीमिया परदेश - वय - पत्ता - अ.पिन कोठ - पिन नं - 3) नाव - जितेंद्र इजीमिया परदेश - वय - पत्ता - अ.पिन कोठ - पिन नं - 4) नाव - मकसूद मुनाक परदेश - वय - पत्ता - अ.पिन कोठ - पिन नं - 5) नाव - अमन कु. 5 ए. 10 ए. 12 ए. 14, 15, 16, 17 वरचे अकारणी मिटरमूल्य इतके जी येवानी - वय - पत्ता - अ.पिन कोठ - पिन नं - 6) नाव - मतीन मुनाक परदेश - वय - पत्ता - अ.पिन कोठ - पिन नं - 7) नाव - सतिश सत्तार परदेश - वय - पत्ता - अ.पिन कोठ - पिन नं - 8) नाव - शक्ति सत्तार परदेश - वय - पत्ता - अ.पिन कोठ - पिन नं - 9) नाव - शिंदेको - वय - पत्ता - सोबीडी, वेलापुरयिन कोठ - पिन नं -
(8) दस्तावेजांचे बाबत देणा-या पक्षकारांचे व किंवा विवाही - व्यावसायिक इतक्याना किंवा अदोष असल्यास प्रतिवेदिते नाव व पत्ता	10) नाव - मे.पि.रावराव इतका - कानि प्रा. लि. तर्फे डायरेक्टर मतिन एम भटीया - वय - पत्ता - 802, परसे पोलीसी से नं. 19, उभायिन कोठ - पिन नं -
(9) दस्तावेजांचे बाबत दिल्याचा दिनांक	13/09/2010
(10) दस्ता नोंदणी केल्याचा दिनांक	13/09/2010
(11) भू-मापनाचा खंड व पृष्ठ	10846/2010
(12) बाजारभावाप्रमाणचे मुद्रांक शुल्क	1514100
(13) बाजारभावाप्रमाणचे नोंदणी शुल्क	30000
(14) रीत	-

सूची क्र. 2  
दुयम निबंधक, पनवेल 1  
दस्ता क्रमांक : 10846/2010  
नोदणी :  
Regn 03m

पवेल - 8  
2293/2022  
गावाचे नाव : ओवे

(1) विरोधाभास प्रकर, अंतरात्मा किंवा त्याचे अधिदेश किंवा अंतर संक्षेपलेख  
(2) नोंदवत्ता  
(3) बाजारभावे/मिटरमूल्यमापन बाजारभावे/मिटरमूल्यमापन पट्टेदार ते मिटर मूल्य  
(4) भू-मापन पोलीस/मिटरमूल्यमापन प्रतिवेदन  
(5) क्षेत्रफळ  
(6) अकारणी किंवा अकारणी किंवा  
(7) दस्तावेजांचे बाबत देणा-या/प्राप्तून देणा-या पक्षकारांचे नाव किंवा विवाही नावात/गावा इतक्याना किंवा अदोष असल्यास, प्रतिवेदिते नाव व पत्ता  
(8) दस्तावेजांचे बाबत देणा-या पक्षकारांचे व किंवा विवाही - व्यावसायिक इतक्याना किंवा अदोष असल्यास प्रतिवेदिते नाव व पत्ता  
(9) दस्तावेजांचे बाबत दिल्याचा दिनांक  
(10) दस्ता नोंदणी केल्याचा दिनांक  
(11) भू-मापनाचा खंड व पृष्ठ  
(12) बाजारभावाप्रमाणचे मुद्रांक शुल्क  
(13) बाजारभावाप्रमाणचे नोंदणी शुल्क  
(14) रीत

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THE SEAL OF THE JOINT SUB-REGISTRAR  
सह. दुयम निबंधक, पनवेल - 5  
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सूची क्र. 2  
दुयम निबंधक, पनवेल 1  
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नोदणी :  
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पवेल - 8  
2293/2022  
गावाचे नाव : ओवे

