

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID 20250210130

10 February 2025,08:59:40 AM

पवल3

मूल्यांकनाचे वर्ष 2024
जिल्हा रायगड
तालुक्याचे नांव : पनवेल
गांवाचे नांव : वहाळ
क्षेत्राचे नांव Rural

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
4750	56700	-	-	-	

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	33.5599चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.4750/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		

Sale Type - First Sale

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

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= (((56700-4750) * (100 / 100)) + 4750)

= Rs.56700/-

मजला निहाय घट/वाढ

= 1.05 of 56700 = Rs.59535/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 59535 * 33.5599

= Rs.1997988.6465/-

Applicable Rules :

3,18,19

एकत्रित अंतिम मूल्य

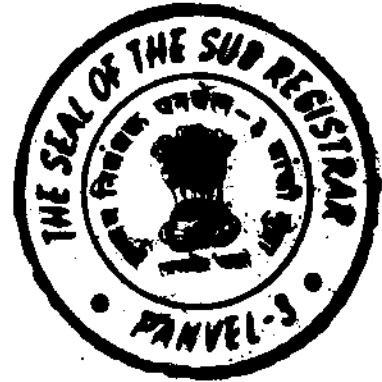
= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + बांधकामाच्या मालकीचे मूल्य + वरील मालकीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनार्हिन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 1997988.6465 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.1997989/-

= ₹ एकोणवीस लाख सत्याणव हजार नऊ शे एकोणनव्वद /-





CHALLAN
MTR Form Number-6

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3982 2024
2 / 950



GRN	MH015823467202425E	BARCODE	Date		09/02/2025-12:17:57	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)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	SUSAN THOMAS PAPPACHAN			
Location	RAIGAD		Flat/Block No.	FLAT NO 501 5TH FLOOR SHANKAR SPARSH			
Year	2024-2025 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	PLOT NO 402 SECTOR 24 PUSHPAK NODE VAHAL			
0030046401 Stamp Duty		240000.00	Area/Locality	TAL PANVEL DIST RAIGAD			
0030063301 Registration Fee		30000.00	Town/City/District				
			PIN	4	1	0	2 0 6
			Remarks (If Any)	SecondPartyName=M/S RAMESH HOMES BUILDERS AND DEVELOPERS-			
			Amount In	Two Lakhs (200000) Rupees Only			
Total		2,70,000.00	Words				
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	023000420502000022 250408543783			
Cheque/DD No.		Bank Date	RBI Date	09/02/2025-12:32:25		Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



Department ID :

Mobile No. : 0000000000

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

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

Susan
Thomas Pappachan

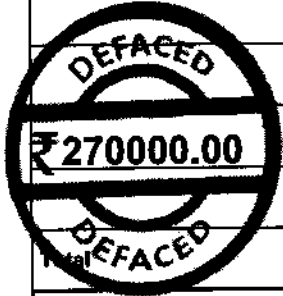


CHALLAN
MTR Form Number-6

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GRN	MH015823467202425E	BARCODE				Date	09/02/2025-12:17:57	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)					
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		SUSAN THOMAS PAPPACHAN			
Location RAIGAD				Flat/Block No.		FLAT NO 501 5TH FLOOR SHANKAR SPARSH			
Year 2024-2025 One Time				Premises/Building					
Account Head Details			Amount In Rs.		Road/Street				
0030046401 Stamp Duty			240000.00		PLOT NO 402 SECTOR 24 PUSHPAK NODE VAHAL				
0030063301 Registration Fee			30000.00		Area/Locallty				
					TAL PANVEL DIST RAIGAD				
					Town/City/District				
					PIN				
					4 1 0 2 0 6				
					Remarks (If Any)				
					SecondPartyName=M/S RAMESH HOMES BUILDERS AND DEVELOPERS-				
					Amount In				
					Two Lakh				
					Words				
			2,70,000.00		FOR USE IN RECEIVING BANK				
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		0230002025090225008543783	
Cheque/DD No.				Bank Date		RBI Date		09/02/2025-12:32:25 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 0000000000
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 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)-398-3148	0008762252202425	10/02/2025-09:58:08	IGR148	30000.00
2	(IS)-398-3148	0008762252202425	10/02/2025-09:58:08	IGR148	240000.00
Total Defacement Amount					2,70,000.00

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225090504412	Date 09/02/2025
Received from , Mobile number 9820407873, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name MAHB	Date 09/02/2025
Bank CIN 10004152025020904096	REF No. 020543266
This is computer generated receipt, hence no signature is required.	



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0225090104310 Date 09/02/2025

Received from , Mobile number 9820407873, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

Payment Details

Bank Name MAHB Date 09/02/2025

Bank CIN 10004152025020904002 REF No. 019971012

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AGREEMENT FOR SALE

Flat No. 501, 5th Floor,
In The Building Known As
"Shankar Sparsh"
Situated at Plot No. 402, Sector-24,
At Pushpak, (Navi Mumbai).
Building: Ground + 7 floors

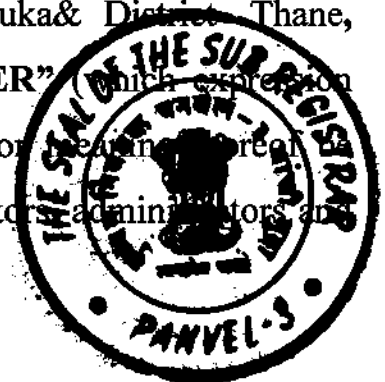
Admeasuring 30.509 Sq. Mtrs. Carpet Area

SALE PRICE :- Rs. 40,00,000/-

THIS AGREEMENT is entered & executed at Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, On...^{10th} day of February 2025.

BETWEEN

M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE, (PAN No. ADUPC5916E), aged 52 years, an adult Indian Inhabitant having address at Office No.211, Raheja Arcade, Plot No. 61, Sector-11, CBD, Belapur, Navi Mumbai- 400614, Taluka& District Thane, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his, heirs, executors, administrators and permitted assigns) of the ONE PART.



AND

MRS. SUSAN THOMAS PAPPACHAN (PAN No. COPPP2758B) aged 50 years & MR. THOMAS MATHEW (PAN No. AFHPT8213N) aged 54 years, an adult Indian inhabitant, residing at Manna Park, Flat No- 302, House No-534, Sarsole Depo, Sector-06 Nerul Node-3, Navi Mumbai, Thane,

Anand Shankar Chougule
Anand Shankar Chougule

Susan P
Thomas Mathew

Maharashtra-400706 hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context shall be deemed and include his/her/their, heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

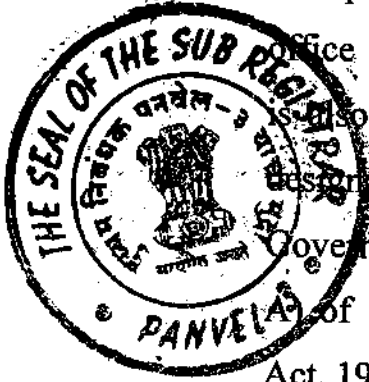
AND

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Shri. **PRAVIN BHIKAJI KUMBHAR** (PAN No. AXTPK0853F) aged 55 years, an adult Indian inhabitant, residing at **Village- Ulwe, Post - Ulwe, Taluka - Panvel, District- Raigad**, hereinafter referred to as "**ORIGINAL LICENSEE**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his respective heirs, successor or successors and assigns) through his Power of Attorney Holder **Shri. ANAND SHANKAR CHOUGULE**, the Proprietor of **M/s. RAMESH HOMES BUILDERS & DEVELOPERS**, as "**CONFIRMING PARTY**".

WHEREAS

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "**M/s. CIDCO LTD**") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai-400021 and also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub-Section (1) and (3) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.



2. The CIDCO Corporation as a part of the development of Navi Mumbai has decided to establish an International Airport viz. "Navi Mumbai International Airport" with the approval of the state and Central Government (hereinafter referred to as the Project which includes development of land for the purpose allied thereto)

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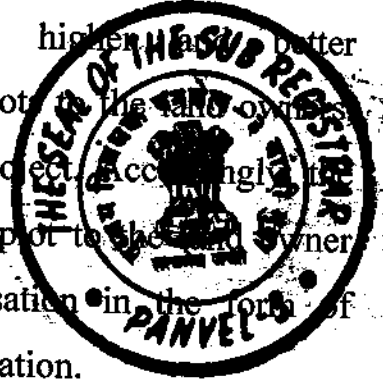
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3. Except for the lands already in possession of the Corporation the remaining private lands required for the Project were notified for acquisition before 01/01/2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as "LA Act 1894") by the State Government.

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4. The Right to fair compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 (hereinafter referred to as LARR ACT 2013) came into force w.e.f. 1/1/2014 replacing the Land Acquisition Act 1894 although the land for the Project was notified under the L.A. Act 1894, awards under Section 11 of the LA Act 1894 have not been declared for certain lands as on 1/1/2014. Therefor as per Section 24 of the LARR Act 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

5. Pursuant to Section 108(1) and (2) of LARR Act, 2013 the State Government vide Government Resolution Urban Development Dept. CIDCO No. 1812/CR-274/UD-10 dated 5th March 2014 (hereinafter referred to as the G.R. dated 1/3/2014) has in lieu of monetary compensation provided for higher and better compensation in the form of developed plot to the land owner whose lands are to be acquired for the Project. Accordingly CIDCO Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.



6. There are some structures erected on land already acquired and in possession of the CIDCO Corporation. These structures are also required to be shifted due to the project. The State Govt. Vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 (hereinafter referred to as the

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G.R. dated 28/5/2014) has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case in accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dated 25th June 2014(hereinafter referred to as the G.R. dated 25-6-2014), the District Rehabilitation officer has been authorized to determine the eligibility to the structure owners, whose structures are situated on the land possessed by the Corporation and require to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25/6/2014 the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 1/3/2014, G.R. dated 28/5/2014 and as per circular issued by the Corporation bearing No."CIDCO/ Vya.sa./Aa. Vi Ta. / 2014 dated 19/9/2014 and as determined by the District Rehabilitation officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition) as the case may be.

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7. The Original Land Owner viz. Shri. PRAVIN BHIKAJI KUMBHAR & Shri. BHIKAJI SHANKAR KUMBHAR was having structure on the land possessed by the Corporation at Subplot No. 186, Structure No. UL-415, UL-415A, Village-Ulwa, Taluka-Panvel, District- Raigad, which was require to be shifted due to development of infrastructure facilities guided by the CIDCO Authority. The Collector Raigad vide his order determined eligibility of the Licensee for grant of Plot of 630 Sq. Mtrs. for resettlement under PAP and other benefits as per Govt. Resolution dated 28th May 2014 hereinabove mentioned.



8. The details of the Land Acquired along with the structure standing thereon:

Name of the Awardee- Shri. Pravin Bhikaji Kumbhar

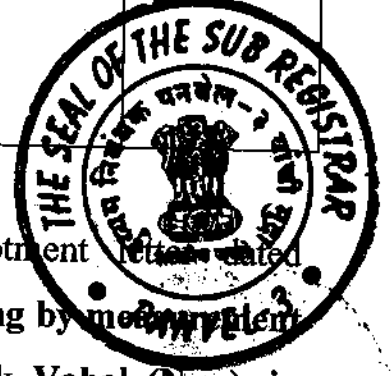
Pravin Kumbhar
Pravin Kumbhar

Shankar Kumbhar
Shankar Kumbhar

Village	Award No.	Survey & Hissa No.	Acquired Area (H.A)
Ulwe, Tal- Panvel, Dist- Raigad	ULV-ICIG- 186	Un-numbered land in Gaothan along with structure	92.91
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			3986 / 2024
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Relevant Details of the Structure of Original Licensee

Building No. as per Survey	Structure No. as per Survey	Use of Structure	Area admissible for determining Eligibility	Area of the Plot to be allotted
186	UL-415, UL - 415A	Residential	207.30	630



9. Accordingly M/s. CIDCO has issued allotment letter dated 10/8/2015 in respect of Plot No.402, containing by measurement 629.48 Sq. mtrs, Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel, District- Raigad. (hereinafter referred to as "Said Plot") to Shri. PRAVIN BHIKAJI KUMBHAR & Shri. BHIKAJI SHANKAR KUMBHAR (hereinafter referred to as the Project Affected Person), with the various terms and conditions enumerated therein, with the payment of Lease Rent of Rs.60 /- in respect of the said plot, which is also duly paid to M/s. CIDCO LTD.

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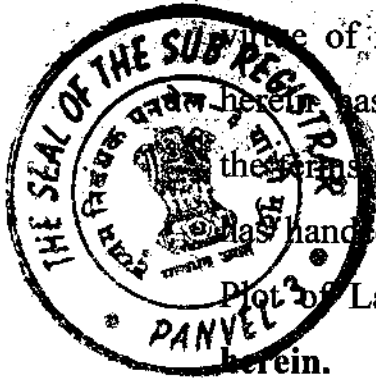
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10. Thereafter due to sad demise of Late. Shri. BHIKAJI SHANKAR KUMBHAR, his son Shri. PRAVIN BHIKAJI KUMBHAR i.e. the Original Licensee/ Confirming Party herein has obtained Heirship Certificate from Hon'ble Civil Judge Junior Division Panvel vide Misc. Application No. 213/2017 and in view of the same, M/s. CIDCO has incorporated Shri. PRAVIN BHIKAJI KUMBHAR'S name as a legal heir of Late. Shri. BHIKAJI SHANKAR KUMBHAR and issued corrigendum dated

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bearing Ref No. सिडको/अमुभुवभुअ (नमुअवि)/२०१७/७२२७ in the name of Shri. PRAVIN BHIKAJI KUMBHAR.

11. Thereafter Agreement to Lease dated 11/1/2018, is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and Shri. PRAVIN BHIKAJI KUMBHAR, as the Other Part being the Licensees, i.e. confirming Party herein which is duly registered on 12/1/2018 at the office of Sub-Registrar of Assurances, Panvel-5 bearing document at Serial No. PVL5-387-2018 & Receipt No.401 dated 12/1/2018 and by virtue of registered Agreement To Lease, the Confirming Party herein has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein and M/s. CIDCO LTD has handed over the peaceful and vacant possession of the Said Plot of Land to the Original Licensee i.e. Confirming Party herein.



12. Due to the paucity of funds and lack of requisite knowledge of construction, the Original Licensee i.e. Confirming Party herein has decided to transfer the half undivided share (50%) of the Said Plot i.e. area admeasuring 314.74 Sq. Mtrs. out of the area admeasuring 629.48 Sq. Mtrs. and in view of the same, Original

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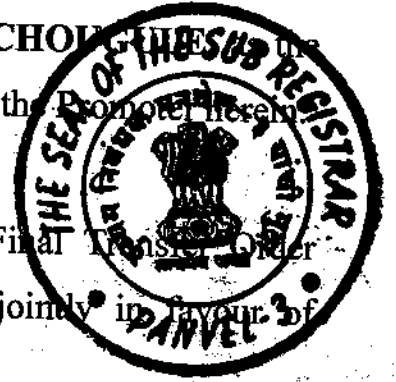
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Licensee i.e. Confirming Party herein have made an application to M/s. Cidco Ltd with request to transfer his half share (50%) of the Said Plot in favour of the Promoter herein and half share of the Said plot will stand in the name the Original Licensee i.e. Confirming Party herein.

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13. Accordingly M/s. CIDCO LTD. was pleased to granted transfer permission and the Original Licensee herein transferred his 50% share i.e. an area admeasuring 314.74 Sq. Mtrs out of the Said Plot (i.e. 50% area out of total area admeasuring 629.48 Sq. Mtrs.) to the Promoter herein vide registered **Tripartite Agreement dated 11/8/2021** at the office of Sub-registrar of Assurances, Panvel-2, bearing document at **Serial No.PVL2-10973-2021, Receipt No.12736 dated 11/8/2021**, which is entered and executed in respect of 50 % Share of Said plot by and between M/s. **CIDCO Ltd**, therein referred to as Corporation as the **First Part** and **Shri. PRAVIN BHIKAJI KUMBHAR** as the Original Licensee as the **Second Part** therein i.e. Confirming Party herein and M/s. **RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor **Shri. ANAND SHANKAR CHOUGULE** as the **"New Licensee"** as the Other Part therein i.e. the Promoter herein.

14. Thereafter M/s. CIDCO LTD. has issued Final Transfer Order dated 28/08/2021 in respect of Said Plot jointly in favour of Confirming Party and the Promoter herein.



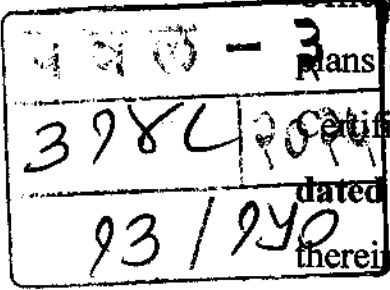
15. By virtue of registered **Tripartite Agreement dated 11/8/2021** and the Transfer order dated 28/8/2021, M/s. **RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor **Shri. ANAND SHANKAR CHOUGULE** (hereinafter referred to as the **"Promoter"**) has acquired a lease hold rights in respect of said

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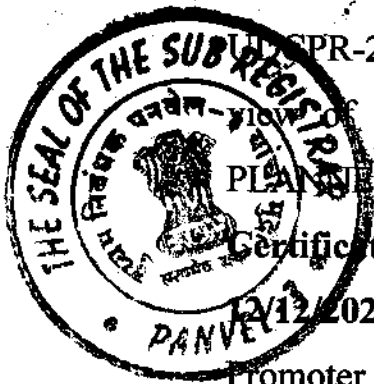
Plot to the extent of 50% share with the terms and conditions contained therein.

16. Thereafter, the Promoter and the Confirming Party herein jointly prepared Building Plans in respect of intending Building viz. "SHANKAR SPARSH", which is to be erected upon the Said Plot, through Architect and submitted the same to Town Planning Officer of M/s. Cidco Ltd for approval and sought approval to such Plans and obtained development permission vide Commencement Certificate No. **CIDCO/BP-17967/TPO (NM&K) 2021/9241** dated **31/3/2022** on the terms and conditions set and prescribed therein.



17. Thereafter for obtaining excess constructed area, the Promoter and the Confirming Party herein jointly submitted amended building plans through Architect at the office of M/s. CIDCO and obtained amended development permission bearing **Ref. no. CIDCO/BP-17967/TPO(NM&K)/2021/9768** dated **30/8/2022**.

18. The Promoter has also obtained NOC dated 18/07/2023 from CIDCO Corporation by paying requisite premium charges as per UPR-2020 in respect of the development of Said Plot and in view of the same, CIDCO Corporation through ASSOCIATE PLANNER (BP) has issued **Amended Commencement Certificate CIDCO/BP-17967/TPO(NM & K)/2021/11645** dated **12/12/2023** jointly in the name of Original Licensee and the Promoter herein.



19. By virtue of Amended Commencement Certificate dated 12/12/2023, the Town Planning Department of CIDCO Corporation has permitted to construct additional 1 Floor consisting Ground + 7 floors.

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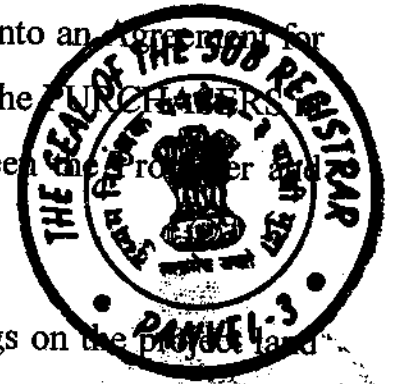
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20. The Promoter and Confirming Party herein has mutually decided among themselves the respective Flats and Shops to be retained by respective parties and accordingly Notarized Deed of Distribution of Flats and Shops dated 14/10/2022 is entered & executed between themselves.

entered & executed	
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21. In view of Notarized Deed of Distribution of Flats and Shops dated 14/10/2022, the Original Licensee/Confirming Party herein have executed a registered Power of Attorney dated 18/10/2022 bearing document at Serial No. PVL5-16846-2022 in favour of Promoter pertaining to the Flats and Shops of Promoter and the Promoter have executed a registered Power of Attorney dated 18/10/2022 bearing document at Serial No. PVL5-16845-2022 in favour of the Original Licensee pertaining to the Flats and Shops of Original Licensee i.e. the Confirming Party herein.

22. The Promoter is having exclusive right to sell the flats and Shops of his share in the said building to be constructed by the Promoter on the said plot and thus is entitled to enter into an Agreement for sale with the prospective PURCHASERS or the PURCHASERS consideration of the agreed sale price between the Promoter and the PURCHASERS's.



23. The Promoter is entitled to construct buildings on the project land in accordance with the recitals hereinabove;

24. The Promoter is in possession of the project land.

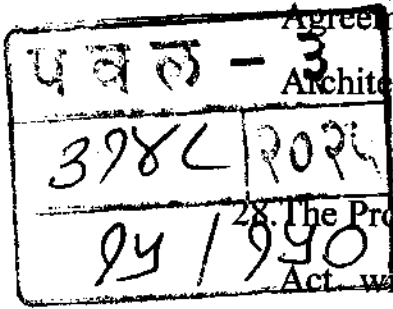
25. The Promoter has proposed to construct the residential building viz. "SHANKAR SPARSH", having Ground + 7 floors which is to be erected upon Plot No.402, containing by measurement 629.48 Sq. mtrs, Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel, District- Raigad.