(1) विरोधाभास प्रकर, अंतरात्मा किंवा त्याचे अधिदेश किंवा अंतर संक्षेपलेख  
(2) नोंदवत्ता  
(3) बाजारभावे/मिटरमूल्यमापन बाजारभावे/मिटरमूल्यमापन पट्टेदार ते मिटर मूल्य  
(4) भू-मापन पोलीस/मिटरमूल्यमापन प्रतिवेदन  
(5) क्षेत्रफळ  
(6) अकारणी किंवा अकारणी किंवा  
(7) दस्तावेजांचे बाबत देणा-या/प्राप्तून देणा-या पक्षकारांचे नाव किंवा विवाही नावात/गावा इतक्याना किंवा अदोष असल्यास, प्रतिवेदिते नाव व पत्ता  
(8) दस्तावेजांचे बाबत देणा-या पक्षकारांचे व किंवा विवाही - व्यावसायिक इतक्याना किंवा अदोष असल्यास प्रतिवेदिते नाव व पत्ता  
(9) दस्तावेजांचे बाबत दिल्याचा दिनांक  
(10) दस्ता नोंदणी केल्याचा दिनांक  
(11) भू-मापनाचा खंड व पृष्ठ  
(12) बाजारभावाप्रमाणचे मुद्रांक शुल्क  
(13) बाजारभावाप्रमाणचे नोंदणी शुल्क  
(14) रीत

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THE SEAL OF THE JOINT SUB-REGISTRAR  
सह. दुयम निबंधक, पनवेल - 5  
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सूची क्र. 2  
दुयम निबंधक, पनवेल 1  
दस्ता क्रमांक : 10846/2010  
नोदणी :  
Regn 03m

पवेल - 8  
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गावाचे नाव : ओवे

(1) विरोधाभास प्रकर, अंतरात्मा किंवा त्याचे अधिदेश किंवा अंतर संक्षेपलेख  
(2) नोंदवत्ता  
(3) बाजारभावे/मिटरमूल्यमापन बाजारभावे/मिटरमूल्यमापन पट्टेदार ते मिटर मूल्य  
(4) भू-मापन पोलीस/मिटरमूल्यमापन प्रतिवेदन  
(5) क्षेत्रफळ  
(6) अकारणी किंवा अकारणी किंवा  
(7) दस्तावेजांचे बाबत देणा-या/प्राप्तून देणा-या पक्षकारांचे नाव किंवा विवाही नावात/गावा इतक्याना किंवा अदोष असल्यास, प्रतिवेदिते नाव व पत्ता  
(8) दस्तावेजांचे बाबत देणा-या पक्षकारांचे व किंवा विवाही - व्यावसायिक इतक्याना किंवा अदोष असल्यास प्रतिवेदिते नाव व पत्ता  
(9) दस्तावेजांचे बाबत दिल्याचा दिनांक  
(10) दस्ता नोंदणी केल्याचा दिनांक  
(11) भू-मापनाचा खंड व पृष्ठ  
(12) बाजारभावाप्रमाणचे मुद्रांक शुल्क  
(13) बाजारभावाप्रमाणचे नोंदणी शुल्क  
(14) रीत

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THE SEAL OF THE JOINT SUB-REGISTRAR  
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THE SEAL OF THE JOINT SUB-REGISTRAR  
सह. दुयम निबंधक, पनवेल - 5  
सत्यमेव जयते

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 ४२/७२



सूची क्र. २ INDEX NO. II

- गवाचे नाव : खारघर
- विलेखाचा प्रकार (1) विलेख क्र. २, खारघर, पनवेल तालुका, जिल्हा कोरगाव, महाराष्ट्र राज्य. दि. २२/०५/२०२२. अ. २२९३/२०२२. प. ४२/७२.
  - मू.मान्य. पोटहिसा व परकामांक (असाव्यास) (2) मू.मान्य. पोटहिसा व परकामांक (असाव्यास) दि. २२/०५/२०२२. अ. २२९३/२०२२. प. ४२/७२.
  - अकारणी किंवा जुडी देण्यात आलेले (3) अकारणी किंवा जुडी देण्यात आलेले दि. २२/०५/२०२२. अ. २२९३/२०२२. प. ४२/७२.
  - दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता (4) दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता.
  - दस्तावेज करून देण्याचा दिनांक (5) दस्तावेज करून देण्याचा दिनांक.
  - दस्त नोंदणी केल्याचा दिनांक (6) दस्त नोंदणी केल्याचा दिनांक.
  - अनुक्रमांक, खंड व गृह (7) अनुक्रमांक, खंड व गृह.
  - बाजारभावाप्रमाणे मुद्रांक शुल्क (8) बाजारभावाप्रमाणे मुद्रांक शुल्क.
  - बाजारभावाप्रमाणे नोंदणी शुल्क (9) बाजारभावाप्रमाणे नोंदणी शुल्क.
  - श्री (10) श्री.