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26. The PURCHASERS is offered a Flat bearing No. 501 on the 5th floor, (herein after referred to as the said "Flat") in the Building called "**SHANKAR SPARSH**", (herein after referred to as the said "Building") being constructed on the said plot, by the Promoter.

27. The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;



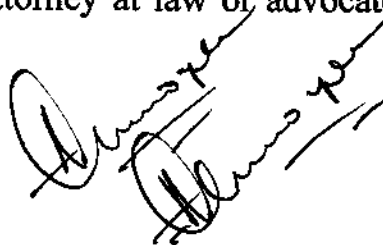
28. The Promoter has registered the Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority bearing Project registration No. P52000047862 dated 28/11/2022. An authenticated copy is attached herewith.

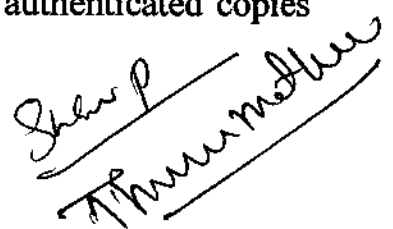
29. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.



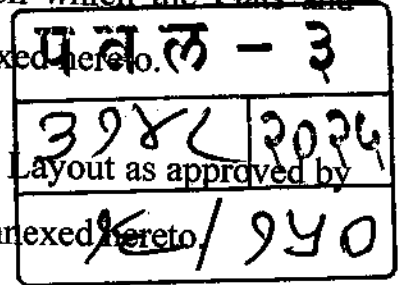
WHEREAS on demand from the PURCHASERS, the Promoter has given inspection to the PURCHASERS of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect- Sheetal Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

31. The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies


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of INDEX-II of Agreement To Lease, registered Tripartite Agreement, Commencement Certificate, amended Commencement Certificate and other relevant documents showing the nature of the title of the Promoter to the project land on which the Flats and Shops are to be constructed have been annexed hereto.

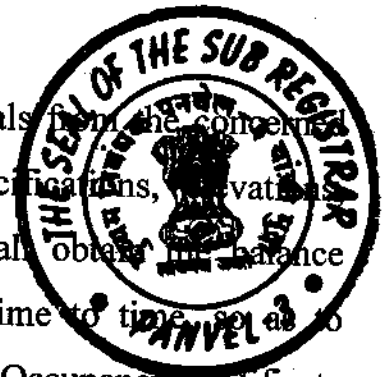


32. The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto.

33. The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

34. The authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the PURCHASERS, as sanctioned and approved by the local authority have been annexed hereto.

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



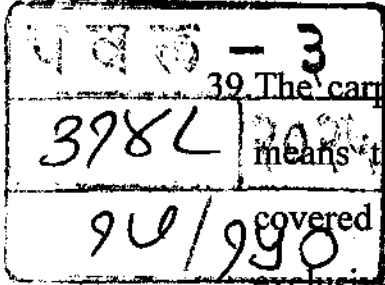
36. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance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

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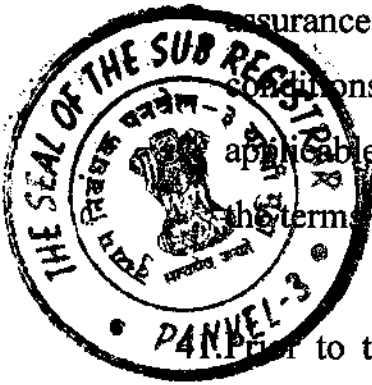
37. The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.

38. The PURCHASERS has approached to the Promoter for allotment of a Flat No. 501 on 5th floor in the building viz. "SHANKAR SPARSH", having Ground + 7 upper floors which is to be erected upon Plot No.-402, containing by measurement 629.48 Sq. mtrs, Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel, District- Raigad.



39. The carpet area of the said Flat is 30.509 Sq. Mtrs. Carpet Area means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the PURCHASERS or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the PURCHASERS, but includes the area covered by the internal partition walls of the Flat.

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



to the execution of these presents the PURCHASERS has paid to the Promoter a sum of Rs. :- 4,00,000/- (Rupees Four Lakh Only), being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the PURCHASERS as advance payment the payment and receipt whereof the Promoter hereby admit and acknowledge) and the PURCHASERS has

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agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

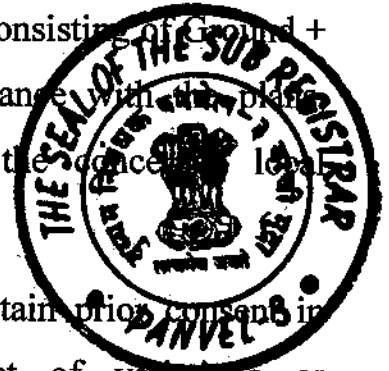
42. WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the PURCHASERS, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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43. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the PURCHASERS hereby agrees to purchase the Flat.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building consisting of Ground + 7 upper floors on the project land in accordance with the plan designs and specifications as approved by the competent legal authority from time to time.



Provided that the Promoter shall have to obtain prior consent in writing of the PURCHASERS in respect of variations or modifications which may adversely affect the Flat/Flat of the PURCHASERS except any alteration or addition required by any Government authorities or due to change in law.

1.(a) The PURCHASERS hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the PURCHASERS Flat No. 501 of carpet area admeasuring 30.509 Sq. Mtrs. Carpet Area On 5th floor in the building "SHANKAR SPARSH", (hereinafter referred to as "the Flat") as shown in the Floor plan for the total consideration of Rs. 40,00,000/- (Rupees

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Forty Lakh Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1.(b) The PURCHASERS hereby agrees to purchase from the Promoter and the Promoter hereby agrees to Sale the Said Flat to PURCHASERS

1.(c) The total aggregate consideration amount for the Flat including covered parking spaces.

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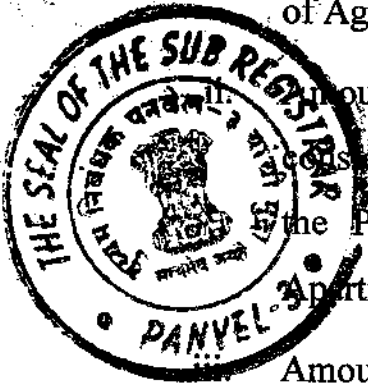
1.(d) The Allottee has paid on or before execution of this agreement a sum of Rs. **Rs. :- 4,00,000/- (Rupees Four Lakh Only)**, (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs. 36,00,000/- (Rupees Thirty Six Lakh Only)** in the following manner:

i. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement

ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

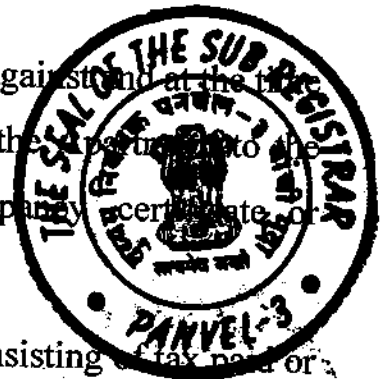


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- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.
- vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing which the said Apartment is located.
- vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs. /-(.....) against stand at the time of handing over of the possession of the apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.
- 1.(e) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST (Goods and Service Tax) or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat.
- 1.(f) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time.

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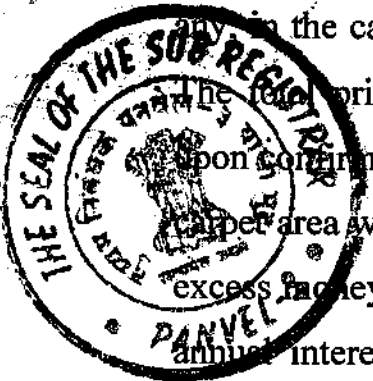
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The Promoter undertakes and agrees that while raising a demand on the PURCHASERS for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation published/issued in that behalf to that effect along with the demand letter being issued to the PURCHASERS, which shall only be applicable on subsequent payments.

- 1.(g) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the PURCHASERS by discounting such early payments as per the current rate of interest (per annum) for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an PURCHASERS by the promoter.

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- 1.(h) The Promoter shall confirm the final carpet area that has been allotted to the PURCHASERS after the construction of the 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 three percent. The final price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by PURCHASERS within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the PURCHASERS. If there is any increase in the carpet area allotted to PURCHASERS, the Promoter shall demand additional amount from the PURCHASERS as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.



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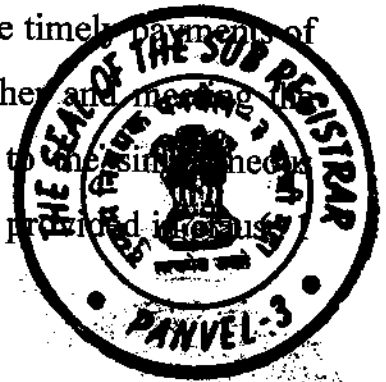
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1.(i) The PURCHASERS authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the PURCHASERS undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the PURCHASERS, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

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2.2. Time is essence for the Promoter as well as the PURCHASERS. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the PURCHASERS and the common areas to the association of the PURCHASERS after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the PURCHASERS shall make timely payments of the installment and other dues payable by him/her and meeting other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause (c) herein above.



3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1963.65 Sq. Mtrs only and Promoter has already utilized Floor Space Index of 1.5 by availing of FSI available on payment of premiums as per UDCPR-2020. The Promoter has disclosed the Floor Space Index as utilized by him on the project land in the said Project and PURCHASERS has agreed to purchase the said Flat based on the proposed construction and sale of Flats to be carried out by the Promoter by utilizing the FSI.

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4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the PURCHASERS, the Promoter agrees to pay to the PURCHASERS, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the PURCHASERS, for every month of delay, till the handing over of the possession. The PURCHASERS agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the PURCHASERS to the Promoter under the terms of this Agreement from the date the said amount is payable by the PURCHASERS(s) to the Promoter.

4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the PURCHASERS committing default in payment on due date of any amount due and payable by the PURCHASERS to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the PURCHASERS committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

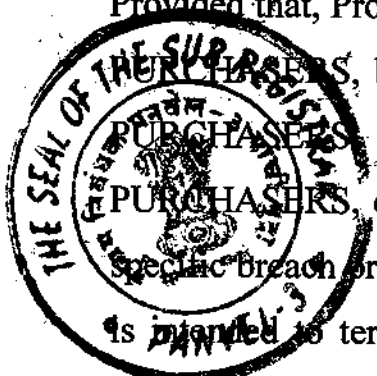
Provided that, Promoter shall give notice of fifteen days in writing to the PURCHASERS, by Registered Post AD at the address provided by the PURCHASERS and mail at the e-mail address provided by the PURCHASERS, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the PURCHASERS fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the PURCHASERS (subject to adjustment and recovery of any agreed liquidated damages or any other amount

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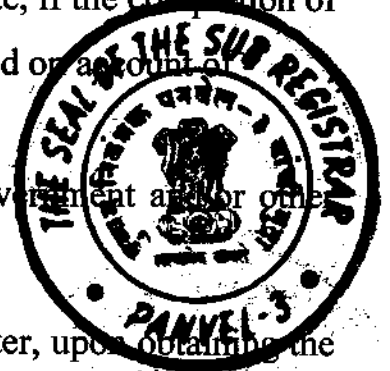
which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the PURCHASERS to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Flat as are set out in Annexure annexed hereto.
6. The Promoter shall give possession of the Flat to the PURCHASERS on or before 31/12/2024. If the Promoter fails or neglects to give possession of the Flat to the PURCHASERS on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the PURCHASERS the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in the clause herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- (i) war, civil commotion or act of God;
(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



- 7.1. **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the PURCHASERS as per the agreement shall offer in writing the possession of the Flat, to the PURCHASERS in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Flat to the PURCHASERS. The Promoter agrees and undertakes to indemnify the PURCHASERS in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The PURCHASERS agree(s) to pay the maintenance charges as determined by the Promoter

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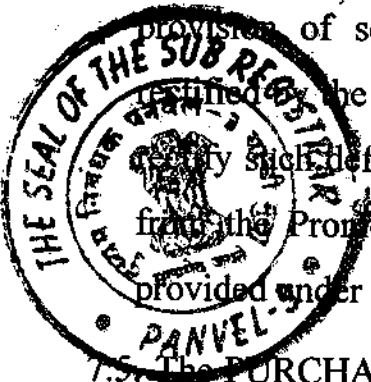
or association of PURCHASERSs, as the case may be. The Promoter on its behalf shall offer the possession to the PURCHASERS in writing within 7 days of receiving the occupancy certificate of the Project.

7.2. The PURCHASERS shall take possession of the Flat within 15 days of the written notice from the Promoter to the PURCHASERS intimating that the said Flat are ready for use and occupancy:

7.3. **Failure of PURCHASERS to take Possession of Flat:** Upon receiving a written intimation from the Promoter as per Supra, the PURCHASERS shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the PURCHASERS. In case the PURCHASERS fails to take possession within the time provided in clause 7.1 such PURCHASERS shall continue to be liable to pay maintenance charges as applicable.

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7.4. If within a period of five years from the date of handing over the Flat to the PURCHASERS, the PURCHASERS brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the PURCHASERS shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.



7.5. The PURCHASERS shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

7.6. The PURCHASERS along with other PURCHASERS(s) of Flat in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and

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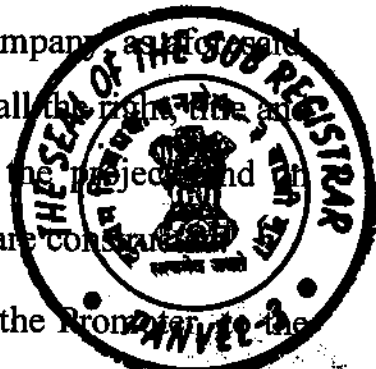
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documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the PURCHASERS, so as to enable the Promoter to register the common organization of PURCHASERS. No objection shall be taken by the PURCHASERS if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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8. The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoter and/or the owners in the said structure of the Building or wing in which the said Flat is situated.

8.1. The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoter and/or the owners in the project land in which the building with multiple wings or buildings are constructed.

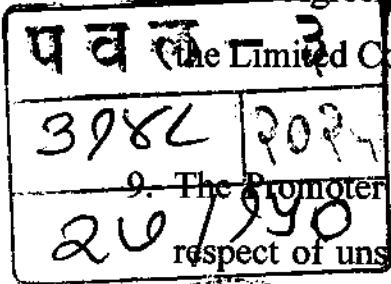


8.2. Within 15 days after notice in writing is given by the Promoter to the PURCHASERS that the Flat is ready for use and occupancy, the PURCHASERS shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building is transferred to it, the PURCHASERS shall

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pay to the Promoter such proportionate share of outgoings as may be determined. The PURCHASERS further agrees that till the PURCHASERS's share is so determined the PURCHASERS shall pay to the Promoter provisional monthly contribution per month towards the outgoings. The amounts so paid by the PURCHASERS to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

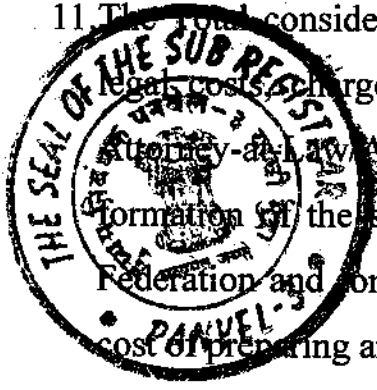


9. The Promoter is not liable to pay maintenance charges to the Society in respect of unsold units. Society cannot charge transfer charges from the Promoter after sale of unsold units by the Promoter.

10. The charges towards Society formation and registration and Development charges are included in the total consideration amount.

11. The total consideration is exclusive of all charges towards meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the PURCHASERS shall pay to the Promoter, the PURCHASERS's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance or Lease of the project land, the PURCHASERS shall pay to



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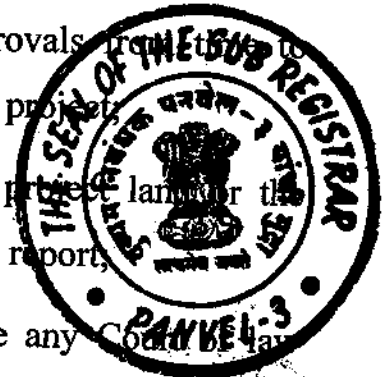
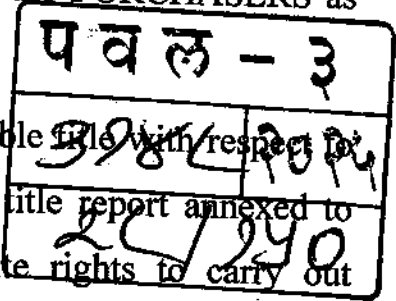
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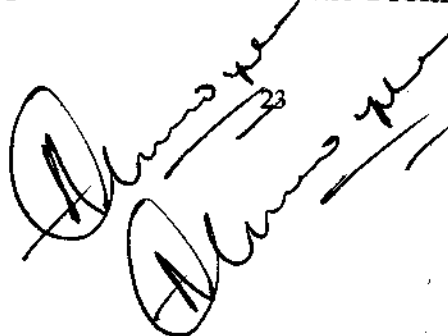
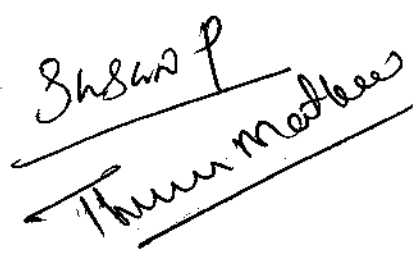
the Promoter, the PURCHASERS's share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the PURCHASERS as follows:

- i) The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii) There are no encumbrances upon the project land for the Project except those disclosed in the title report;
- iv) There are no litigations pending before any Court with respect to the project land or Project except those disclosed in the title report;
- v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at



all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

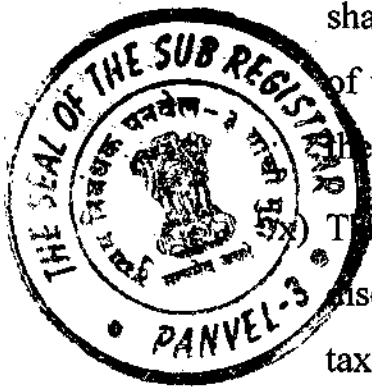
vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the PURCHASERS created herein, may prejudicially be affected;

vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat which will, in any manner, affect the rights of PURCHASERS under this Agreement;

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viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the PURCHASERS in the manner contemplated in this Agreement;

ix) At the time of execution of the conveyance deed of the structure to the association of PURCHASERS the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the PURCHASERS;



The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for

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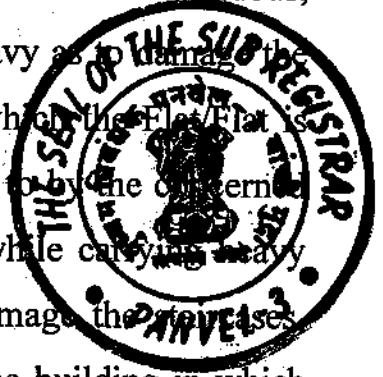
acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The PURCHASERS/s or himself/themselves with intention to bring all persons into whatsoever hands the Flat may come, hereby covenants with the Promoter as follows:-

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

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



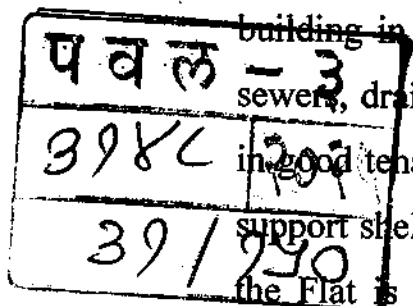
3) To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the PURCHASERS and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and

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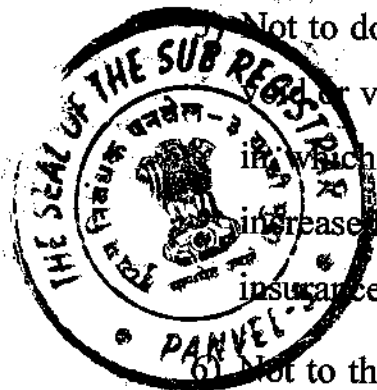
regulations and bye-laws of the concerned local authority or other public authority. In the event of the PURCHASERS committing any act in contravention of the above provision, the PURCHASERS shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

4.) Not to demolish or cause to be demolished the Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the



building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

Not to do or permit to be done any act or thing which may render voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



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

7.) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any

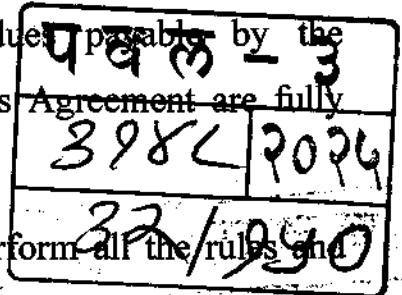
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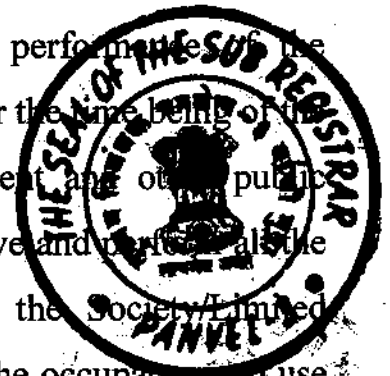
other service connection to the building in which the Flat is situated.