श्री. दुय्यम निबंधक, पनवेल-१ (कां-२)

प व ल - ४  
 ८२९३ २०२२  
 ४३/७२



सूची क्र. २ INDEX NO. II

- गवाचे नाव : खारघर
- विलेखाचा प्रकार (1) विलेख क्र. २, खारघर, पनवेल तालुका, जिल्हा कोरगाव, महाराष्ट्र राज्य. दि. २२/०५/२०२२. अ. २२९३/२०२२. प. ४३/७२.
  - मू.मान्य. पोटहिसा व परकामांक (असाव्यास) (2) मू.मान्य. पोटहिसा व परकामांक (असाव्यास) दि. २२/०५/२०२२. अ. २२९३/२०२२. प. ४३/७२.
  - अकारणी किंवा जुडी देण्यात आलेले (3) अकारणी किंवा जुडी देण्यात आलेले दि. २२/०५/२०२२. अ. २२९३/२०२२. प. ४३/७२.
  - दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता (4) दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता.
  - दस्तावेज करून देण्याचा दिनांक (5) दस्तावेज करून देण्याचा दिनांक.
  - दस्त नोंदणी केल्याचा दिनांक (6) दस्त नोंदणी केल्याचा दिनांक.
  - अनुक्रमांक, खंड व गृह (7) अनुक्रमांक, खंड व गृह.
  - बाजारभावाप्रमाणे मुद्रांक शुल्क (8) बाजारभावाप्रमाणे मुद्रांक शुल्क.
  - बाजारभावाप्रमाणे नोंदणी शुल्क (9) बाजारभावाप्रमाणे नोंदणी शुल्क.
  - श्री (10) श्री.

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सूची क्र. 2		दुय्यम निबंधक, पनवेल 1
1280796		दस्त क्रमांक: 128072011
19-05-2022		नोंदणी: Regn 63m
Note-Generated Through eSearch Module. For original report please contact concern SRO office.		
<b>गवाचे नाव : खारघर</b>		
		<b>प व ल - ४</b>
(1) विलेखाचा प्रकार	करारनामा किंवा स्वार्थे अभिलेख किंवा करार संक्षेपलेख	८२९३ २०२२ ४२/७२
(2) मीटरदस्ता	र. 99875	
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	र. 150052500	
(4) मू.मान्य. पोटहिसा व परकामांक (असाव्यास)	पालिकेचे नाव इतर वर्गना. पोटहिसा क्र. 1 ए, सेक्टर क्र. 34ए, खारघर	
(5) क्षेत्रफळ	7749.90 चौ.मी.	
(6) अकारणी किंवा जुडी देण्यात आलेले	-	
(7) दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता	1) नाव - अंजल रामचंद्र पाटील - वय - पत्ता - ओबे, खारघरपिन कोड - पिन नं - 2) नाव - रघुनाथ राजाराम पाटील - वय - पत्ता - A-पिन कोड - पिन नं - 3) नाव - सिडको - वय - पत्ता - सी बी डी, वैसापुर-पिन कोड - पिन नं -	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता	4) नाव - मे. ओम साई कन्स्ट्रक्शन लॉक भागीदार मनिष एम बडोका - वय - पत्ता - से. नं. 19, वाघीपिन कोड - पिन नं -	
(9) दस्तावेज करून देण्याचा दिनांक	05/10/2011	
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2011	
(11) अनुक्रमांक, खंड व गृह	128072011	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	7602625	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	0	
(14) श्री	-	

सूची क्र. 2		दुय्यम निबंधक, सह दु.नि.पनवेल 3
6704398		दस्त क्रमांक: 67042011
19-05-2022		नोंदणी: Regn 63m
Note-Generated Through eSearch Module. For original report please contact concern SRO office.		
<b>गवाचे नाव : खारघर</b>		
		<b>प व ल - ४</b>
(1) विलेखाचा प्रकार	करारनामा किंवा स्वार्थे अभिलेख किंवा करार संक्षेपलेख	८२९३ २०२२ ४३/७२
(2) मीटरदस्ता	र. 3750	
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	र. 7694500	
(4) मू.मान्य. पोटहिसा व परकामांक (असाव्यास)	पालिकेचे नाव इतर वर्गना. नोंबे ओबे खारघर ता पनवेल वि रायगाड मू. खंड क्र 1 बी 11 सेक्टर 34 ए क्षेत्र परकामांक असाव्यास	
(5) क्षेत्रफळ	289.98 चौ.मी	
(6) अकारणी किंवा जुडी देण्यात आलेले	-	
(7) दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता	1) नाव - इकबाल ए. लतीफ पटेल, अब्दुल रीझ अ लतीफ पटेल, मुहम्मद अब्दुल लतीफ पटेल, माहीर अहमद अ लतीफ पटेल, नूरुद्दीन अब्दुल रशीद पटेल, अलमास खाशीद गांधी, हासिम खलील मदार यांचे तर्फे कु मु मधुसूदन शिवाजीराव इकबाल पटेल - वय - 34 गावा - उखोडे पनवेल पिन कोड - पिन नं - 2) नाव - सिडको - वय - पत्ता - सि बी डी 1 पिन कोड - पिन नं -	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत, प्रतिवादिचे नाव व पत्ता	3) नाव - मे. ओम साई कन्स्ट्रक्शन लॉक भागीदार मनिष एम. शिवाजी - वय - 32 पत्ता - ४०१, सेक्टर 1०, वाघी पिन कोड - पिन नं - AA/VF02856B	
(9) दस्तावेज करून देण्याचा दिनांक	01/07/2011	
(10) दस्त नोंदणी केल्याचा दिनांक	01/07/2011	
(11) अनुक्रमांक, खंड व गृह	67042011	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	385000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) श्री	-	

गावाचे नाव : ओवे

प न व ल - ४  
२९३ २०२२  
४० / ६२




(1) वित्तिका प्रकार	करारनामा किंवा स्वचे अधिलेख किंवा करार संक्षेपलेख
(2) मीटरदरा	₹.4375
(3) बाजारभाव/भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मनुष्य करावे	₹. 6300000
(4) भू-मापन, पोटहिनसा व घरकामांक (असल्यास)	पलिकेचे नाव, इतर वर्णन : प्लॉट क्र. 1-बी2, सेक्टर क्र. 34 ए, ओवे - खारघर
(5) क्षेत्रफळ	349.98 चौ.मी
(6) आकारणी किंवा जुडी देण्यात आलेले ठेका	-
(7) दस्तऐवज करून देणा-या पक्षकाराचे व पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	1) नाव - अश्विन वहाकरिया पटेल - वय - पत्ता - ओवे, ता. पनवेल तालुका कोड - पिन नं - 2) नाव - जयदेव गुलाम मोहम्मद पटेल - वय - पत्ता - अ-पिन कोड - पिन नं - 3) नाव - सिडको - वय - पत्ता - पिन कोड - पिन नं -
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	4) नाव - मे. ओम साई कन्स्ट्रक्शन वर्क भागीदार मनिष एम बटोडा - वय - पत्ता - बी ४०१, फारसी चौकी, से. नं. ११०, वाशी, नवी मुंबई पिन कोड - पिन नं -
(9) दस्तऐवज करून दिल्याचा दिनांक	14/10/2010
(10) दस्त नोंदणी केल्याचा दिनांक	15/10/2010
(11) अनुक्रमीक खंड व पुढ	121642010
(12) बाजारभावाप्रमाणे सुटका मूल्य	315000
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) रीत	-