8). To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the PURCHASERS for any purposes other than for purpose for which it is sold.

9). The PURCHASERS shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the PURCHASERS to the Promoter under this Agreement are fully paid up.



10). The PURCHASERS shall observe and perform all the regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The PURCHASERS shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat 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.



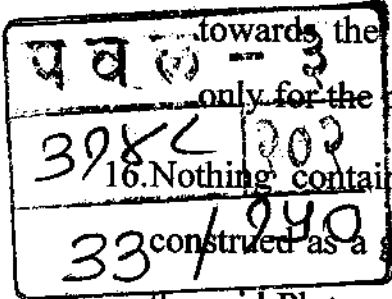
11) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the PURCHASERS shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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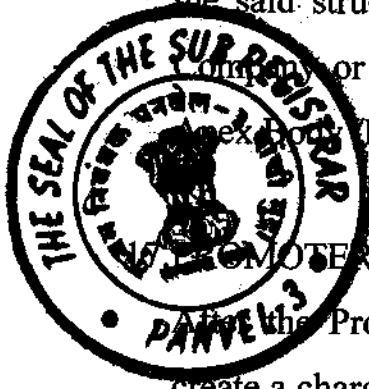
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12) Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the PURCHASERS shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the PURCHASERS as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Plot and Building or any part thereof. The PURCHASERS shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.



PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE
The Promoter executes this Agreement he shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the PURCHASERS who has taken or agreed to take such Flat.

18. BINDING EFFECT

Forwarding this Agreement to the PURCHASERS by the Promoter does not create a binding obligation on the part of the Promoter or the

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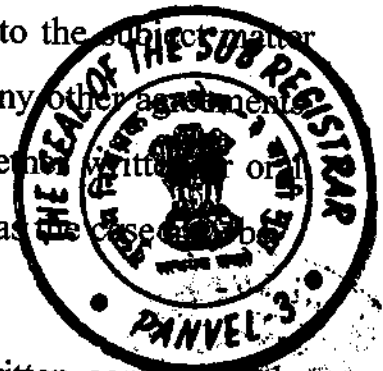
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PURCHASERS until, firstly, the PURCHASERS signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the PURCHASERS and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter . If the PURCHASERS(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the PURCHASERS and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the PURCHASERS for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the PURCHASERS, application of the PURCHASERS shall be treated as cancelled and all sums deposited by the PURCHASERS in connection therewith including the booking amount shall be returned to the PURCHASERS without any interest or compensation whatsoever.

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19. ENTIRE AGREEMENT

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



20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS/SUBSEQUENT PURCHASERS

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

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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 thereunder 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.

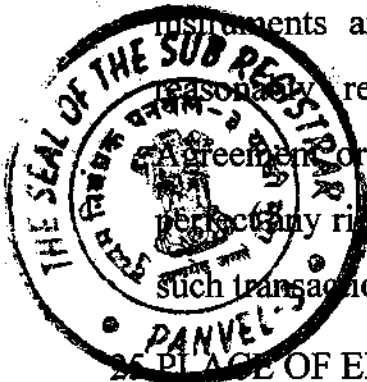
23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT
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23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the PURCHASERS has to make any payment, in common with other PURCHASERS(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flat in the Project.

24. FURTHER ASSURANCES

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



25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the PURCHASERS, after the Agreement is duly executed by the PURCHASERS and the Promoter or simultaneously with the execution the said Agreement shall be registered

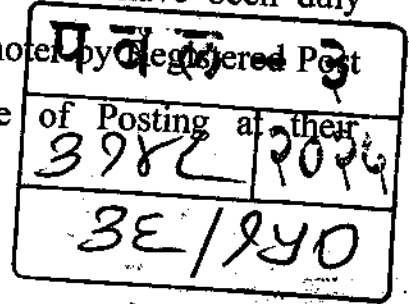
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at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Uran.

26. The PURCHASERS and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the PURCHASERS and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASERS or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:



MRS. SUSAN THOMAS PAPPACHAN (PAN No. COPPP2758B)

Aged 50

MR. THOMAS MATHEW (PAN NO. AFHPT8213)

Aged 54

Name of PURCHASERS At

Manna Park, Flat No- 302, House No-534, Sarsole Depo, Nerul Node-3, Navi Mumbai, Thane, Maharashtra-400706

(PURCHASERS's Address)

Notified Email ID :

M/s. RAMESH HOMES BUILDERS & DEVELOPERS

a Proprietary Firm through its Proprietor

Shri. ANAND SHANKAR CHOUGULE,



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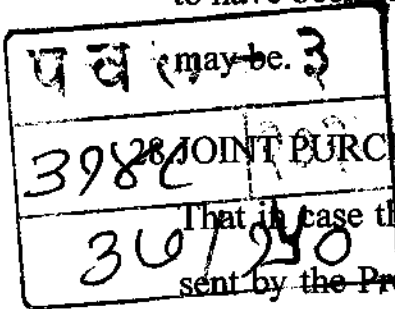
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*Sharan P
Thurmondoo*

having address at **Office No.211, Raheja Arcade, Plot No. 61,**
Sector-11, CBD, Belapur, Navi Mumbai- 400614, Taluka &
District- Thane

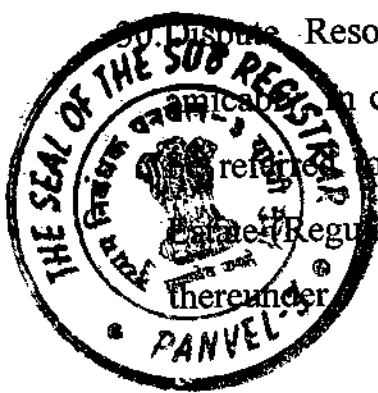
Notified Email ID: ramesh_homes@yahoo.co.in

It shall be the duty of the PURCHASERS and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the PURCHASERS, as the case



That in case there are Joint PURCHASERS all communications shall be sent by the Promoter to the PURCHASERS 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 PURCHASERS.

29. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the PURCHASERS



30. Dispute Resolution:- Any dispute between parties shall be settled in case of failure to settled the dispute amicably, which shall referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder

31. 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 and the RERA Authority/ courts will have the jurisdiction for this Agreement.

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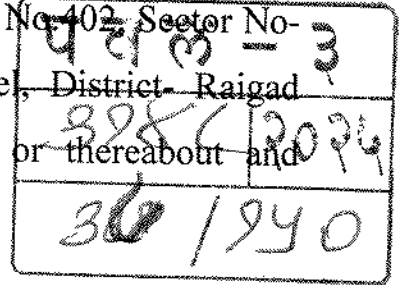
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SCHEDULE OF THE PROPERTY

SCHEDULE-I

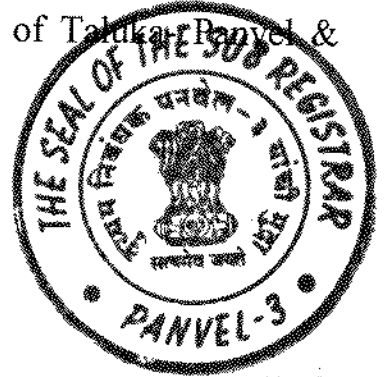
(DESCRIPTION OF LAND)

All that Piece And Parcel Of Land known as Plot No. 402, Sector No- 24, at Pushpak-Vahal (New), in Taluka- Panvel, District- Raigad containing by measurement 629.48 Sq. Mtrs., or thereabout and bounded as follows,



- On Or Towards the North by :- Plot No.403
On Or Towards the South by :- Plot No. 401
On Or Towards the East by :- Plot No. 416 & 417
On Or Towards the West by :- 11.M. Wide Road

Falling within the Sub-registrar of assurances of Taluka- Panvel & District- Raigad.



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SCHEDULE-II

(THE DESCRIPTION OF THE FLAT)

Flat No. 501 located on 5th Floor, admeasuring to carpet area of 30.509 Sq. Mtrs. Carpet Area in the building viz. "SHANKAR SPARSH", having Ground + 7 upper floors which is to be erected upon Plot No.402, containing by measurement 629.48 Sq. mtrs, Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel, District- Raigad.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe the respective hands and seals on the day, month and year first above written as hereinafter appearing.

SIGNED, SEALED AND DELIVERED BY)

THE WITHIN NAMED "PROMOTER ")

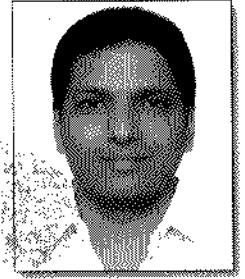
M/s. RAMESH HOMES BUILDERS & DEVELOPERS)

a Proprietary Firm through its Proprietor

Shri. ANAND SHANKAR CHOUGULE)

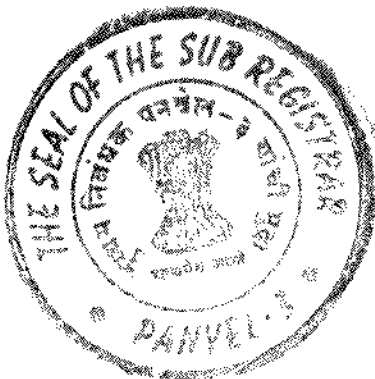
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1) *Tomme*

2) *STSE*



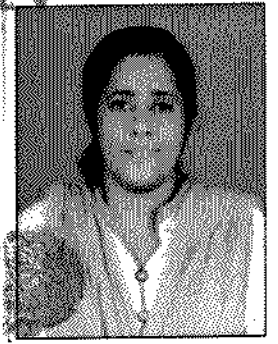
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SIGNED, SEALED AND DELIVERED BY

THE WITHIN NAMED "PURCHASERS"

MRS. SUSAN THOMAS PAPPACHAN

Susan P



MR. THOMAS MATHEW

Thomas Mathew



In the presence of

- 1) *Tanna*
- 2) *SSS*

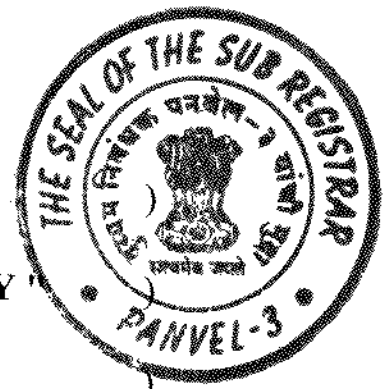
SIGNED, SEALED AND DELIVERED BY

THE WITHIN NAMED "CONFIRMING PARTY"

by Shri. PRAVIN BHIKAJI KUMBHAR

through his Power of Attorney Holder

Shri. ANAND SHANKAR CHOUGULE



In the presence of

- 1) *Tanna*
- 2) *SSS*

Anand Shankar Chougule



RECEIPT

RECEIVED a sum of Rs. 4,00,000/- (Rupees Four Lakh Only) from MRS. SUSAN THOMAS PAPPACHAN & MR. THOMAS MATHEW, (PURCHASERS) being the advance and part payment against the Sale price in respect of Flat No. 501, on 5th Floor, admeasuring to carpet area of 30.509 Sq. Mtrs. Carpet Area in the building viz. "SHANKAR SPARSH", having Ground + 7 upper floors which is to be erected upon Plot No.402, containing by measurement 629.48 Sq. mtrs, Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel, District- Raigad agreed under these

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I SAY RECEIVED,



Shri. ANAND SHANKAR CHOUGULE

Proprietor of

(M/s. RAMESH HOMES BUILDERS & DEVELOPERS)



WITNESSES :-

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2. 2135

SCHEDULE-III

(AMENITIES)

“SHANKAR SPARSH”

Plot No.-402, Sector-24, Pushpak (New), Ulwe, Navi Mumbai

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AMENITIES

1. Flooring : Vitrified Tiles Flooring in all the rooms.
2. Kitchen : Granite kitchen platform with service platform also.
: Dodo glazed tiles in kitchen.
3. Toilets : C.P. fitting in all toilets and kitchen as well.
: Geyser Point in all toilets with Mixer Fitting Point for hot & cold water provision.
: Dodo glazed tiles in all toilets.
: Granite door frames with moldings for toilets.
4. Windows : Anodized sliding windows on molded granite frames.
5. Electrical : Good Quality Concealed copper wiring with adequate points for A/c, Geyser point, Washing Machine point, T.V. Point, Telephone point etc.
6. Wall Finish : Internal smooth wall finish with terra cotta
: Text paint for external walls.
7. Doors : Main Door decoratively paneled with night latch
and attractive Brass Fitting.
: Fiber molded FRP doors for toilets.
: All internal doors of good commercial quality.



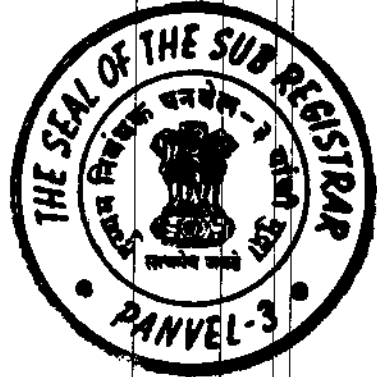
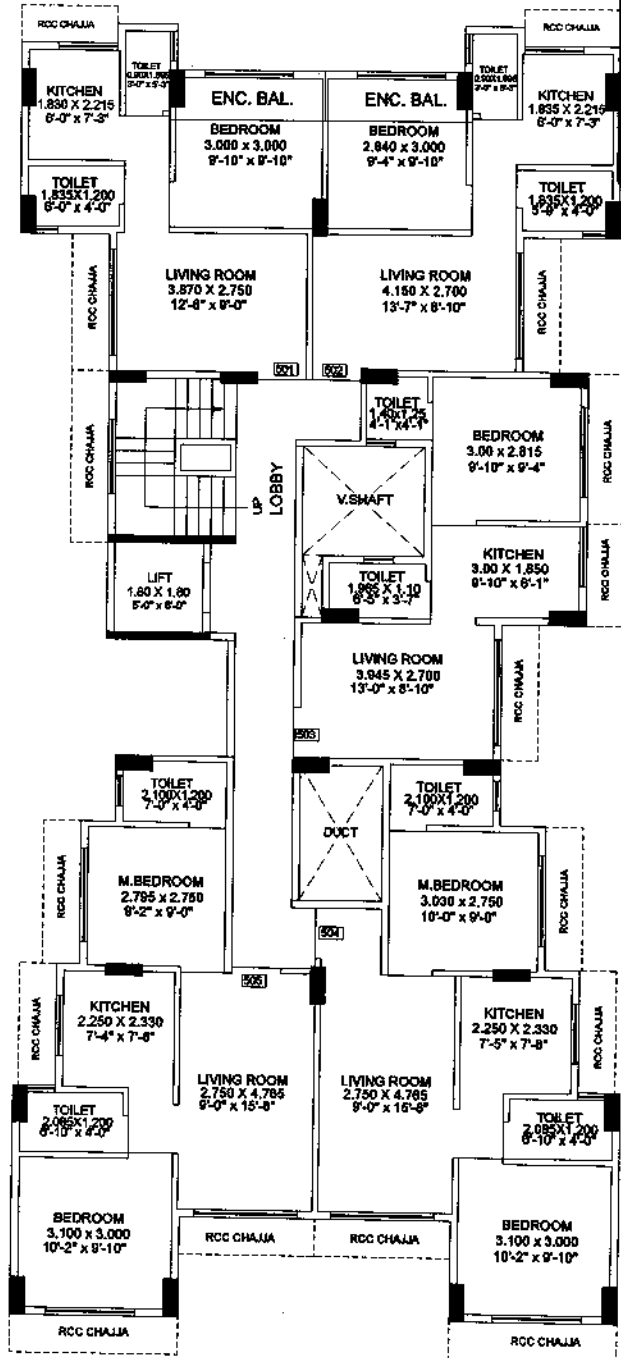
General Features:-

- 1) Earthquakes resistant R.C.C. structure.
- 2) Attractive checked flooring for ground.
- 3) Good quality Lifts.
- 4) Attractively designed entrance lobbies.

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Shankar P
Thurmer

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Shankar Sparsh
Shankar Sparsh
Shankar Sparsh

FIFTH FLOOR PLAN

"SHANKAR SPARSH"

PLOT NO : 402, SECTOR :24,
 PUSHPAK, NAVI MUMBAI.



ALL ROOM DIMENSIONS ARE
 FROM UNFINISHED WALL
 SURFACE, INCLUDING
 ENCLOSED BALCONY,
 AND EXCLUDING CUPBOARD.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

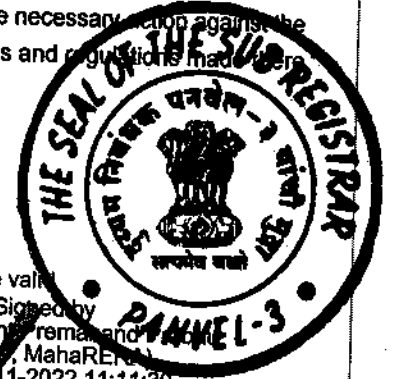
This registration is granted under section 5 of the Act to the following project under project registration number : **P52000047862**

Project: **SHANKAR SPARSH** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 402 SECTOR - 3 at Wahal, Panvel, Raigarh, 410206;**

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1. Mr./Ms. **Anand Shankar Chaugule** son/daughter of Mr./Ms. **SHANKAR TOTAPPA CHAUGULE** Tehsil: Thane District: **Thane, Pin: 400814**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **28/11/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanti Ramaiah
(Secretary, MahaREDA)
Date:28-11-2022 11:11:30

Dated: **28/11/2022**
Place: **Mumbai**

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

(Handwritten signatures)

(Handwritten signature: Shrawan Thakur)

Reference No. : CIDCO/BP-17967/TPO(NM & K)/2021/11645

Date : 12/12/2023

To,

Shri Pravin Bhikaji Kumbhar and M/s Ramesh Homes B...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/11

Sub : Payment of Amended development charges for Mixed Building on Plot No. 402, Sector 24 at Pushpak, Navi Mumbai.

Ref :

Your Proposal No. CIDCO/BP-17967/TPO(NM & K)/2021 dated 26 July, 2023

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

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

- 1) Name of Assessee : Shri Pravin Bhikaji Kumbhar and M/s Ramesh Homes Builders and Developers Through its Proprietor Shri Anand Shankar Chougule
- 2) Location : Plot No. 402, Sector 24 at Pushpak, Navi Mumbai.
- 3) Plot Use : Mixed
- 4) Plot Area : 629.48
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 17500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	944.22 *5	BuiltUP area *5	4721
Total Assessed Charges				4721

7) Date of Assessment : 01 December, 2023

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/2858	07/26/2023	4721	CIDCO/BP/2023/2858	26/7/2023	Net Banking
2	CIDCO/BP/2023/4200	12/01/2023 6:54:53 PM	63095	CIDCO/BP/2023/4200	4/12/2023	Net Banking

Unique Code No. 2023 04 021 02 4315 02 is for this Amended Development Permission for Mixed Building on Plot No. 402, Sector 24 at Pushpak, Navi Mumbai.

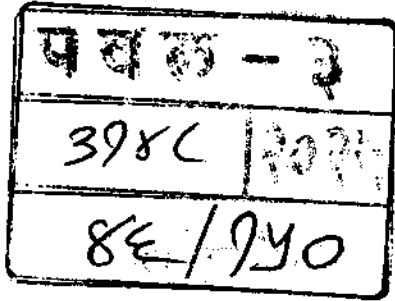
Thanking You

Signature valid

Digitally signed by
SHEKHAN CHAUHAN
Date: 12 Dec 2023
12:19:10
C=IN, O=Government of Maharashtra, OU=Department of Urban Planning



ASSOCIATE PLANNER (BP)



Reference No. : CIDCO/BP-17967/TPO(NM & K)/2021/11645

Date : 12/12/2023

To,
Shri Pravin Bhikaji Kumbhar and M/s Ramesh
Homes B...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/11493

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	4	3	1	5	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
Plot No. **402**, Sector **24** at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-17967/TPO(NM & K)/2021 dated 26 July, 2023

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

- 1) Name of Assessee : Shri Pravin Bhikaji Kumbhar and M/s Ramesh Homes Builders and Developers Through its Proprietor Shri Anand Shankar Chougule
- 2) Location : Plot No. **402**, Sector **24** at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Mixed
- 4) Plot Area : 629.48
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 1963.65 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 117592

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
	40230431502	1/12/2023	117592	20230402102431502	4/12/2023	Net-Banking



Yours faithfully,

Signature
valid

Digitally signed by
BHUMBAI CHAL
Date: 12 Dec 2023
12:19:10
CN=...

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

प व ल - ३	
३९८	२०२५
४०/२५०	

To,

Sub : Development Permission for **Mixed** Building on Plot No. **402** , Sector **24** at **Pushpak**
Navi Mumbai.