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९३३ / ९४



गावाचे नाव : खारघर

प न व ल - ४  
२९३ २०२२  
४० / ६२



(1) वित्तिका प्रकार	करारनामा किंवा स्वचे अधिलेख किंवा करार संक्षेपलेख
(2) मीटरदरा	₹.4680
(3) बाजारभाव/भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मनुष्य करावे	₹. 6480000
(4) भू-मापन, पोटहिनसा व घरकामांक (असल्यास)	पलिकेचे नाव, इतर वर्णन : प्लॉट नं 1, बीक, सेक्टर 34ए, खारघर ता. पनवेल
(5) क्षेत्रफळ	-
(6) आकारणी किंवा जुडी देण्यात आलेले ठेका	-
(7) दस्तऐवज करून देणा-या पक्षकाराचे व पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	1) नाव - जयदेवजीजी डुगे-गिरी कामरे - वय - 60पत्ता - खारघर पिन कोड - पिन नं - 2) नाव - नरिणदाजीजी अंबर कोईलकर - वय - 69पत्ता - अ-पिन कोड - पिन नं - 3) नाव - सिडको - वय - पत्ता - सि. बी. डी. पिन कोड - पिन नं -
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	4) नाव - मे. ओम साई कन्स्ट्रक्शन वर्क भागीदार मनिष एम भागीक - वय - 34पत्ता - बी - ४०१, सेक्टर ११०, वाशी पिन कोड - पिन नं - AABFO 28588
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2010
(10) दस्त नोंदणी केल्याचा दिनांक	21/10/2010
(11) अनुक्रमीक खंड व पुढ	104242010
(12) बाजारभावाप्रमाणे सुटका मूल्य	324000
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) रीत	-

गावाचे नाव : खारघर

प न व ल - ४  
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४० / ६२



(1) वित्तिका प्रकार	करारनामा किंवा स्वचे अधिलेख किंवा करार संक्षेपलेख
(2) मीटरदरा	₹.2900
(3) बाजारभाव/भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मनुष्य करावे	₹. 6126000
(4) भू-मापन, पोटहिनसा व घरकामांक (असल्यास)	पलिकेचे नाव, इतर वर्णन : प्लॉट क्र. 1 बी / 3, सेक्टर क्र. 34 ए, खारघर
(5) क्षेत्रफळ	१०.९८ चौ.मी.
(6) आकारणी किंवा जुडी देण्यात आलेले ठेका	-
(7) दस्तऐवज करून देणा-या पक्षकाराचे व पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	1) नाव - विवेक के चौधरामाजी - वय - पत्ता - ३०३, सत्यमात अजर्त, उल्हासनगर पिन कोड - पिन नं - 2) नाव - सिडको - वय - पत्ता - सि. बी. डी. वेलापुर पिन कोड - पिन नं -
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	3) नाव - मे. ओम साई कन्स्ट्रक्शन वर्क मनिष एम बटोडा - वय - पत्ता - ४०१, फारसी चौकी, से. नं. ११०, वाशी पिन कोड - पिन नं -
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2011
(10) दस्त नोंदणी केल्याचा दिनांक	11/01/2011
(11) अनुक्रमीक खंड व पुढ	5602011
(12) बाजारभावाप्रमाणे सुटका मूल्य	266900
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) रीत	-

प न व ल - ४  
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गावाचे नाव : खारघर

सूची क्र. २, पान INDEX NO. II

(1) वित्तिका प्रकार	करारनामा किंवा स्वचे अधिलेख किंवा करार संक्षेपलेख
(2) मीटरदरा	₹.4680
(3) बाजारभाव/भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मनुष्य करावे	₹. 6480000
(4) भू-मापन, पोटहिनसा व घरकामांक (असल्यास)	पलिकेचे नाव, इतर वर्णन : प्लॉट नं 1, बीक, सेक्टर 34ए, खारघर ता. पनवेल
(5) क्षेत्रफळ	-
(6) आकारणी किंवा जुडी देण्यात आलेले ठेका	-
(7) दस्तऐवज करून देणा-या पक्षकाराचे व पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	1) नाव - जयदेवजीजी डुगे-गिरी कामरे - वय - 60पत्ता - खारघर पिन कोड - पिन नं - 2) नाव - नरिणदाजीजी अंबर कोईलकर - वय - 69पत्ता - अ-पिन कोड - पिन नं - 3) नाव - सिडको - वय - पत्ता - सि. बी. डी. पिन कोड - पिन नं -
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा अदालत अंतस्थतर प्रविष्टादिचे नाव व पत्ता	4) नाव - मे. ओम साई कन्स्ट्रक्शन वर्क भागीदार मनिष एम भागीक - वय - 34पत्ता - बी - ४०१, सेक्टर ११०, वाशी पिन कोड - पिन नं - AABFO 28588
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2010
(10) दस्त नोंदणी केल्याचा दिनांक	21/10/2010
(11) अनुक्रमीक खंड व पुढ	104242010
(12) बाजारभावाप्रमाणे सुटका मूल्य	324000
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) रीत	-











भारत सरकार  
GOVT. OF INDIA  
THAKUR SHYAM SHANKAR  
SHANKAR GOSAM THAKUR  
30/10/1970  
Permanent Account Number  
AEGPT5562E

पवेल - ४  
२९३ २०२२  
६६/७२

भारत सरकार  
GOVERNMENT OF INDIA  
श्याम शंकर ठाकुर  
Shyam Shankar Thakur  
जन्म तारीख/DOB: 30/10/1970  
पुरुष / MALE  
7100 3231 6253

पवेल - ४  
२९३ २०२२  
६६/७२



आयकर विभाग  
INCOME TAX DEPARTMENT  
सुधाकर राजलिंगु जादी  
RAJALINGU LANCHANNA JADI  
16/10/1968  
Permanent Account Number  
AVIPJ2690N

श्याम शंकर ठाकुर  
Shyam Shankar Thakur  
जन्म तारीख/DOB: 30/10/1970  
पुरुष / MALE  
4464 4785 4623  
VID: 9123 8667 3433 8835  
भारत सरकार, मेरी परचान

पवेल - ५  
९९९९ २०२५  
९३८/९४

MAHARASHTRA STATE MOTOR DRIVING LICENCE  
LIC No. MH48 2011002147  
Valid till: 03-04-2026 (NT)  
DOB: 27-06-1976  
Name: DEVIDAS BHUJBAL  
SEWAF ANANT BHUJBAL  
A-10 ROOM-10, 3RD FLR. BHUJBAL  
TAL-PANVEL, DIST-RAIGAD  
PAN: 41C208  
Signature & ID of Issuing Authority: MH48 201145

पवेल - ४  
२९३ २०२२  
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आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHESH ANANT BHUJBAL  
ANANT NAMDEV BHUJBAL

15/01/1979  
Permanent Account Number  
AMTPB4134B

आयकर विभाग  
INCOME TAX DEPARTMENT  
DINESH SUDAM VAHADI  
SUDAM VAHADI  
15/01/1974  
Permanent Account Number  
AUPV5774E

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BIBPD0088E  
APARNA BHUJBAL  
FATHER'S NAME  
SHIVAJI KRISHN DOKE




पवेल - ४  
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६६/७२





आयकर विभाग  
INCOME TAX DEPARTMENT  
AMIT MADHU BATHIJA  
MADHU BHAGWANDAS BATHIJA  
26/09/1980  
Permanent Account Number  
ABEPB7680J  
Signature

भारत सरकार  
GOVT OF INDIA



प व ल - ४  
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प व ल - ५

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प व ल - ४  
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७० / ७२



४ - ११११  
८९७०



आयकर विभाग  
INCOME TAX DEPARTMENT  
SHAHAD GANU BHOPI  
GANU BABURAV BHOPI  
01/09/1974  
Permanent Account Number  
ABEPB774J  
Signature

भारत सरकार  
GOVT OF INDIA





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# ★ घोषणापत्र ★

मी, संकेत अपर्णा भुजबळ याद्वारे घोषित करतो की, दुय्यम निबंधक, पनवेल यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदविणेसाठी सादर करण्यात आला आहे.

मे. पॅराडाईज सुपरस्ट्रक्चर तर्फे भागीदार अमित मधु बठीजा यांनी दिनांक 27/06/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर बस्त नोंदणीस सादर केला आहे. / निष्पन्न करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरील कुलमुखत्यारपत्र लिहून घेणार व लिहून देणार या व्यक्तीपैकी कोणीही घयत नाहीत. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास 1998 चे कलम अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

पनवेल - 5  
992 2024  
992 / 992  
सदरील



संकेत अपर्णा भुजबळ  
(कुलमुखत्यारपत्र धारकाचे नाव सही)

सदरचे कुलमुखत्यारपत्र मी वाचले असून त्याचे सत्यतेबाबत माझी खात्री पटली आहे.