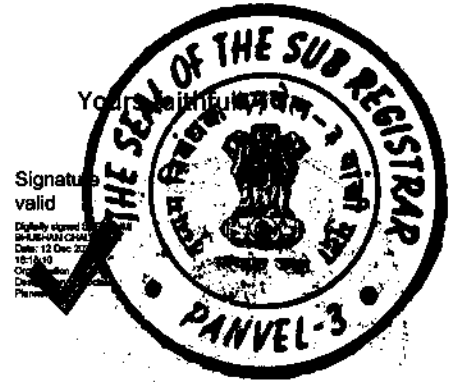
Ref :

Dear Sir / Madam,

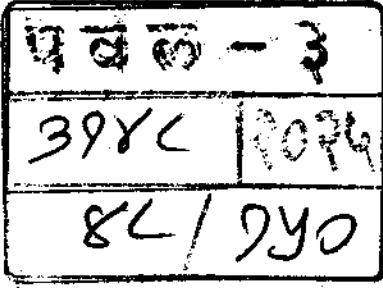
With reference to your application for Development Permission for **Mixed** Building on Plot No. **402**, Sector **24** at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You



ASSOCIATE PLANNER (BP)



Reference No. : CIDCO/BP-17967/TPO(NM & K)/2021/11645

Date : 12/12/2023

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **Shri Pravin Bhikaji Kumbhar and M/s Ramesh Homes Builders and Developers Through its Proprietor Shri Anand Shankar Chougule** , at office No.211,Raheja Arcade, Plot No.61,Sector-11, CBD,Belapur,Nav Mumbai for Plot No. **402** , Sector **24** , Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 7Floor** Net Builtup Area **1739.2** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	1605.22	133.96	0
UNIT (in Nos.)	34	4	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

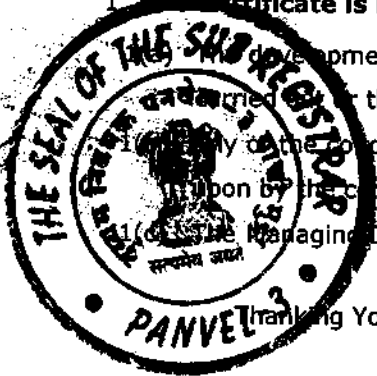
C. Applicant should provide drinking water and toilet facility for labours at site.

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

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

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

The Managing Director is satisfied that the same is obtained by the applicant through fraud



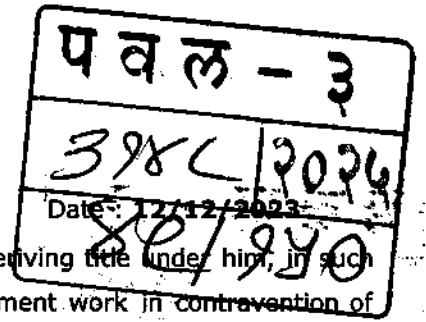
Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
SHUBHAM CHAL
Date: 12 Dec 2023
16:18:30
CIDCO
Development
Panvel

ASSOCIATE PLANNER (BP)



Reference No. : CIDCO/BP-17967/TPO(NM & K)/2021/11645

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 applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

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

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

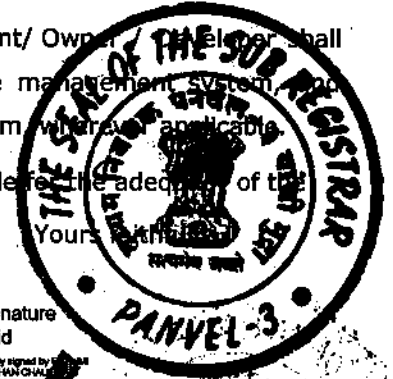
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Engineer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system wherever applicable.

6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the

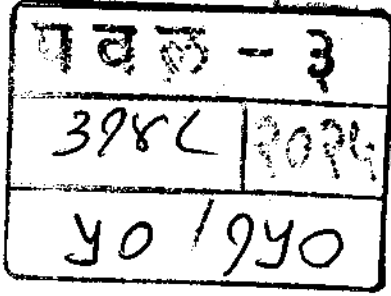
Thanking You

Signature valid

Digitally signed by
BRUSHAN QAWAR
Date: 12 Dec 2023
12:19:10
City: Mumbai
Country: India
Planned



ASSOCIATE PLANNER (BP)



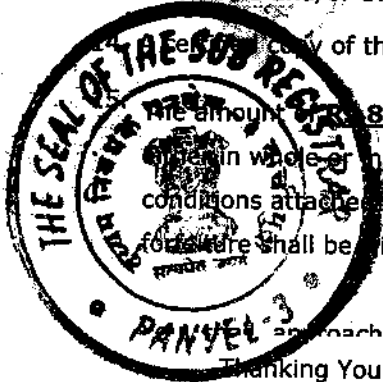
Reference No. : **CIDCO/BP-17967/TPO(NM & K)/2021/11645** Date : **12/12/2023**

structural design, in compliance with BIS code including earthquake stability.

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

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

The amount of **RS. 8,000.00/-** deposited with CIDCO as security deposit shall be forfeited in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.



Thanking You
Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

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3984	2024
Date: 12/12/2023	
59/950	

Reference No. : CIDCO/BP-17967/TPO(NM & K)/2021/11645

Date: 12/12/2023

16 You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

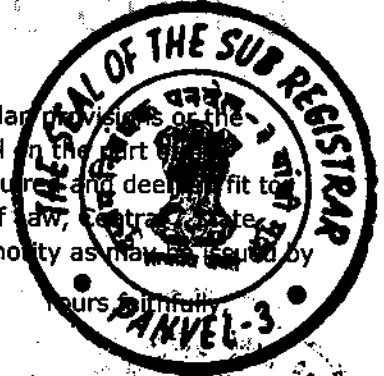
17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plans or provisions of the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You



Signature valid

Digitally signed by SHUBHAM CHALU
Date: 12 Dec 2023
10:19:10
Digitally signed by
Date: 12 Dec 2023
10:19:10

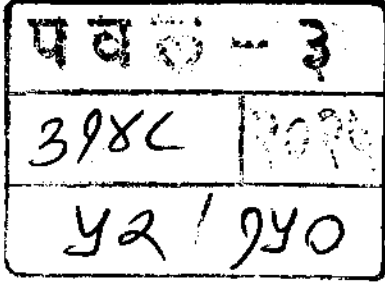
ASSOCIATE PLANNER (BP)

Page 7 of 8

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Reference No. : CIDCO/BP-17967/TPO(NM & K)/2021/11645

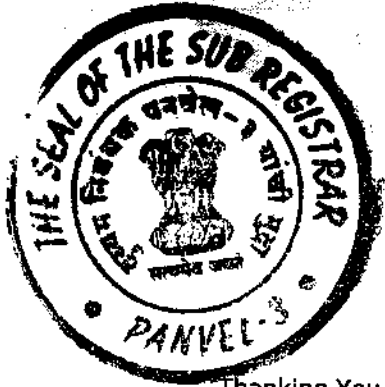
Date : 12/12/2023

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. no. CIDCO/BP-17967/TPO(NM&K)/2021/9768 dated 30/08/2022 shall stand SUPERCEDED by this permission
2. The applicant shall obtain final Fire NOC for lift from CFO at the time of OC, by making payment of necessary charges/fees
3. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No CIDCO/ACLSO/R&R/ULV-ICIG-186/2022/746 dated 20/04/2022 AND vide No CIDCO/CLSO(NMIA)/R&R/ULV-ICIG-186/2023/2071 dated 18/07/2023 shall be binding on the on you and shall be scrupulously followed.



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN CHAL
Date: 12 Dec 2023
16:55:03
CIDCO
Panvel

ASSOCIATE PLANNER (BP)



Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No: Mah/3758/2002

Email: rajendra@tambe.com

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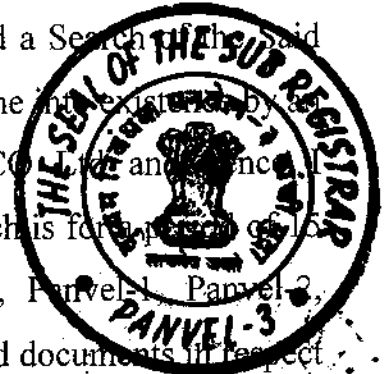
SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

A

Reference: - Plot No. 402, containing by measurement 629.48 Sq. Mtrs. at Sector-24, at Pushpak-Vahal (New), in Taluka- Panvel, District- Raigad., (hereinafter referred to as "Said Plot").

Pursuant to the Search of Plot No. 402, containing by measurement 629.48 Sq. Mtrs. at Sector-24, at Pushpak-Vahal (New), in Taluka- Panvel, District- Raigad., (hereinafter referred to as "Said Plot")., the New Licensees viz. M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE, having address at Office No.211, Raheja Arcade, Plot No. 61, Sector-11, CBD, Belapur, Navi Mumbai- 400614, Taluka& District- Thane, have requested me to take a Search of the Said Plot at the office of Sub-Registrar of Assurances, Panvel and accordingly I have conducted a Search of the Said Property from the Year 2010 since the Said Plot is came into existence by allotment Letter dated 10/8/2015 issued by CIDCO and I have conducted a Search from the Year 2009 till date, which is for the past 10 years at the office of Sub-registrar of assurances, Panvel-1, Panvel-2, Panvel-3, Panvel-4 & Panvel- 5, I found the registered documents in respect of Said Plot which are as under :-



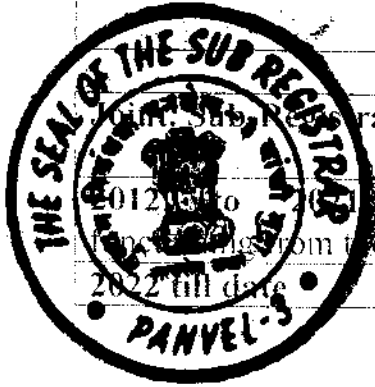
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Joint. Sub-Registrar office, Panvel-1	REPORT
2010 to 2023	Available Index-II are checked NIL.
2024 till date	Available Index-II are checked NIL.

Joint Sub-Registrar office, Panvel-2	REPORT
2010 to 2020	Available Index-II are checked NIL.
2021	Available Index-II are checked & I found Entry.
2022 to 2024 till date	Available Index-II are checked NIL.

Joint. Sub-Registrar office, Panvel-3	REPORT
2010 to 2021	Available Index-II are checked NIL.
2022	Available Index-II are checked & I found Entry.
2023	Available Index-II are checked & I found Entry.
2024 till date	Available Index-II are checked NIL.



Joint. Sub-Registrar office, Panvel-4	REPORT
2012 till date (Office started from the Year 2012)	Available Index-II are checked NIL.
2022 till date	Available Index-II are checked





Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No.Mah/3758/2002

Email:rajendratambe@hotmail.com

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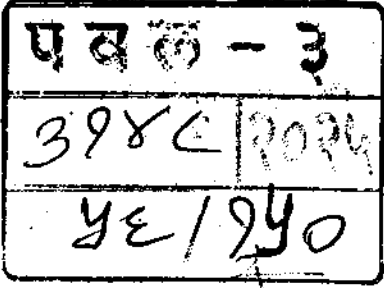
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Joint. Sub-Registrar office, Panvel-5	REPORT	
2013 to 2017 (Office started functioning from the Year 2013)	Available Index-II are checked NIL	
2018	Available Index-II are checked & I found Entry.	
2019 to 2023	Available Index-II are checked NIL	
2024 till date	Available Index-II are checked NIL	

During my Search, I found following documents, which are as under,

Year- 2018

- a) Agreement to Lease 11/1/2018, duly registered on 12/1/2018 at the office of Sub-Registrar of Assurances, Panvel-5 bearing document at Serial No. PVL5-387-2018 dated 12/1/2018 in the records of Joint. Sub-Registrar, Panvel-5 in respect of said Plot which is entered and executed between M/s. [Name] therein referred to as Corporation as the First Party and PRAVIN BHIKAJI KUMBHAR, as the Other Party being the

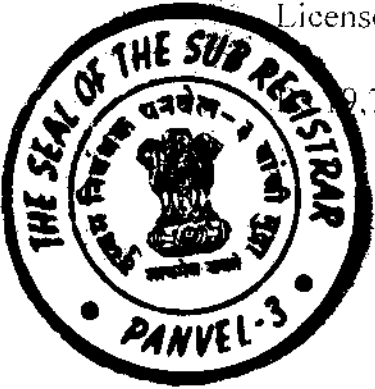




Licensee. The Agreement Value is Rs.60/- and Stamp duty of Rs.500/- is being paid.

Year- 2021

- a) Registered Tripartite Agreement dated 11/8/2021 bearing document at Serial No.PVL2-10973-2021 dated 11/8/2021, in the records of Joint. Sub-Registrar, Panvel-2 in respect of the Said Plot which was entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and the Shri. PRAVIN BHIKAJI KUMBHAR, as the Original Licensee as the Second Part therein and M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE as the "New Licensee" as the Third Part. The Agreement Value is 9,73,419.8/- and Stamp duty of Rs.99,000 /- is being paid.





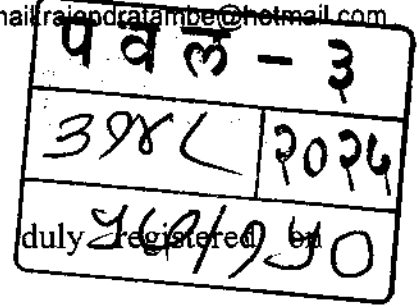
Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No.Mah/3758/2002

Email:rajendratambe@hotmail.com



YEAR-2022

- a) Agreement for Sale dated 22/12/2022 duly registered on 23/12/2022 bearing document at Serial No.PVL3-21626-2022, dated 23/12/2022 , in the records of Joint. Sub-Registrar, Panvel-3 in respect of the Shop No. 1 situated on the Said Plot which was entered and executed by and between M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE through his Power of Attorney Holder Shri. SANJAY SHANKAR CHOUGULE, therein referred to as the Party of the First Part and Shri. Vinayak Bhalchandra Rupdas and Mrs. Swati Vilas Sonone as the Purchaser as the Party of the Second Part therein. The Agreement Value is Rs.10,00,000/- and Stamp duty of Rs.2,40,000/- is being paid.

YEAR- 2023

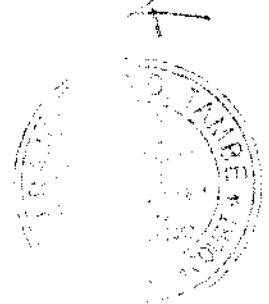
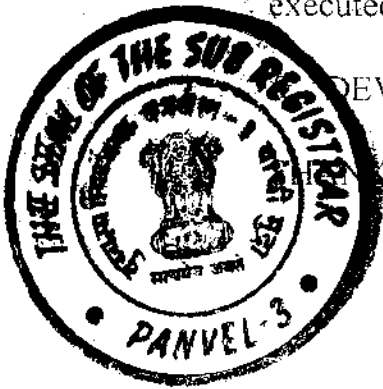
- a) Registered Agreement for Sale dated 14/1/2023 bearing document at Serial No.PVL3-1389-2023 dated 24/1/2023 in the records of Joint. Sub-Registrar, Panvel-3 in respect of the



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Flat No. 601 situated on the Said Plot which was entered and executed by and between M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE through his Power of Attorney Holder Shri. SANJAY SHANKAR CHOUGULE, therein referred to as the Party of the First Part and Shri. Pritam Arun Kamble and Mrs. Sapna Pritam Kamble as the Purchaser as the Party of the Second Part therein. The Agreement Value is Rs.29,50,000/- and Stamp duty of Rs.1,77,000/- is being paid.

- b) Registered Agreement for Sale dated 24/8/2023 bearing document at Serial No.PVL3-15505-2023, dated 24/8/2023, in the records of Joint. Sub-Registrar, Panvel-3 in respect of the Flat No. 302 situated on the Said Plot which was entered and executed by and between M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE through his Power of Attorney,





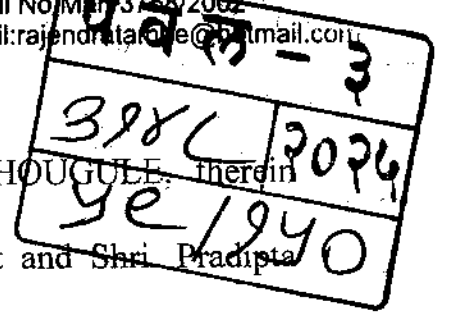
Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No. MH/3758/2002

Email: rajendratambe@gmail.com



Holder Shri. SANJAY SHANKAR CHOUGULE, therein

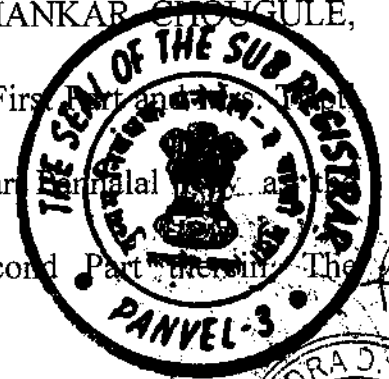
referred to as the Party of the First Part and Shri. Pradipta

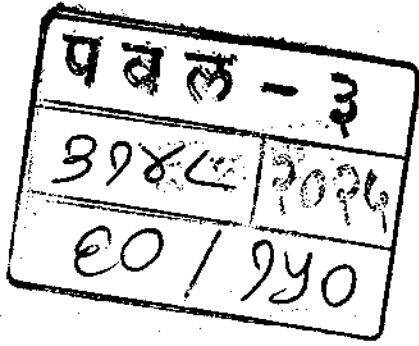
Ghosh and Mrs. Antra Pradipta Ghosh as the Purchaser as the

Party of the Second Part therein. The Agreement Value is

Rs.35,00,000/- and Stamp duty of Rs.2,10,000/- is being paid.

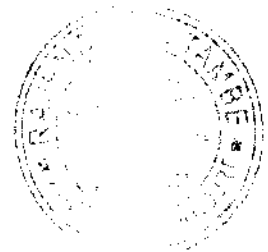
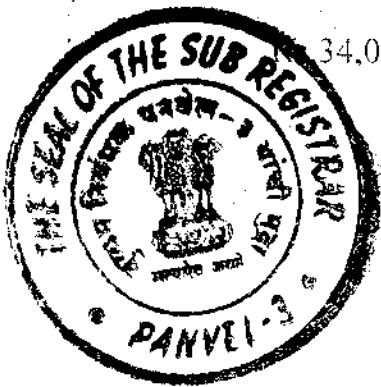
- c) Agreement for Sale dated 16/3/2023 duly registered on 17/3/2023 bearing document at Serial No.PVL3-4744-2023, dated 17/3/2023 , in the records of Joint. Sub-Registrar, Panvel-3 in respect of the Flat No. 103 situated on the Said Plot which was entered and executed by and between M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE through his Power of Attorney Holder Shri. SANJAY SHANKAR CHOUGULE, therein referred to as the Party of the First Part and Mrs. Pradipta Ghosh, Dilipkumar Roy and Mr. Dilipkumar Harimalal as the Purchaser as the Party of the Second Part therein. The





Agreement Value is Rs.30,00,000/- and Stamp duty of Rs.1,80,000/- is being paid.

d) Registered Agreement for Sale dated 16/6/2023 bearing document at Serial No.PVL3-11025-2023, dated 16/6/2023. in the records of Joint. Sub-Registrar, Panvel-3 in respect of the Flat No. 303 situated on the Said Plot which was entered and executed by and between M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE through his Power of Attorney Holder Shri. SANJAY SHANKAR CHOUGULE, therein referred to as the Party of the First Part and the Shri. Arup Gurudas Kangi and Mrs. Mamani Arup Kangi as the Purchaser as the Party of the Second Part therein. The Agreement Value is 34,00,000/- and Stamp duty of Rs.2,04,000/- is being paid.