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P-15EP	
1905	24
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पत्र-५	
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



PATIL ASADPASHA ABDULRAUF

ABDULRAUF MAHAMMADHUSEN PATIL

21/09/1989

Permanent Account Number

BGJPP0829C

*Asad*

Signature

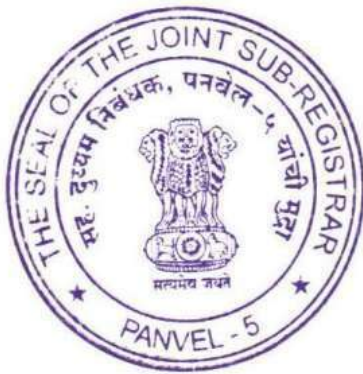


14072011

*Asad*



पनवल - ५	
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भारत सरकार  
Government of India



आधार

भारत सरकार  
Government of India

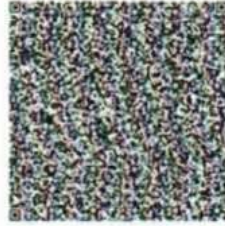
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 1218/61103/03253

To  
असदपाशा अब्दुलरउफ पाटील  
Asadpasha Abdulrauf Patil  
S/O: Abdulrauf Patil  
At Post-Asas, House No-589  
Jama Masjid Chowk  
Alas  
Kolhapur Maharashtra - 416104  
9011223473

Signature Not Verified

Signature Not Verified  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
Date: 2023-02-07 07:38:08



आपला आधार क्रमांक / Your Aadhaar No. :

**3240 2278 1747**

VID : 9120 0277 8160 8161

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



आधार



असदपाशा अब्दुलरउफ पाटील  
Asadpasha Abdulrauf Patil  
जन्म तारीख/DOB: 21/09/1989  
पुरुष/ MALE

**3240 2278 1747**

VID : 9120 0277 8160 8161

माझे आधार, माझी ओळख



Government of India



AADHAAR

पत्र - ५  
माहित  
2024  
2278  
9088/908

- आधार ओळखीचा पुरावा आहे तागारिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाईन प्रमाणिकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code, Offline XML, Online Authentication.
- This is electronically generated letter.



- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवांचे सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आपली ओळख अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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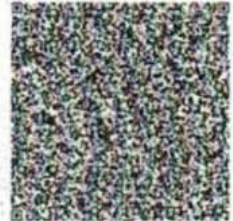
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AADHAAR

पत्ता:  
S/O: अब्दुलरउफ पाटील, मु पोस्ट-आलास, हाउस नं-  
589, जामा मस्जिद चौक, आलास, कोल्हापूर,  
महाराष्ट्र - 416104

Address:  
S/O: Abdulrauf Patil, At Post-Asas, House No-  
589, Jama Masjid Chowk, Alas, Kolhapur,  
Maharashtra - 416104



**3240 2278 1747**

VID : 9120 0277 8160 8161

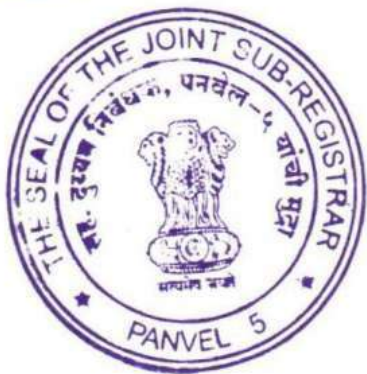
1947 | help@uidai.gov.in | www.uidai.gov.in

Asadpasha

पानवेल-५  
२५/०१/२०२४



पानवेल - ५	
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DANGARKAR MANGESH SHANIVAR

SHANIVAR PANGI YA DANGARKAR

04/01/1986

Permanent Account Number

ATAPD6158M

Signature



पवल - ५	
१११२	२०२५
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BIBPD0091E

नाम / Name  
SANKET APARNA BHUJBAL

पिता का नाम / Father's Name  
SHIVAJI KISAN DOKE

जन्म की तारीख /  
Date of Birth  
30/01/1994

हस्ताक्षर / Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHARAD GANU BHOPI  
GANU BABURAV BHOPI  
01/06/1974

Permanent Account Number

ARJPB2774J

Signature



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529/1119

शनिवार, 18 जानेवारी 2025 4:21 म.नं.