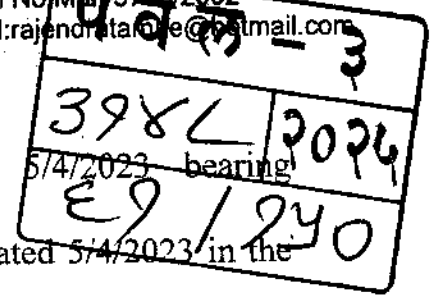
Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No/Mah/3758/2002

Email:rajendratambe@gmail.com



e)

Registered Agreement for Sale dated 5/4/2023 bearing

document at Serial No.PVL3-6117-2023 dated 5/4/2023 in the

records of Joint. Sub-Registrar, Panvel-3 in respect of the Shop

No.2 situated on the Said Plot which was entered and executed

by and between M/s. RAMESH HOMES BUILDERS &

DEVELOPERS, through its Proprietor Shri. ANAND

SHANKAR CHOUGULE through his Power of Attorney

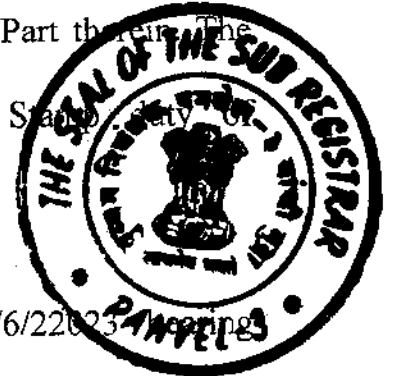
Holder Shri. SANJAY SHANKAR CHOUGULE, therein

referred to as the Party of the First Part and Swity Kuldip Jain

as the Purchaser as the Party of the Second Part therein. The

Agreement Value is Rs.35,00,000/- and Stamp Duty of

Rs.2,10,000/- is being paid.



f)

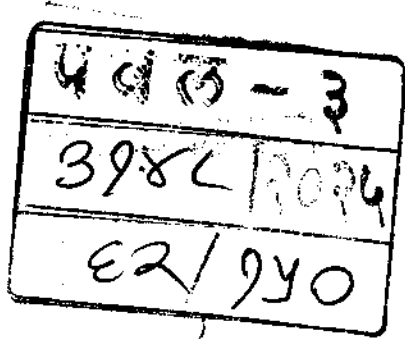
Registered Agreement for Sale dated 30/6/2023 bearing

document at Serial No.PVL3-11842-2023 dated 30/6/2023 in

the records of Joint. Sub-Registrar, Panvel-3 in respect of the

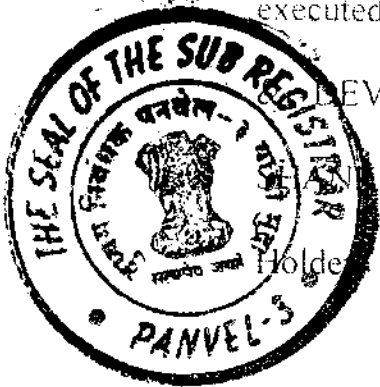
Flat No. 202 situated on the Said Plot which was entered and





executed by and between M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE through his Power of Attorney Holder Shri. SANJAY SHANKAR CHOUGULE, therein referred to as the Party of the First Part and Shri. Dinesh Dattaram Dhamanse as the Purchaser as the Party of the Second Part therein. The Agreement Value is Rs.25,00,000/- and Stamp duty of Rs.1,50,000/- is being paid.

g) Registered Agreement for Sale dated 30/6/2023 bearing document at Serial No.PVL3-11841-2023 dated 30/6/2023, in the records of Joint. Sub-Registrar, Panvel-3 in respect of the Flat No. 201 situated on the Said Plot which was entered and executed by and between M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE through his Power of Attorney Holder Shri. SANJAY SHANKAR CHOUGULE, therein





Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No. Mah/3758/2002

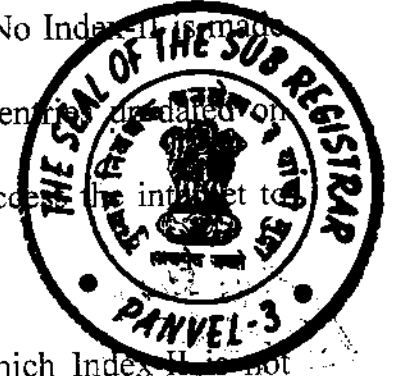
Email:rajendratambe@hotmail.com

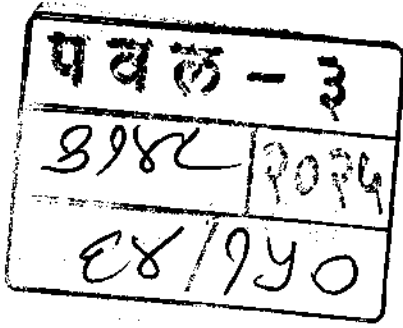
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referred to as the Party of the First Part and the Shri. Kishor
Bharghav Patil as the Purchaser as the Party of the Second Part
therein. The Agreement Value is Rs.25,00,000/- and Stamp
duty of Rs.1,50,000/- is being paid.

My Report is on the Search conducted by me is subjected to the following,

- 1) Index-II for the years mentioned in the report of the Search is not being made available at the office of Joint. Sub-Registrar of assurances for the reason that the same is not updated from time to time or it is in torn condition and hence for the above reason, I cannot furnish details of transaction taken place in relation to the above property during the above Years. It is also seen that the Index-II is not being up dated.
- 2) I have wherever possible, verified entries where No Index-II is made available for the above reason, with reference to the entries updated on Internet. However I sometimes find finds difficult to access internet to find out entries.
- 3) It cannot be ruled out that during period for which Index-II is not made available for the above reason nor access to the internet is available for





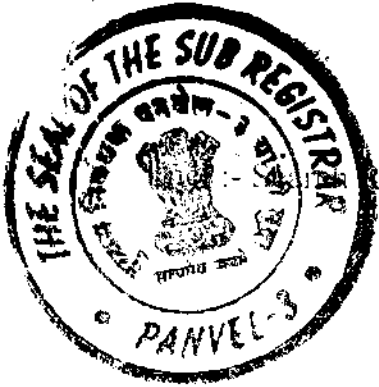
verification of transactions with reference to the Said Plot, any more transaction in relation to the Said Plot may have been made.

4) It is to be noted that Computerized Index-II are not properly maintained in the office of Joint. Sub-Registrar at Panvel-1, Panvel-2, Panvel-3, Panvel-4 & Panvel-5.

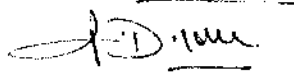
5) The Government fees is paid vide Challan bearing No. MH013751068202324P dated 10/1/2024 & Receipt No.1113257730 dated 13/01/2024 of Rs.400/- issued by Department of Registration and Stamps towards Search Fee is enclosed herewith.

This Search Report is qualified in value and submitted from the records available "On as is Where is basis" at that particular point of time and without any liability on the part of the undersigned advocate.

Dated this 13th DAY OF JANUARY, 2024



Receipt

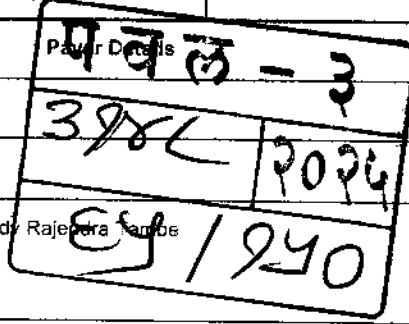

RAJENDRA D.TAMBE,
Advocate





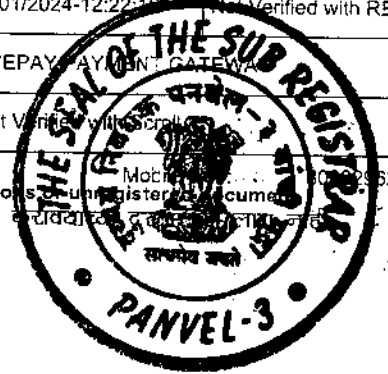
CHALLAN
MTR Form Number-6



GRN	MH013751068202324P	BARCODE			Date	10/01/2024-12:21:58	Form ID	
Department	Inspector General Of Registration							
Type of Payment	Search Fee			TAX ID / TAN (If Any)				
	Other Items				PAN No.(If Applicable)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	Adv. Rajendra Tambe		
Location	PUNE				Flat/Block No.			
Year	2023-2024 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		400.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (if Any)				
				Amount In	Four Hundred Rupees Only			
Total			400.00	Words				
Payment Details	SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	10000502024011002305	2557760199213			
Cheque/DD No.		Bank Date	RBI Date	10/01/2024-12:22:18	Verified with RBI			
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

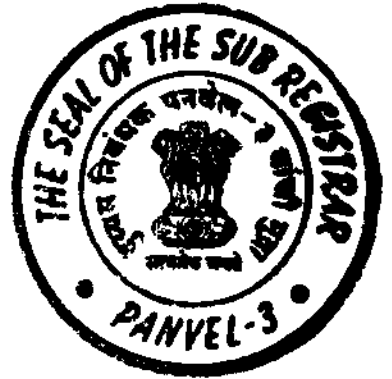
Department ID : 312694093

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons. MTR Form Number-6 10/01/2024-12:23:33
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता येईल.



MH013751068202324P	Government of Maharashtra	Receipt no.: 1113257730
Department of Registration and Stamps		
13 Jan 2024	Receipt	Receipt no.: 1113257730
Name of the Applicant :		Adv Rajendra Tambe
Details of property of which document has to be searched :		Dist :Raigarh Village :Vahal S.No/CTS No/G.No. : 402
Period of search :		From :2009 To :2024
Received Fee :		400
The above mentioned Search fee has been credited to government vide GRN no :MH013751068202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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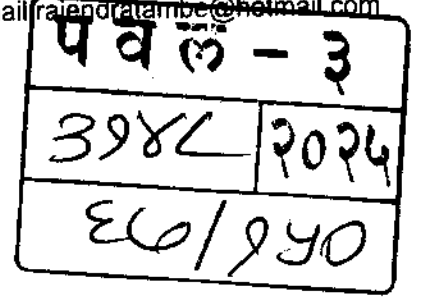
Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No. Mah/3758/2002

Email: rajendratambe@hotmail.com



+

Date :- 13/01/2024

To,
MAHARERA
Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai -400051

LEGAL TITLE REPORT

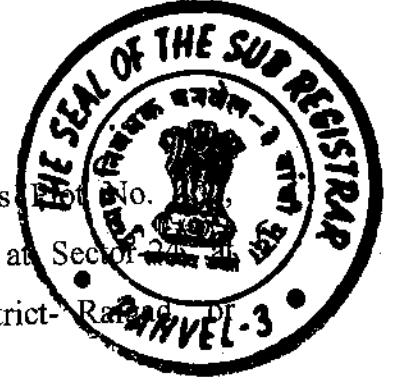
(as per RERA Circular No.28/2021)

Sub- Title Clearance Certificate with respect to Property bearing Plot No. 402, containing by measurement 629.48 Sq. Mtrs. at Sector-24, at Pushpak-Vahal (New), in Taluka- Panvel, District- Raigad., (hereinafter referred to as "Said Plot")

I have investigated the Title of the Said Plot on the request of Promoter- M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE, having address at Office No.211, Raheja Arcade, Plot No. 61, Sector-11, CBD, Belapur, Navi Mumbai- 400614, Taluka& District- Thane, on the basis of following documents i.e.:-

1) Description of the Property :-

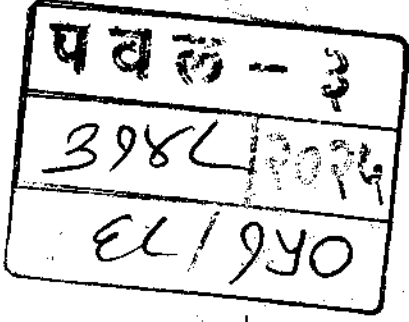
All that Piece And Parcel Of Land known as Plot No. 402 containing by measurement 629.48 Sq. Mtrs. at Sector-24, at Pushpak-Vahal (New), in Taluka- Panvel, District- Raigad., thereabout and bounded as follows,



1



Unit No.5, Raheja Arcade, Plot No.61, Sector-11, CBD-Belapur, Navi Mumbai-400 614.



- On Or Towards the North by :- Plot No.403
On Or Towards the South by :- Plot No. 401
On Or Towards the East by :- Plot No. 416 & 417
On Or Towards the West by :- 11.M. Wide Road

Falling within the Sub-registrar of assurances of Taluka- Panvel & District- Raigad.

2) The Documents of Said Plot :-

a) Allotment letter dated 10/8/2015 Ref. No. सिडको/आवित्त/पुनःस्थापना/ उलवे/ २०१५/३४४९ issued by CIDCO Ltd in the name of to Shri. PRAVIN BHIKAJI KUMBHAR & Shri. BHIKAJI SHANKAR KUMBHAR (hereinafter referred to as "Project Affected Person/Original Licensee") in respect of the Said Plot.

b) Heirship Certificate obtained by Shri. PRAVIN BHIKAJI KUMBHAR from Hon'ble Civil Judge Junior Division Panvel vide Misc. Application No. 213/2017.

c) Amending corrigendum dated 21/12/2017 bearing Ref. सिडको/अमुभुवभुअ(नमुआवि)/२०१७/७२२७ issued by CIDCO in the name of Shri. PRAVIN BHIKAJI KUMBHAR.

d) Agreement to Lease dated 11/1/2018, is entered and executed by and between M/s. CIDCO Ltd, therein referred



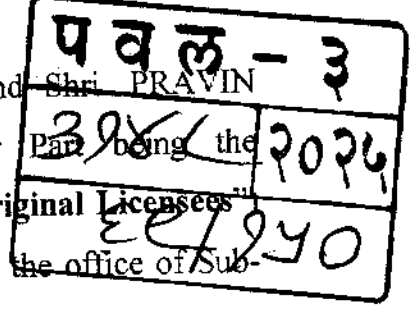


Rajendra D. Tambe

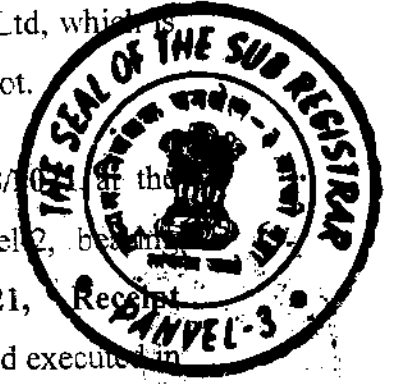
B.Com, L.L.B.

Advocate High Court
Enroll No. Mah/3758/2002
Email: rajendratambe@hotmail.com

to as Corporation as the First Part and Shri. PRAVIN BHIKAJI KUMBHAR, as the Other Part being the Licensees, (hereinafter referred to as "Original Licensees" which is duly registered on 12/1/2018 at the office of Sub-Registrar of Assurances, Panvel-5 bearing document at Serial No. PVL5-387-2018 & Receipt No.401 dated 12/1/2018.



- e) Possession Receipt dated 25/04/2018 issued by CIDCO Ltd in respect of Said Plot to Shri. PRAVIN BHIKAJI KUMBHAR.
- f) Transfer Permission dated 14/06/2019 issued by CIDCO Ltd to Project Affected Person/Original Licensee i.e Shri. PRAVIN BHIKAJI KUMBHAR.
- g) Receipt dated 13/08/2021 issued by CIDCO Ltd in respect of Transfer Charges paid at the office of CIDCO Ltd, which is to the tune of Rs.5,66,164/- in respect of Said Plot.
- h) Registered Tripartite Agreement dated 11/8/2021 at the office of Sub-registrar of Assurances, Panvel-2, bearing document at Serial No.PVL2-10973-2021, Receipt No.12736 dated 11/8/2021, which is entered and executed in respect of 50 % area of Said Plot (which is admeasuring to 314.74 Sq.mtrs) by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and Shri.



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PRAVIN BHIKAJI KUMBHAR as the Original Licensee as the **Second Part** therein and M/s. **RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor Shri. **ANAND SHANKAR CHOUGULE**, as the "New Licensee" as the Other Part therein.

i) Final Transfer Order dated 28/8/2021 issued by M/s. CIDCO Ltd. in respect of Said Plot in favour of Shri. PRAVIN BHIKAJI KUMBHAR & M/s. **RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor Shri. **ANAND SHANKAR CHOUGULE**,

j) Commencement Certificate No. **CIDCO/BP-17967/TPO (NM&K) 2021/9241** dated 31/3/2022 issued by Associate Planner of M/s. CIDCO Ltd. in favour of Shri. PRAVIN BHIKAJI KUMBHAR & M/s. **RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor Shri. **ANAND SHANKAR CHOUGULE**.



Amended Commencement Certificate No. **CIDCO/BP-17967/TPO (NM&K) 2021/9768** dated 30/8/2022 issued by Associate Planner of M/s. CIDCO Ltd. in favour of Shri. PRAVIN BHIKAJI KUMBHAR & M/s. **RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor Shri. **ANAND SHANKAR CHOUGULE**.





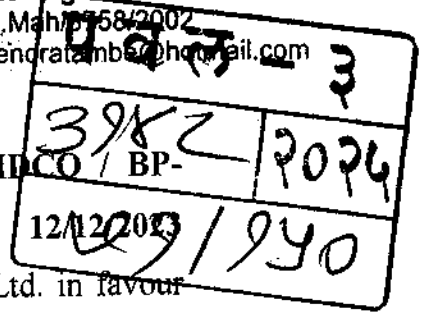
Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No. Mah/13758/2002

Email:rajendratambe@hccwail.com



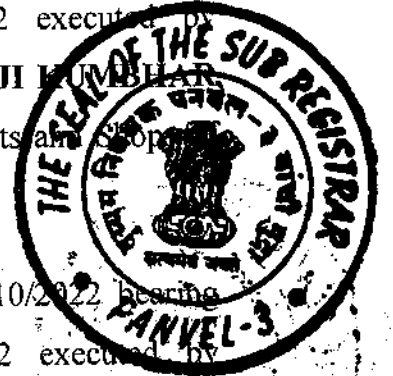
1)

Amended Commencement Certificate No. CIDCO / BP-17967/TPO (NM&K) 2021/11645 dated 12/12/2023 issued by Associate Planner of M/s. CIDCO Ltd. in favour of Shri. PRAVIN BHIKAJI KUMBHAR & M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE.

m) Notarized Deed of Distribution of Flats and Shops dated 14/10/2022 entered & executed by and between the Original Licensee- Shri. PRAVIN BHIKAJI KUMBHAR AND M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE.

n) A registered Power of Attorney dated 18/10/2022 bearing document at Serial No.PVL5-16846-2022 executed by Original Licensee- Shri. PRAVIN BHIKAJI KUMBHAR in favour of Promoter- pertaining to the Flats and Shops of Promoter.

o) A registered Power of Attorney dated 18/10/2022 bearing document at Serial No.PVL5-16845-2022 executed by Promoter- Shri. ANAND SHANKAR CHOUGULE, the Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS in favour of the Original Licensee pertaining to the Flats and Shops of Original Licensee.



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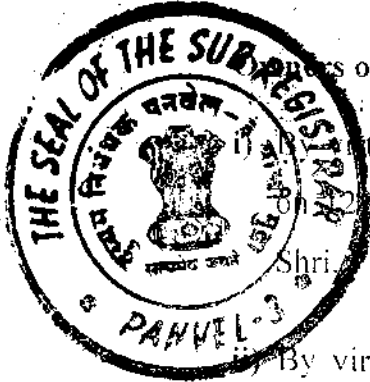
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p) Notarized Deed of Distribution of Flats and Shops dated 11/01/2024 entered & executed by and between the Original Licensee- **Shri. PRAVIN BHIKAJI KUMBHAR AND M/s. RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor **Shri. ANAND SHANKAR CHOUGULE**.

3) 7/12 Extract Or Property Card and Mutation Entry No - Not Applicable.

4) Search Report for 14 years from year 2009 till date.

2/- 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 **Shri. PRAVIN BHIKAJI KUMBHAR AND M/s. RAMESH HOMES BUILDERS & DEVELOPERS**, through its Proprietor **Shri. ANAND SHANKAR CHOUGULE**, is clear, Marketable and without any registered encumbrance.



Proprietors of the Said Plot-

By virtue of Agreement to Lease dated 11/1/2018 duly registered on 21/1/2018, the Original Licensee of the Said Plot of Land is **Shri. PRAVIN BHIKAJI KUMBHAR**.

By virtue of registered Tripartite Agreement dated 11/8/2021 New Licensee/Promoter of the Said Plot of Land - **Shri. ANAND SHANKAR CHOUGULE**, the Proprietor of **M/s. RAMESH**





Rajendra D. Tambe

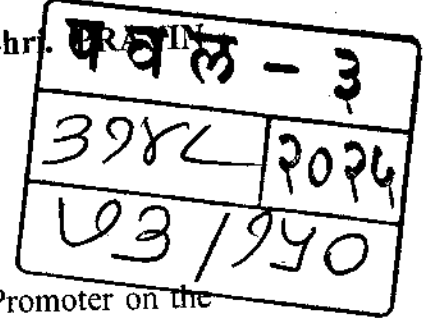
B.Com, L.L.B.

Advocate High Court

Enroll No. Mah/3758/2002

Email: rajendratambe@hotmail.com

HOMES BUILDERS & DEVELOPERS, & Shri. BHIKAJI KUMBHAR as the Original Licensee.



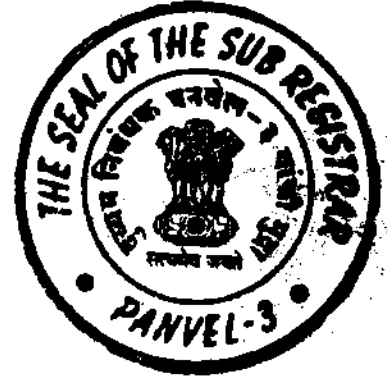
5) Qualifying Comments/ Remarks- Not Applicable

The report reflecting the Flow of the Title of the Promoter on the Said Plot is enclosed herewith as annexure.

Encl : Annexure

Date :- 13/01/2024

RAJENDRA D. TAMBE
Advocate



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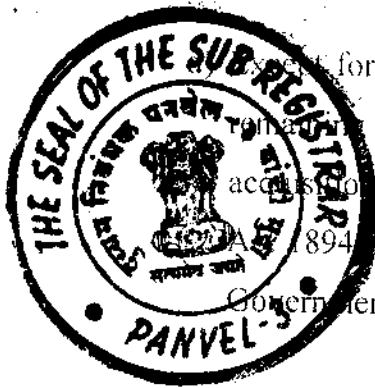
ANNEXURE

4

FLOW OF THE TITLE OF THE SAID LAND :-

- a) **WHEREAS** the City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD having its registered office at 'Nirmal', 2nd floor, Nariman Point, Mumbai – 400 021, is the New Town Development Authority of Navi Mumbai designated by the Government of Maharashtra in exercise of its power under Sub-Section-113 (3A) of the Maharashtra Regional and Town Planning Act, 1966
- b) **WHEREAS** the State Government has acquired lands and vested such lands in CIDCO LTD for the development of Navi Mumbai.
- c) The Corporation as a part of the development of Navi Mumbai has decided to establish an International Airport viz. "Navi Mumbai International Airport" with the approval of the state and Central Government (hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto)

for the lands already in possession of the Corporation the private lands required for the Project were notified for acquisition before 1/1/2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as "LA Act 1894") by the State Government.





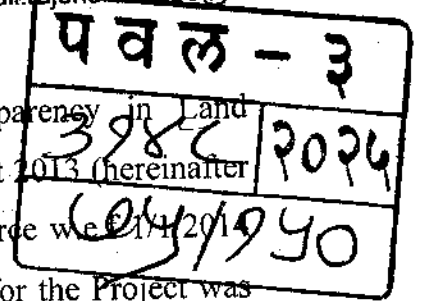
Rajendra D. Tambe

B.Com; L.L.B.

Advocate High Court

Enroll No. Mah/3758/2002

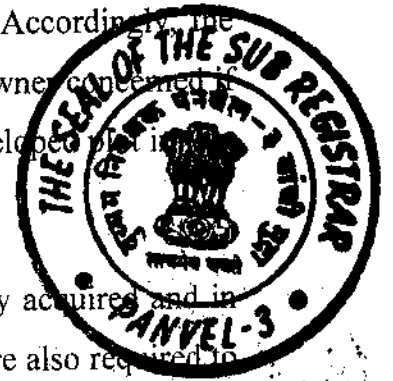
Email: rajendratambe@hotmail.com

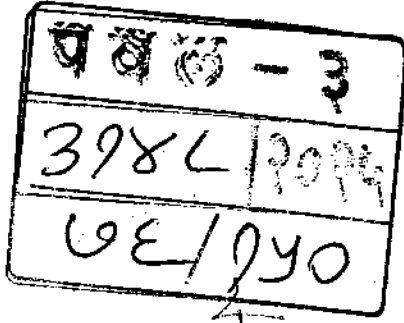


e) The Right to Fair compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 (hereinafter referred to as **LARR ACT 2013**) came into force with effect from 1/1/2014 replacing the LA Act 1894 although the land for the Project was notified under the L.A. Act 1894, awards under Section 11 of the LA Act 1894 have not been declared for certain lands as on 1/1/2014. Therefore as per Section 24 of the LARR Act 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

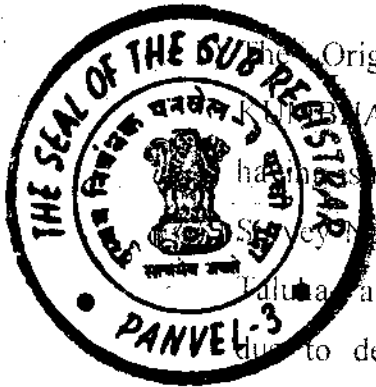
f) Pursuant to Section 108(1) and (2) of LARR Act, 2013 the State Government vide Government Resolution Urban Development Dept. CIDCO No. 1812/CR-274/UD-10 dated 1st March 2014 (hereinafter referred to as the "**G.R. dated 1/3/2014**") has in lieu of monetary compensation provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot instead of monetary compensation.

g) There are some structures erected on land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. Vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 (hereinafter referred to as the





"G.R. dated 28/5/2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case in accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dated 25th June 2014 (hereinafter referred to as the "G.R. dated 25-6-2014"), the District Rehabilitation officer has been authorized to determine the eligibility to the structure owners, whose structures are situated on the land possessed by the Corporation and require to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25/6/2014 the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 1/3/2014, G.R. dated 28/5/2014 and as per circular issued by the Corporation bearing No.CIDCO/Vya.sa./Aa. Vi Ta./2014 dated 19/9/2014 and as determined by the District Rehabilitation officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition) as the case may be.



The Original Land Owner viz. Shri. PRAVIN BHIKAJI KUMBHAR & Shri. BHIKAJI SHANKAR KUMBHAR was having structure on the land possessed by the Corporation at Survey No. 186. Structure No. UL-415, UL-415A, Village-Ulwa, Taluqa Panvel, District-Raigad, which was require to be shifted due to development of infrastructure facilities guided by the CIDCO Authority. The Collector Raigad vide his order determined eligibility of the Licensee for grant of Plot of 630 Sq. Mtrs. for





Rajendra D. Tambe

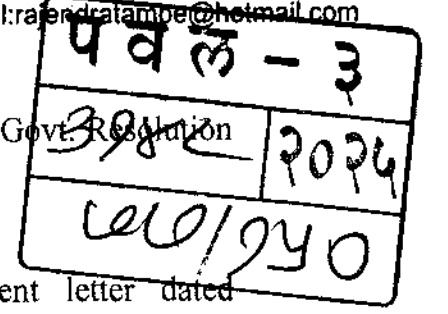
B.Com, L.L.B.

Advocate High Court

Enroll No. Mah/3758/2002

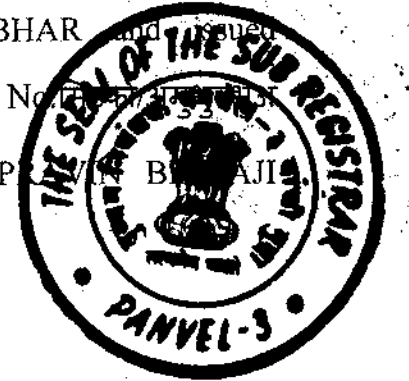
Email: rajendratambe@hotmail.com

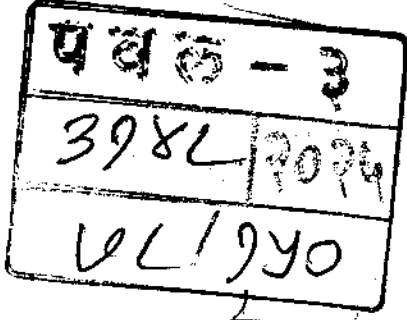
resettlement under PAP and other benefits as per Govt. Resolution dated 28th May 2014 hereinabove mentioned.



i) Accordingly M/s. CIDCO has issued allotment letter dated 10/8/2015 in respect of Plot No.402, containing by measurement 629.48 Sq. mtrs, Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel, District- Raigad. (hereinafter referred to as "Said Plot") to Shri. PRAVIN BHIKAJI KUMBHAR & Shri. BHIKAJI SHANKAR KUMBHAR (hereinafter referred to as the Project Affected Person), with the various terms and conditions enumerated therein, with the payment of Lease Rent of Rs.60 /- in respect of the said plot, which is also duly paid to M/s. CIDCO LTD.

j) Thereafter due to sad demise of Late. Shri. BHIKAJI SHANKAR KUMBHAR, his son Shri. PRAVIN BHIKAJI KUMBHAR i.e. the Original Licensee has obtained Heirship Certificate from Hon'ble Civil Judge Junior Division Panvel vide Misc. Application No. 213/2017 and In view of the same, M/s. CIDCO has incorporated Shri. PRAVIN BHIKAJI KUMBHAR'S name as a legal heir of Late. Shri. BHIKAJI SHANKAR KUMBHAR and issued corrigendum dated 21/12/2017 bearing Ref No. (नमुआवि)/२०१७/७२२७ in the name of Shri. PRAVIN BHIKAJI KUMBHAR.





k) Thereafter Agreement to Lease dated 11/1/2018, is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and Shri. PRAVIN BHIKAJI KUMBHAR, as the Other Part being the Licensees, (hereinafter referred to as "Original Licensees") which is duly registered on 12/1/2018 at the office of Sub-Registrar of Assurances, Panvel-5 bearing document at Serial No. PVL5-387-2018 & Receipt No.401 dated 12/1/2018 and by virtue of registered Agreement To Lease, the Licensee has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein and M/s. CIDCO LTD has handed over the peaceful and vacant possession of the Said Plot of Land to the Original Licensee by Possession Receipt dated 25/04/2018.

l) Due to the paucity of funds and lack of requisite knowledge of construction, the Original Licensee has decided to transfer the half undivided share (50%) of the Said Plot i.e. area admeasuring 314.74 Sq. Mtrs. out of the area admeasuring 629.48 Sq. Mtrs. In view of the same, Original Licensee have made an application to M/s. Cidco Ltd with request to transfer his half share (50%) in the Said Plot in favour of the Promoter and half share of the Said plot will stand in the name the Original Licensee.

m) Accordingly M/s.CIDCO LTD. was pleased to granted transfer permission and the Original Licensee herein transferred his 50 % share i.e. an area admeasuring 314.74 Sq. Mtrs out of the Said Plot





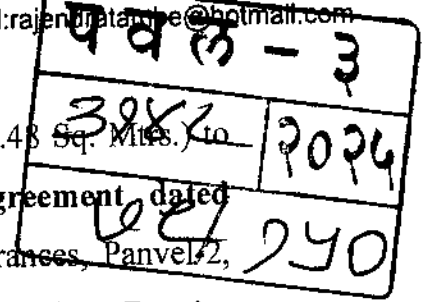
Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

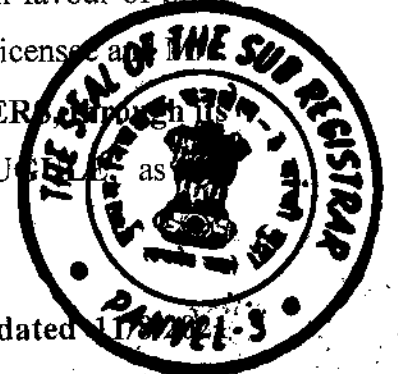
Enroll No. MAH/3758/2002

Email: rajendratambe@hotmail.com



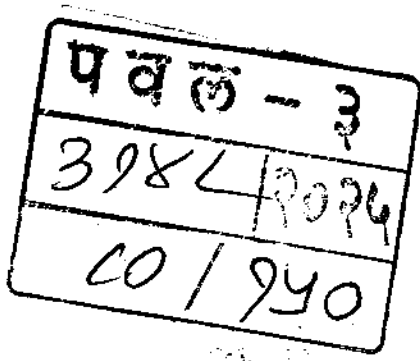
(i.e. 50% area out of total area admeasuring 629.48 Sq. Mtrs.) to the Promoter vide registered Tripartite Agreement dated 11/8/2021 at the office of Sub-registrar of Assurances, Panvel-2, bearing document at Serial No.PVL2-10973-2021, Receipt No.12736 dated 11/8/2021, which is entered and executed in respect of 50 % Share of Said plot by and between M/s. CIDCO Ltd, therein referred to as Corporation as the **First Part** and Shri. PRAVIN BHIKAJI KUMBHAR as the Original Licensee as the **Second Part** therein and M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE, as the "New Licensee" as the Other Part therein.

n) Thereafter M/s. CIDCO LTD. has issued Final Transfer Order dated 28/08/2021 in respect of Said Plot jointly in favour of Shri. PRAVIN BHIKAJI KUMBHAR as the Original Licensee and M/s. RAMESH HOMES BUILDERS & DEVELOPERS through its Proprietor Shri. ANAND SHANKAR CHOUGULE as "New Licensee".



o) By virtue of registered Tripartite Agreement dated 11/8/2021 and the Transfer order dated 28/8/2021, M/s. RAMESH HOMES BUILDERS & DEVELOPERS, through its Proprietor Shri. ANAND SHANKAR CHOUGULE (hereinafter referred to as the "Promoter") has acquired a lease hold rights in respect of said





Plot to the extent of 50% share with the terms and conditions contained therein.

p) Thereafter, the Promoter and the Original Licensees has jointly prepared Building Plans in respect of intending Building viz. "SHANKAR SPARSH", which is to be erected upon the Said Plot, through Architect and submitted the same to Town Planning Officer of M/s.Cidco Ltd for approval and sought approval to such plans and obtained development permission vide Commencement Certificate No. **CIDCO/BP-17967/TPO (NM&K) 2021/9241** dated **31/3/2022** on the terms and conditions set and prescribed therein.

q) Thereafter for obtaining excess constructed area, the Promoter and the Original Licensees has jointly submitted amended building plans through Architect at the office of M/s. CIDCO and obtained amended development permission bearing Ref. no. **CIDCO/BP-17967/TPO(NM&K)/2021/9768** dated **30/8/2022**.

Thereafter the Promoter has also obtained NOC dated **18/07/2023** from CIDCO Corporation by paying requisite premium charges as per the provisions of the CPR-2020 in respect of the development of Said Plot and in pursuance of the same, CIDCO Corporation through ASSOCIATE PLANNER (BP) has issued new Amended Commencement Certificate dated **12/12/2023** jointly in the name of Original Licensee and the Promoter herein. The earlier commencement



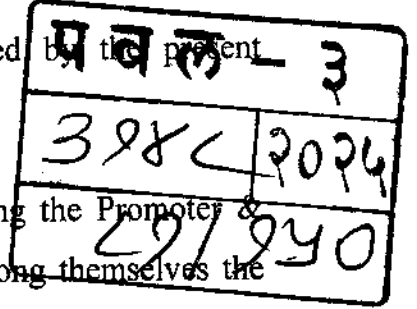


Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court
Enroll No.Mah/3758/2002
Email:rajendratambe@hotmail.com

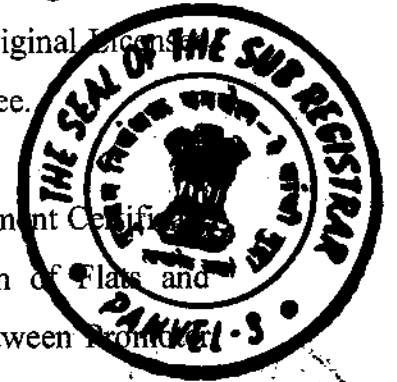
A certificate dated 30/8/2022 stands Superseded by the present Development permission dated 12/12/2023.



s) The Promoter and the Original Licensees being the Promoter & Owners respectively has mutually decided among themselves the respective Flats and Shops to be retain by respective parties and accordingly Notarized Deed of Distribution of Flats and Shops dated 14/10/2022 is entered & executed between themselves.

t) In view of Notarized Deed of Distribution of Flats and Shops dated 14/10/2022, the Original Licensee have executed a registered Power of Attorney dated 18/10/2022 bearing document at Serial No.PVL5-16846-2022 in favour of Promoter pertaining to the Flats and Shops of Promoter and the Promoter have executed a registered Power of Attorney dated 18/10/2022 bearing document at Serial No.PVL5-16845-2022 in favour of the Original Licensee pertaining to the Flats and Shops of Original Licensee.

u) Thereafter in view of the new amended Commencement Certificate dated 12/12/2023 Notarized Deed of Distribution of Flats and Shops dated 11/01/2024 is entered & executed between Promoter and Original Licensee.

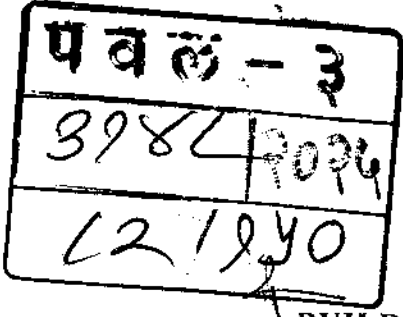


On perusal of the above mentioned documents and all other relevant documents relating to Title of the Said Plot, I am of the opinion that the Title of Promoter- **Shri. ANAND SHANKAR CHOUGULE**, who is a Proprietor of M/s. **RAMESH HOMES**

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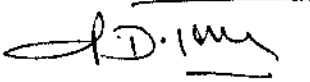
Unit No.5, Raheja Arcade, Plot No.61, Sector-11,CBD-Belapur, Navi Mumbai-400614

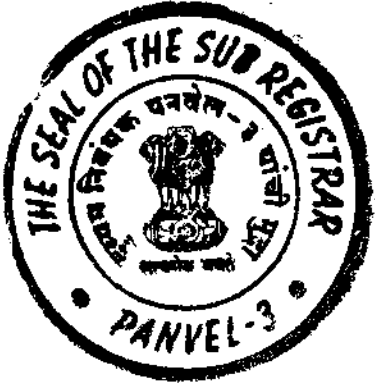


BUILDERS & DEVELOPERS, & Original Licensee- Shri. PRAVIN BHIKAJI KUMBHAR, is having Clear and Marketable Title without any registered encumbrance.

- 5) Search Report for a Period of 13 years from 2009 till date
- 6) Any Other relevant Title- Not Applicable
- 7) Litigation – No Litigation as on date. *f*

Date :- 13/01/2024


RAJENDRA D. TAMBE,
Advocate



पवल - 3
398C 2026
13/1950
Page 1 of 1

529/16846

Tuesday, October 18, 2022
4:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 18326 दिनांक: 18/10/2022

गादाचे नाव: वहाळ

दस्तावेजाचा अनुक्रमांक: पवल5-16846-2022

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: पॉवर घेणार. मे.रमेश होम्स बिल्डर्स अँड डेव्हलपर्स तर्फे प्रो.प्रा.आनंद शंकर चौगुले . .

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

एकूण: रु. 600.00

Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरिलेले मुद्रांक शुल्क : रु. 500/-

1) दियकाचा प्रकार: DHC रक्कम: रु. 500/-

डॉडी/धनादेश/पे ऑर्डर क्रमांक: 1810202205316 दिनांक: 18/10/2022

बँकेचे नाव व पत्ता:

2) दियकाचा प्रकार: By Cash रक्कम: रु. 100/-

संकेतस्थळाची स्वाक्षरी

संकेतस्थळाचे पत्र पिकावना.

सह दुय्य निबंधक, पनवेल ५, (कर्ना-२)



10/18/2022

पवल - ३
३१४८/२०२६
८८/१५०

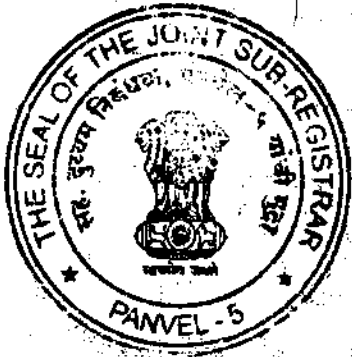
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1810202205316	Date 18/10/2022
Received from , Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name MAHB	Date 18/10/2022
Bank CIN 10004152022101804951	REF No. 008579291
This is computer generated receipt, hence no signature is required.	

पवल - ५
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१/२५



प व ल - ३	
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14/1940	

प व ल - 4	
1868	2022
2/124	



पवल - 3
 3982 2022
 18/10/2022

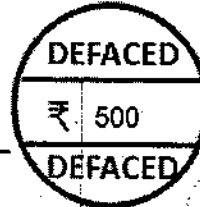


D H C
 Document Handling Charges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1810202205316 Receipt Date 18/10/2022

Received from , Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 16846 dated 18/10/2022 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

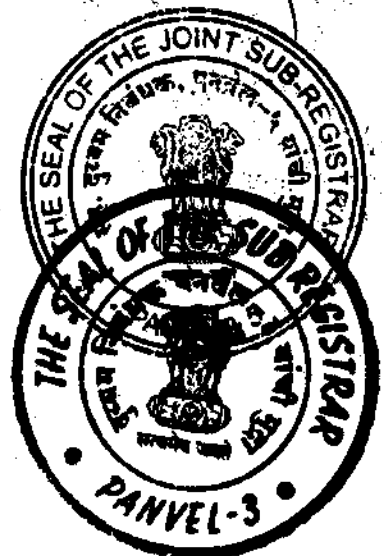


Payment Details

Bank Name MAHB	Payment Date 18/10/2022
Bank CIN 10004152022101804951	REF No. 006579291
Deface No 1810202205316D	Deface Date 18/10/2022

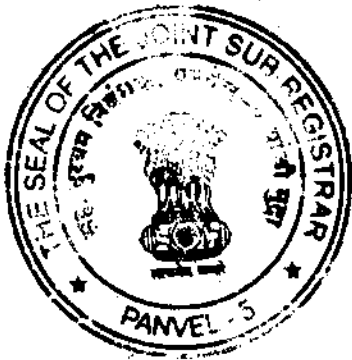
This is computer generated receipt, hence no signature is required.