दस्त गोषवारा भाग-1

पवल5

दस्त क्रमांक: 1119/2025

दस्त क्रमांक: पवल5 /1119/2025

बाजार मुल्य: रु. 58,90,280/-

मोबदला: रु. 1,41,82,441/-

भरलेले मुद्रांक शुल्क: रु.9,92,800/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

अ. क्रं. 1119 वर दि.18-01-2025

रोजी 4:16 म.नं. वा. हजर केला.

पावती:1220

पावती दिनांक: 18/01/2025

सादरकरणाचे नाव: असदपाशा अब्दुलरउफ पाटील -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2960.00

पृष्ठांची संख्या: 148

दस्त हजर करणाऱ्याची सही:

एकुण: 32960.00

  
Joint Sub Registrar Panvel 5  
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

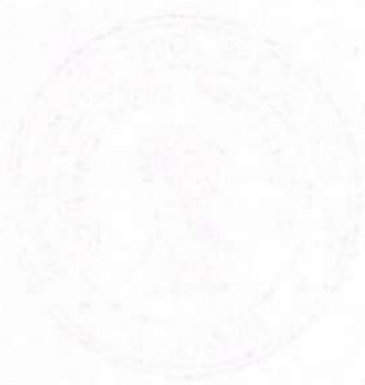
मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकाऱ्यांच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित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

शिक्का क्रं. 1 18 / 01 / 2025 04 : 16 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 18 / 01 / 2025 04 : 19 : 02 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे,  
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास त्याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल.  
लिहून देणार  
लिहून घेणार

1000 1000



1000 1000



18/01/2025 4 22:22 PM

दस्त क्रमांक :पवल5/1119/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. पॅराडाईज सुपरस्ट्रक्चर तर्फे भागीदार अमित मधु बठीजा यांच्या तर्फे क.ज. अखत्यारी संकेत अपर्णा भुजबळ - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफीस नं. 1701, सत्र प्लाझा, प्लॉट नं 19 व 20, सेक्टर नं.19डी, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AAQFP7752A	लिहून देणार वय :-30 स्वाक्षरी:-		
2	नाव:असदपाशा अब्दुलरउफ पाटील - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं- 589, पोस्ट - आलास, जामा मस्जिद चौक, आलास, कोल्हापूर, महाराष्ट्र, क्रॉक:आपूर. पॅन नंबर:BGJPP0829C	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:18 / 01 / 2025 04 : 19 : 51 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:शरद गणु भोपी - - वय:45 पत्ता:शॉप नं. 96, श्री दत्त झेरॉक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206		
2	नाव:मंगेश शनिवार डांगरकर - - वय:39 पत्ता:शॉप नं.96,श्री दत्त झेरॉक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206		

शिक्का क्र.4 ची वेळ:18 / 01 / 2025 04 : 20 : 39 PM

Joint Sub Registrar Panel 5

## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASADPASHA ABDULRAUF PATIL	eChallan	02700452025011850102	MH014564846202425E	992800.00	SD	0008042190202425	18/01/2025
2		DHC		0125093710683	2000	RF	0125093710683D	18/01/2025
3		DHC		1124284112005	960	RF	1124284112005D	18/01/2025
4	ASADPASHA ABDULRAUF PATIL	eChallan		MH014564846202425E	30000	RF	0008042190202425	18/01/2025

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

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1119 / 2025

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2. Get print immediately after registration.

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प्रमाणित करणेत येते की, सदर दस्तास एकूण 902

पाने आहेत, पुस्तक क्र. 9

क्रमांक 9990/2025 वर नोंदला.

सह दुय्यम निबंधक घरा-२, पनवेल-५,

दिनांक १८ माहे ०१ सन २०२५

Scanned Doc. No. 1119 :

Time 5-10 pm :

Date 19/11/25 .