पवल - 4
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प व ल - ३
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 66/950

मुद्रांक विवेका : रविन्द विष्णू शिवाडे प. क्र. 13/2000 नवीन प. क्र.1201043

विक्रीचे ठिकाण: सुनिता सर्किसेस

दुकान क्र. २३, प्रभात सेंटर अवेवस, प्लॉट नं. ७, सेक्टर १३, सी.डी.डी. बेलापुर, नवी मुंबई-४००६१४, संपर्क: ९३२४९०५९२४

04 OCT 2022

पर्यंत
 Ramesh Homes Builders & Developer
 Plot No. 61, Office No. 241, Raheja
 Arcade, Sector 11, CSD Belapur,
 Navi Mumbai - 400614
 Tel: 022 277 3699

रु. ५००/- X 500/-

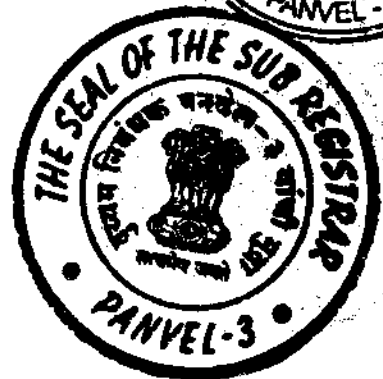
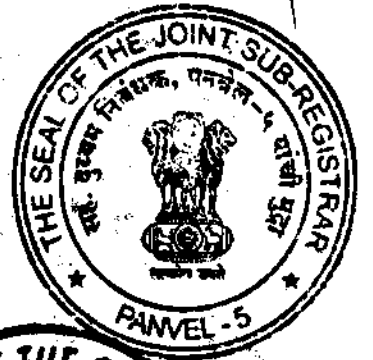
रु. १००/- X 500/-

अक्षरी रकमे 500/-

मात्र

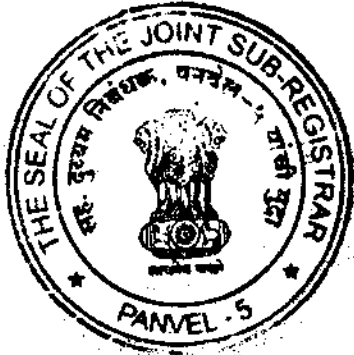
R
 मुद्रांक विक्रेत्याची सही

प व ल - ५
 3982 2022
 5 / 24



प व ल - ३	
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८९/१५०	

प व ल - ५	
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९/१५	





महाराष्ट्र MAHARASHTRA

2022

04 OCT 2022

BR 605933



जिल्हा कोषागार कार्यालय, ठाणे
22 SEP 2022
मुद्रांक प्रमुख लिपीक / लिपीक

जाहणपत्र-2
मुद्रांक विक्री नोंदवली अनुक्रमांक 1301/2022
दस्तावेज प्रकार/अनुच्छेद क्रमांक
कस नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास
मुद्रांक विक्री करणाऱ्याचे नाव रॉबिन्ड रवकरम Rs.
Ramesh Homes Builders & Developers
Plot No. 61, Office No. 211, Raheja
Arcade, Sector '1', CBD Belapur,
Navi Mumbai - 400614
Tel: 022 27575699
मुद्रांक शुल्क रक्कम Rs. 500/-

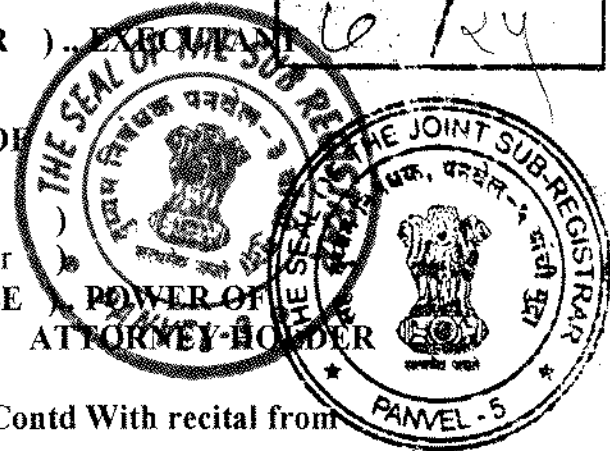
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श्री. रविन्द विष्णु शिंदे, परवाना क्र. 13/2000, नॉन पॅज : 1201043
मुद्रांक विक्रीचे ठिकाण : सुनिता राईसिंह, गोंप
फ्लॉट नं. 7, सेक्टर-14, सी.डी.सी. बेलापुर, नवी
मुद्रांक विक्री करणेची मुद्रांक खरेदी केला त्या
पदांक खरेदी केल्यापासून 6 महिन्यात मुद्रांक
मुद्रांक विक्री करणेची मुद्रांक खरेदी केला त्या

IRREVOCABLE POWER OF ATTORNEY

SHRI. PRAVIN BHIKAJI KUMBHAR).. EXERCISE

IN FAVOUR OF

M/s. RAMESH HOMES BUILDERS
& DEVELOPERS, through its Proprietor
Shri. ANAND SHANKAR CHOUGULE



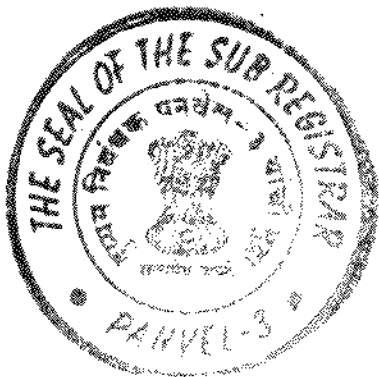
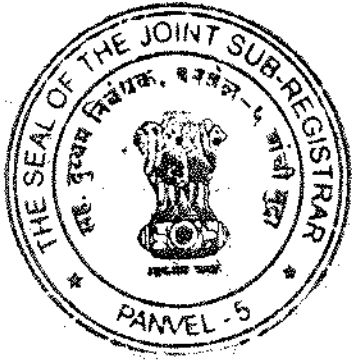
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next page ..

Pravin Kumbhar

For Ramesh Homes Builders & Developers
Anand Shankar Chougule
Proprietor

प व ल - ३	
3986	2024
29/950	

प व ल - ५	
1868	2022
2/54	



IRREVOCABLE POWER OF ATTORNEY

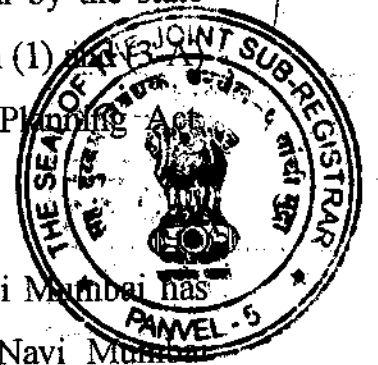
पवल - ३	
३९८८	२०२५
८२/१५०	

TO ALL TO WHOM THESE PRESENTS SHALL COME, Shri.
PRAVIN BHIKAJI KUMBHAR (PAN No.AXTPK0853F) aged 55 years
an adult Indian inhabitant residing at Village- Ulwe , Post- Ulwe, Taluka -
Panvel, District - Raigad, do hereby **SEND GREETINGS :-**

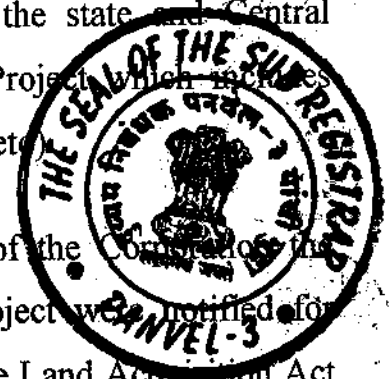
1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state incorporated under the Companies Act, 1956 having office at "Nirmal" 2nd floor, Nariman Point, Mumbai - 400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

पवल - ५	
३९८८	२०२२
८२/१५०	

2. The Corporation as a part of the development of Navi Mumbai has decided to establish an International Airport viz. "Navi Mumbai International Airport" with the approval of the state and Central Government(hereinafter referred to as the Project) which involves development of land for the purpose allied thereto.



3. Except for the lands already in possession of the Corporation the remaining private lands required for the Project were notified for acquisition before 1/1/2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as "LA Act 1894) by the State Government.



4. The Right to fair compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013(hereinafter referred to as

For Ramesh Homes Builders & Developers

1

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Proprietor

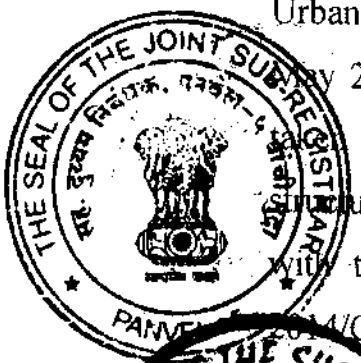
पवल - 3
 3982/2014
 23/240

LARR ACT 2013) came into force w.e.f 1/1/2014 replacing the LA Act 1894 although the land for the Project was notified under the LA Act 1894, awards under Section 11 of the LA Act 1894 have not been declared for certain lands as on 1/1/2014. Therefore as per Section 24 of the LARR Act 2013, the determination of compensation for such lands shall be in conformity with the LARR Act,2013.

5. Pursuant to Section 108(1)and (2) of LARR Act, 2013 the State Government vide Government Resolution Urban Development Dept. CIDCO No. 1812/CR-274/UD-10 dated 1st March 2014 (hereinafter referred to as the G.R. dated 1/3/2014) has in lieu of monetary compensation provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

पवल - 4
 7868/2022
 50/24

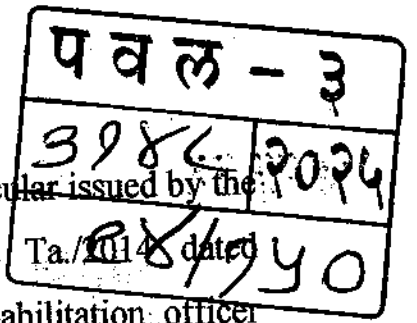
There are some structures erected on land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. Vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 (hereinafter referred to as the G.R. dated 28/5/2014) has the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case in accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-CR-52/R-3 dated 25th June 2014(hereinafter referred to as the G.R. dated 25-6-2014), the District Rehabilitation officer has been authorized to determine the eligibility to the structure owners, whose structures are situated on the land possessed by the Corporation and require to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25/6/2014 the plots are to be allotted by the Corporation as per the applicable provisions of G.R.



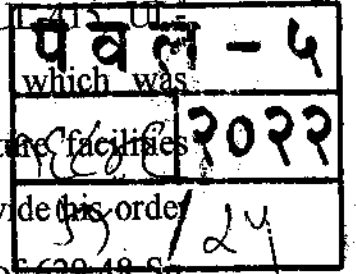
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For Raigad District
[Handwritten signature]
 Proprietor

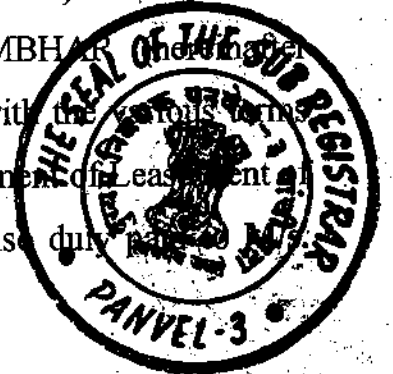
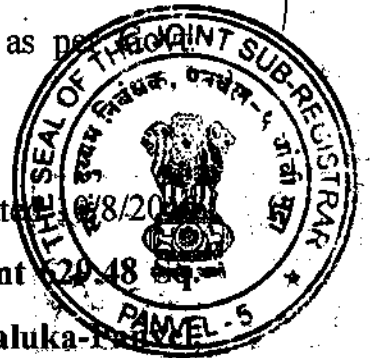
dated 1/3/2014, G.R. dated 28/5/2014 and as per circular issued by the Corporation bearing No."CIDCO/Vya.sa./Aa. Vi Ta. dated 19/9/2014 and as determined by the District Rehabilitation officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector(Land Acquisition) as the case may be.



7. Whereas myself the Original Land Owner & Late. Shri. BHIKAJI SHANKAR KUMBHAR was having structure on the land possessed by the Corporation at Survey No. 186, Structure No. U 415A, Village-Ulwa, Taluka-Panvel, District- Raigad, which was require to be shifted due to development of infrastructure facilities guided by the CIDCO Authority. The Collector Raigad vide his order determined eligibility of the Licensee for grant of Plot of 629.48 Sq. Mtrs. for resettlement under PAP and other benefits as per Resolution dated 28th May 2014 hereinabove mentioned.



8. Accordingly M/s. CIDCO has issued allotment letter dated 28/8/2014 in respect of Plot No.402, containing by measurement 629.48 Sq. Mtrs., Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel District- Raigad. (hereinafter referred to as Said Plot) in favour of me and Late. Shri. BHIKAJI SHANKAR KUMBHAR (hereinafter referred to as the "Project Affected Person"), with the various terms and conditions enumerated therein, with the payment of Lease amount Rs.60 /- in respect of the said plot, which is also duly paid to CIDCO LTD.



9. Thereafter due to the sad demise of Late. Shri. BHIKAJI SHANKAR KUMBHAR, I have obtained Heirship Certificate from Hon'ble Civil Judge Junior Division Panvel vide Misc. Application No. 213/2017. In view of the same M/s. CIDCO has incorporated my name as a legal heir of Late. Shri. BHIKAJI SHANKAR KUMBHAR and issued

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For Ramesh Homes Builders & Developers

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Proprietor

corrigendum dated 21/12/2017 bearing Ref No.सिडको/अमुभुवभुअ

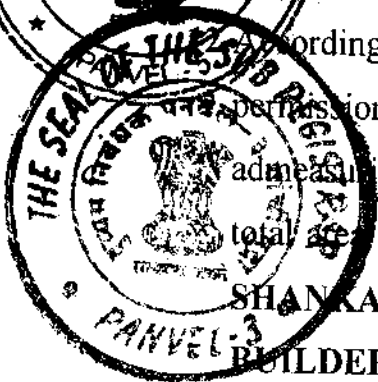
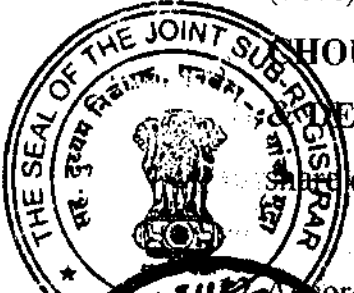
प व ल - ३
(नमुनावि) २०१७/७२२७
3982/2026
१५/१५०

in my name.

10. Thereafter Agreement to Lease dated 11/1/2018, is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and myself, as the Other Part being the Licensees, (hereinafter referred to as "Original Licensees") which is duly registered on 12/1/2018 at the office of Sub-Registrar of Assurances, Panvel-5 bearing document at Serial No. PVL5-387-2018 & Receipt No.401 dated 12/1/2018 and by virtue of registered Agreement To Lease, thereafter I have acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein and M/s. CIDCO LTD has handed over the peaceful and vacant possession of the Said Plot of Land to me .

11. Due to the paucity of funds and lack of requisite knowledge of construction, I have decided to transfer the half undivided share (50%) of the Said Plot i.e. area admeasuring 314.74 Sq. Mtrs. out of area admeasuring 629.48 Sq. Mtrs. and in view of the same, I have made an application to M/s. Cidco Ltd with request to transfer my half share (50%) of the Said Plot in favour of **Shri. ANAND SHANKAR CHOUGULE Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS** (hereinafter referred to as "Promoter") and half of the said plot will stand in the name me .

प व ल - ७
१६७६/२०२२
११/२५



Accordingly M/s.CIDCO LTD. was pleased to grant transfer permission and I have transferred my 50 % share i.e. an area admeasuring 314.74 Sq. Mtrs out of the said Plot (i.e. 50% area out of total area admeasuring 629.48 Sq. Mtrs.) in favour of **Shri. ANAND SHANKAR CHOUGULE Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS** vide registered Tripartite Agreement dated 11/8/2021 at the office of Sub-registrar of Assurances, Panvel-2, bearing document at Serial No.PVL2-10973-

Bunbhs

Anand Shankar
Proprietor

पवल - ३
 3/2/21
 28/8/21

2021, Receipt No.12736 dated 11/8/2021, which was entered and executed in respect of 50% Share of said plot by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and myself as the Original Licensee as the Second Part therein and the Promoter i.e. Shri. ANAND SHANKAR CHOUGULE Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS, as the "New Licensee" as the Other Part therein.

13. Thereafter M/s. CIDCO LTD. has issued Final Transfer Order dated 28/08/2021 in respect of Said Plot jointly in favour of me the Original Licensee and in the name of Promoter Shri. ANAND SHANKAR CHOUGULE Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS as the "New Licensee".

पवल - ५
 28/8/21
 9/9/24

14. By virtue of registered Tripartite Agreement dated 11/8/2021 and the Final Transfer Order dated 28/08/2021, the Promoter has acquired a lease hold rights in respect of said Plot to the extent of 50% share with the terms and conditions contained therein.

THE SEAL OF THE JOINT SUB REGISTRAR
 PAVEL-5

15. Thereafter, myself and the Promoter both of us has prepared Building Plans in respect of intending Building viz. "SHANKAR SPARSH" which is to be erected upon the Said Plot, through Architect and submitted the same to Town Planning Officer of M/s. CIDCO Ltd for approval and sought approval to such plans and obtained development permission vide Commencement Certificate No. CIDCO/BL/17967/TPO (NM&K) 2021/9241 dated 31/3/2022 on the terms and conditions set and prescribed therein. Thereafter both of us also submitted amended building plan at the office of M/s. CIDCO and obtained amended development permission bearing Ref. no. CIDCO/BP-17967/TPO(NM&K)/2021/9768 dated 30/8/2022.

THE SEAL OF THE SUB REGISTRAR
 PAVEL-3

16. It is mutually agreed by and between me and the Promoter firm about the distribution of the flats and Shops in the building viz. "SHANKAR SPARSH" to be Constructed upon said plot of land as

[Signature]

5 For Ramesh Homes Builders & Developers

[Signature]
 Proprietor

पञ्जल - ३
 3982/2026
 ९०/१५०

per the approved plans and specifications the Promoter is going to construct commercial and residential building having Ground floor + 6 floors of net Built up area 1525.31 Sq. Mtrs. and the distribution of the Flats and Shops between both of us is more specifically mentioned in the Deed of Distribution of Flats/Shops.

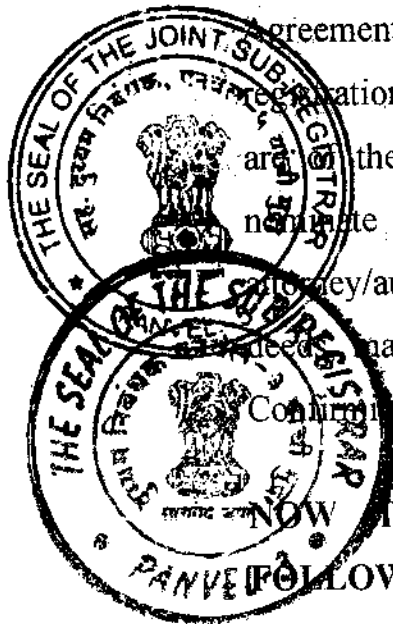
17. Myself and the Promoter firm both have mutually decided among ourselves about the distribution of the residential flats and shops with its numbers and areas with the consent to sale the residential flats and shops to be sold by me and also the residential flats and shops to be sold by the Promoter Firm.

AND WHEREAS due to my names is included in the registered Tripartite Agreement as a Original Licensee and also in the Commencement Certificate issued by Town Planning Officer of M/s.Cidco Ltd, it is just and necessary for us to appoint and authorize **Shri. ANAND SHANKAR CHOUGULE** aged 50 years, an adult Indian inhabitant **Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS**, having address at Office No.211, Raheja Arcade, Plot

पञ्जल - ६
 १९६९/२०२२
 ९८/१५०

No. 61, Sector-11, CBD, Belapur, Navi Mumbai- 400614, Taluka & District- Thane to complete the transaction in respect of the Said Flats/Shops, more particularly mentioned in the Schedule of the Property with the prospective Purchasers with authority to enter & execute the

agreement, verify & present before the Sub- Registrar of assurances for registration of the Agreement in respect of the Said Flats/Shops, which are their Shares and hence it is necessary to appoint, constitute, nominate a fit and proper person to be my true and lawful attorney/authorized signatory to do all or any act of the following acts, matters and things for me in my name and on my behalf as a Contributing Party.



NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

For Ramesh Homes Builders & Developers

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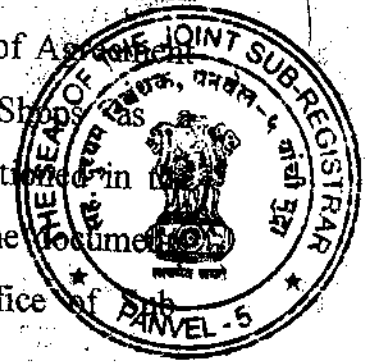
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 Proprietor

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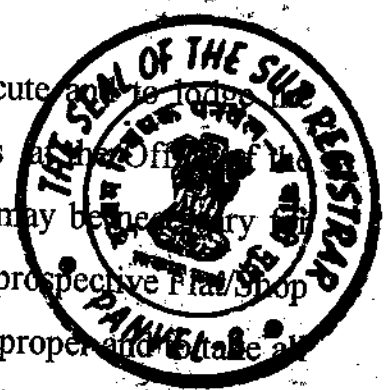
I, **Shri. PRAVIN BHIKAJI KUMBHAR** aged 37 years an adult Indian inhabitant residing at Village- Ulwe, Post- Ulwe, Taluka- Panvel District - Raigad, do hereby nominate, constitute and appoint **Shri. ANAND SHANKAR CHOUGULE (PAN NO.ADUPC5916E)** aged 50 years, an adult Indian inhabitant **Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS**, having address at Office No.211, Raheja Arcade, Plot No. 61, Sector-11, CBD, Belapur, Navi Mumbai-400614, Taluka& District- Thane, to be our true and lawful attorney/ authorized signatory to do all such following acts, deeds, matters and things for me in my name on my behalf, more particularly described hereunder :-

पवल - 4
 28/08/2022
 24

1) **TO APPEAR** before competent Government authority as well as semi government body under the law for any purpose for and on behalf of me in respect of execution & registration of Agreement of Sale of Said proposed residential Flat/Commercial Shops as Confirming Party, which are more particularly mentioned in the Schedule of the Property including registration of the documents relating to the Said Purchase/Sale before the Office of Sub Registrar of Assurances in respect thereof.



2) In the capacity of Confirming Party to execute and lodge documents in respect of the Said Flats/Shops at the Office of the Sub-Registrar to take all necessary steps as may be necessary for the Sale of the said premises in favour of the prospective Flat/Shop Purchasers as my Attorney may deem fit and proper and to take all necessary steps as may be necessary for the effective Sale in favour of prospective Flat/Shop Purchaser.



3) I hereby authorize the Promoter to act in the capacity of Confirming Party to do necessary correspondence or submit required application before the office of M/s. CIDCO Ltd. or before Jt. Registrar of Co-Operative Society in respect of the said plot/said project. I hereby authorize Promoter to file necessary

7 For Ramesh Homes Builders & Developers

Pravin Kumbhar

Anand Shankar Chougule
 Proprietor

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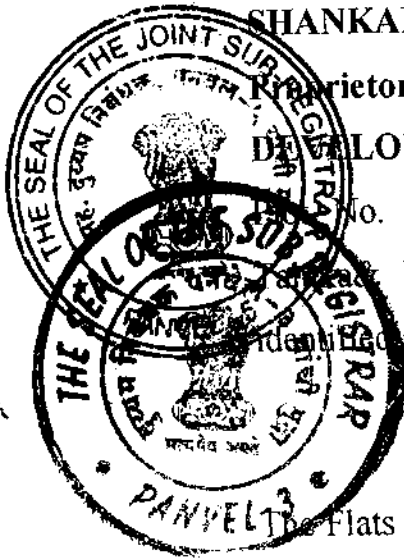
Application before the office of M/s. CIDCO Ltd. to Complete the said project and also to obtain the Occupancy Certificate on behalf of us. I also authorize Promoter to sign necessary document on behalf of us to obtain project loan in respect of the said plot/ said Project.

- 4) Also authorize Promoter to form Co-operative society and to execute Conveyance Deed in respect of said plot with the prospective member before the office of Jt. Registrar of Co-operative Society as well as before sub registrar of Assurances - Panvel.
- 5) **GENERALLY** to do all such act, matters and things as my attorney may deem fit and proper in respect of the Said Flats/Shops, which is more particularly described in the Schedule of the Property.

- 6) **AND I** do hereby undertake to ratify and confirm all whatsoever my said attorney shall lawfully do or cause to be done in respect of all the acts, deeds, matters and things, as if carried out by me in my presence.

प व ल - ५
२२/१५०
१२/२५

The Specimen Signature of the attorneys **Shri. ANAND SHANKAR CHOUGULE** aged 50 years, an adult Indian inhabitant Proprietor of M/s. **RAMESH HOMES BUILDERS & DEVELOPERS**, having address at Office No.211, Raheja Arcade, No. 61, Sector-11, CBD, Belapur, Navi Mumbai- 400614, District- Thane, appointed by me is given below and identified and I confirm the same.



SCHEDULE OF THE PROPERTY

The Flats and Shops, which are mentioned below with Floor Number, Flat Number/ Shop number along with Area, which are in

For Ramesh Homes Builders & Developers

8

Shankar

[Signature]
Proprietor

प व ल - ३

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No. 402

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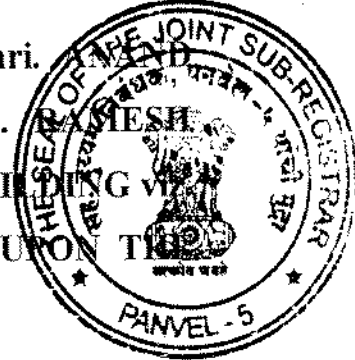
“SHANKAR SPARSH”, Building situated upon Plot No. 402

containing by measurement 629.48 Sq. Mtrs. at Sector No. 24 (a)

Pushpak (Vahal), in Taluka- Panvel, District- Raigad.

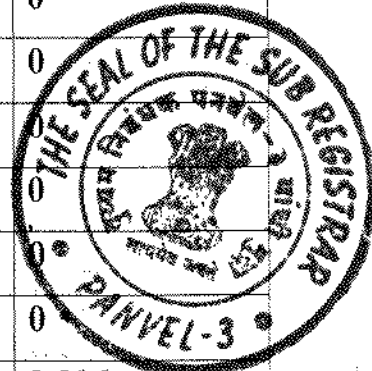
96/24

THE FLATS & SHOPS OF PROMOTER viz Shri. SHANKAR CHOUGULE, PROPRIETOR of M/s. HOMES BUILDERS & DEVELOPERS, IN THE BUILDING VI
“SHANKAR SPARSH” TO BE CONSTRUCTED UPON THE SAID PLOT ARE AS UNDER :-



FLATS

Sr. No.	Floor No.	Flat No.	Area Sq. Mtrs.	Terrace Area Sq. Mtrs.
1.	1 st floor	101	30.509	0
2.		102	30.713	0
3.		103	29.185	0
4.		104	45.443	15.183
5.		105	42.986	13.899
6.	3 rd floor	301	30.509	0
7.		302	30.713	0
8.		303	29.185	0
9.		304	45.443	0
10.		305	42.986	0
11.	5 th Floor	501	30.509	0
12.	6 th floor	601	21.129	9.306
13.		603	25.044	0
14.		604	43.173	0
15.		605	40.678	0



SHOPS

Sr. No.	Floor No.	Shop No.	Area Sq. Mtrs.	Terrace Area Sq. Mtrs.
1.	Ground	1	33.719	0

Ramesh

[Signature]
Proprietor

प व ल - 23
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Ground	2	30.160	0
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IN WITNESS WHEREOF the parties hereto and hereunto set and subscribed their hands to this writing on 18th day of **OCTOBER 2022**, at Panvel, Taluka- Panvel, District-Raigad .

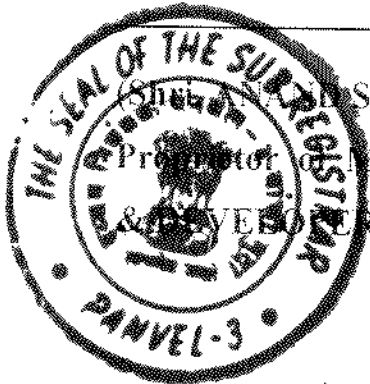
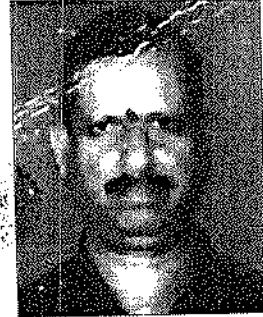
SIGNED, SEALED AND DELIVERED)

By the within named "EXECUTANT")

Shri. PRAVIN BHIKAJI KUMBHAR *P. Kumbhar*)

In the presence of)

1. Tejas Kumbhar *T. Kumbhar*)
 2. Suresh Kumar Verma *S. K. Verma*)
- SPECIMEN SIGNATURE OF ATTORNEY,)

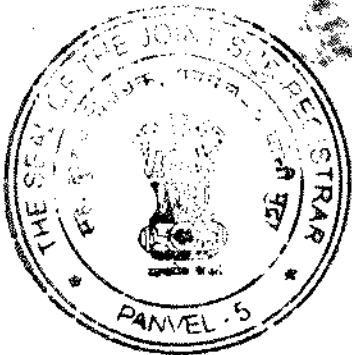


SHANKAR CHOUGULE)
 Proprietor of M/s. RAMESH HOMES BUILDERS)
 & DEVELOPERS)
 For Ramesh Homes Builders & Developers)

S. Chougule
 Proprietor



प व ल - 4
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प व ल - 3

Page 1 of 1

398L 2024

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक - 387/2018

नोंदणी :

Regn:63m

सूची क्र.2

2018

गावाचे नाव : 1) वहाळ

प व ल - ३	
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लेखाचा प्रकार
वदला
बाजारभाव(भाडेपट्ट्याच्या
विलपटाकार आकारणी देतो की
क्षर ते नमुद करावे)

भू-गापन, पोटहिस्सा व घरक्रमांक
त्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्लॉट नं. 402/2018 व 24/2018 वहाळ उलवा तालुका पनवेल जिल्हा रायगड क्षेत्र 630 चौ.मी. (24 ;))

1) 630 चौ.मीटर

शेजपत्र

भाकरणी किंवा जुडी देण्यात
न तेव्हा.

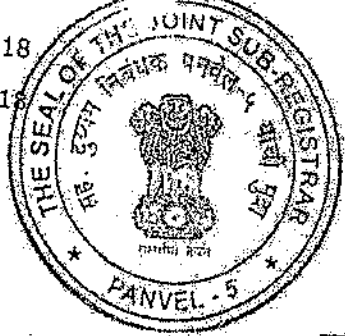
दस्तऐवज करून देणा-या/लिहून
णा-या पक्षकाराचे नाव किंवा
णी न्यायालयाचा हुकुमनामा किंवा
शा असल्यास, प्रतिवादिचे नाव व

1): नाव:- प्रवीण भिकाजी कुंभार - - वय:- 55; पत्ता:- प्लॉट नं. 402/2018 व 24/2018 इमारतीचे नाव: मु पोस्ट उलवे कुंभार अळी तालुका पनवेल जिल्हा रायगड रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:- 410206 पॅन नं:-

दस्तऐवज करून घेणा-या
काराचे व किंवा दिवाणी
शाहाचा हुकुमनामा किंवा आदेश
मलास, प्रतिवादिचे नाव व पत्ता

1): नाव:- सिडको लिमिटेड तर्फे व्ही पि पाटील - - वय:- 40; पत्ता:- प्लॉट नं. 2, माळा रोड नं. 2, इमारतीचे नाव: सिडको भवन सीबीडी बेलापूर नवी मुंबई, ब्लाक वी महाराष्ट्र, ठाणे. पिन कोड:- 400614 पॅन नं:-

- दस्तऐवज करून दिल्याचा दिनांक 11/01/2018
- दस्त नोंदणी केल्याचा दिनांक 12/01/2018
- 1) अनुक्रमांक, खंड व पृष्ठ 387/2018
- 2) बाजारभावाप्रमाणे मुद्रांक शुल्क 500
- 3) बाजारभावाप्रमाणे नोंदणी शुल्क 100
- 4) शेरा



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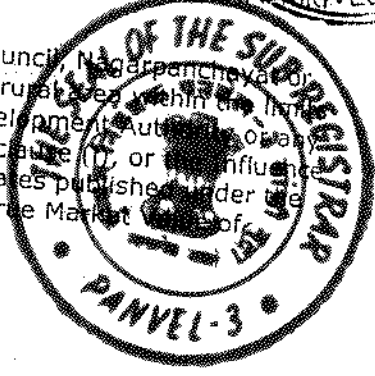
सह दुय्यम निबंधक

ल्याकनासाठी विचारात घेतलेला
पशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणांनी
शासकीय/निमशासकीय किंमत

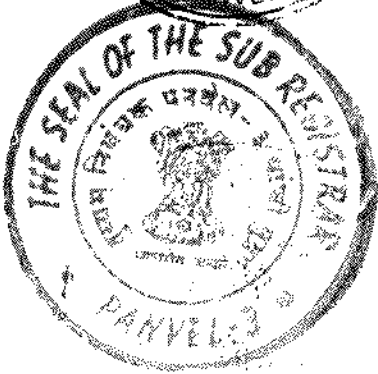
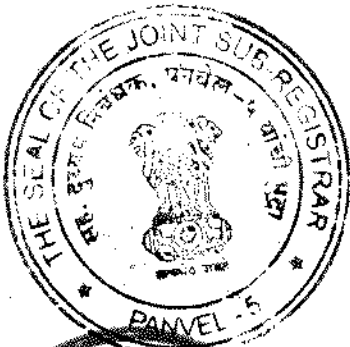
द्राक शुल्क आकारताना निवडलेला
नुक्तेद :-

(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 in the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.




प व ल - ३	
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प व ल - 4	
2022	2022
20/24	



भारत सरकार
Government of India



आनंद शंकर चौगुले
Anand Shankar Chougule
जन्म तारीख/DOB: 15/09/1972
पुरुष/ MALE

9351 2848 0310
VID : 9155 8052 9024 7974



माझे आधार, माझी ओळख

प व ल - ३
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908/940

आयकर विभाग
INCOME TAX DEPARTMENT
ANAND SHANKAR CHAUGULE
SHANKAR TOTAPPA CHAUGULE

भारत सरकार
GOVT OF INDIA

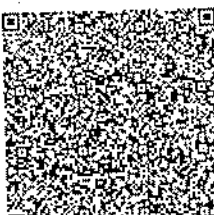
15/09/1972
Permanent Account Number
ADUPC5916E

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
वडिलांचे/आईचे नांव: शंकर चौगुले, फ्लॉट नं 1204, प्लॉट नं 4, स्टेट बँक जवळ, सेक्टर 16, नवी मुंबई, ठाणे, महाराष्ट्र - 400705

Address:
S/O: Shankar Chougule, Flat No 1204, Plot No 4, Near State Bank, Sector 16, Navi Mumbai, Thane, Maharashtra - 400705




9351 2848 0310
VID : 9155 8052 9024 7974

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

Handwritten signature

प व ल - ५
9868 2022
29/24

भारत सरकार
Government of India



प्रविण भिकाजी कुंभार
Pravin Bhikaji Kumbhar
जन्म तारीख / DOB : 23/02/1967
पुरुष / Male

4580 8893 6492


आधार - सामान्य माणसाचा अधिकार

THE SEAL OF THE JOINT-SUB-REGISTRAR
PANEL - 5

आयकर विभाग
INCOME TAX DEPARTMENT
PRAVIN BHIKAJI KUMBHAR
BHIKAJI SHANKAR KUMBHAR

भारत सरकार
GOVT OF INDIA

23/02/1967
Permanent Account Number
AXTPK0853F



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता घर नं 157, कुंभार अली, उरण
बेलापुर रोड, एट उमरक, लखडा, उल्हास
रायगड, महाराष्ट्र, 410208

Address: House No 157, Kumbhar Ali,
Uran, Belapur Road, At Ulhas, Targhar
Ulhas, Raigad, Maharashtra. 410208

4580 8893 6492

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

THE SEAL OF THE SUB REGISTRAR
PANEL - 3


Handwritten signature

५४७-३	
२९४८	२०२६
१०५/१५०	

पवत-५	
१६०६	२०२२
२२/२५	



भारत सरकार
Government of India



तेजस सुरेश कामतेकर
Tejas Suresh Kamtekar
जन्म तिथि / DOB: 16/09/1991
पुरुष / Male


6088 7326 6951

माझे आधार, माझी ओळख

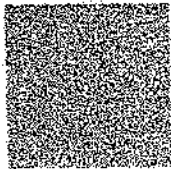
04/01/2012

To
Tejas Suresh Kamtekar
तेजस सुरेश कामतेकर
C/O Suresh Kamtekar,
room no 01 priyanka co-op housing society,
plot no 15,
near Oriental college,
sector no 02,
VTC, Navi Mumbai, PO: Sanpada,
District: Thane,
State: Maharashtra, PIN Code: 400705.
Mobile: 9594768894

16890379




KF168903797F1



प व ल - 3
3986 / 2022
20E / 240

आयकर विभाग
INCOME TAX DEPARTMENT
TEJAS S. KAMTEKAR
SURESH MAHADEO KAMTEKAR
16/09/1991
Permanent Account Number
CCWPK1249R

भारत सरकार
GOVT. OF INDIA




Signature

Kamtekar

प व ल - 4
2868 / 2022
23 / 24



भारत सरकार
Government of India



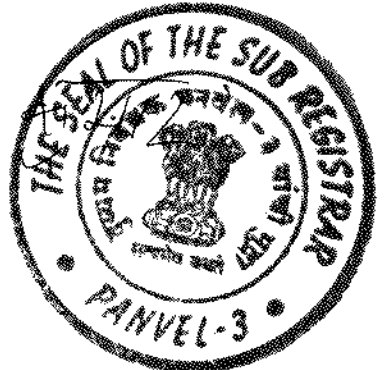
सुरेश कुमार
Suresh Kumar
जन्म तिथि / DOB: 01/01/1979
पुरुष / Male

8951 4372 7721

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
SURESH KUMAR
JAYRAM RANNEYKAWANA
01/01/1979

भारत सरकार
GOVT. OF INDIA

सुरेश

भारत सरकार
Government of India

पता
सुरेश कुमार, जयराम, 105/90, उत्तरेश,
महबूबगंज, अम्बेडकर नगर, उत्तर
प्रदेश, 224234

Address
S/O: Jairam, 105/90, Utreshoo,
Mahbubganj, Ambekar Nagar,
Uttar Pradesh, 224234

8951 4372 7721

1847
1800 200 1247

Help @ uidai.gov.in

www.uidai.gov.in

529/16846
मंगळवार, 18 ऑक्टोबर 2022 4:42
म.नं.

दस्त गोषवारा भाग-1

पवल5	3/8/2024
दस्त क्रमांक	16846/2022-3
3/8/2024	900/850

दस्त क्रमांक: पवल5 /16846/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात
अ. क्रं. 16846 वर दि.18-10-2022
रोजी 4:19 म.नं. वा. हजर केला.

पावती:18326

पावती दिनांक: 18/10/2022

सादरकरणाचे नाव: पॉवर घेणार- मे.रमेश होम्स बिल्डर्स
अंड डेव्हलपर्स तर्फे प्रो.प्रा.आनंद शंकर चौगुले ..

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकुण: 600.00

Joint Sub Registrar Panvel 5

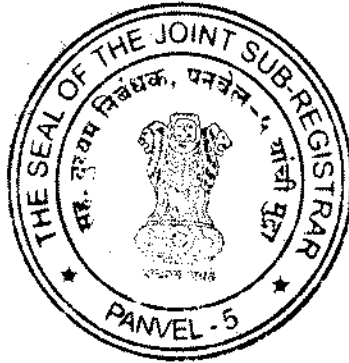
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिवका क्रं. 1 18 / 10 / 2022 04 : 19 : 31 PM ची वेळ: (सादरीकरण)

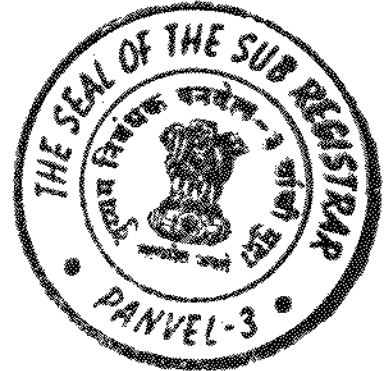
शिवका क्रं. 2 18 / 10 / 2022 04 : 20 : 00 PM ची वेळ: (फी)



दस्तऐवजांसाठी जोडलेले कागदपत्रे, कुलमुखत्यार पत्र
व्यक्ती इत्यादी वनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निष्पादकांची राहिल

Dumbhi
विद्वान देणार

Amur
विद्वान घेणार



18/10/2022 4 47:15 PM

दस्त गोषवारा भाग-2

पवल5 24/22
दस्त क्रमांक 16846/2022

दस्त क्रमांक : पवल5/16846/2022

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

3982 2024
छायाचित्र 204 अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

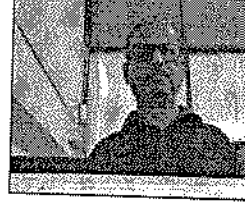
1 नाव: पॉवर घेणार- मे. रमेश होम्स बिल्डर्स अँड डेव्हलपर्स
तर्फे प्रो. प्रा. आनंद शंकर चौगुले . .
पत्ता: प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ऑफिस
नं. 211, रहेजा आर्केड, प्लॉट. 61, सेक्टर. 11,
सी. बी. डी. बेलापूर, नवी मुंबई, ठाणे, ब्लॉक नं: ., रोड नं:
. महाराष्ट्र, THANE.
पॅन नंबर: ADUPC5916E

पक्षकाराचा प्रकार
पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 50
स्वाक्षरी:-



2 नाव: पॉवर देणार- प्रविण भिकाजी कुंभार . .
पत्ता: प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: मौजे-
उलवे, पो. उलवे, ता. पनवेल जि. रायगड, ब्लॉक नं: ., रोड
नं: ., महाराष्ट्र, RAIGARH(MH).
पॅन नंबर: AXTPK0853F

कुलमुखत्यार देणार
वय :- 55
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 18 / 10 / 2022 04 : 38 : 20 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: सुरेश कुमार . .
वय: 43
पत्ता: उत्तर प्रदेश,
पिन कोड: 224234

छायाचित्र

अंगठ्याचा ठसा

सुरेश कुमार
स्वाक्षरी



2 नाव: तेजस कामतेकर . .
वय: 31
पत्ता: सानपाडा, ठाणे
पिन कोड: 400705

तेजस कामतेकर
स्वाक्षरी



शिक्का क्र. 4 ची वेळ: 18 / 10 / 2022 04 : 39 : 20 PM

Joint Sub Registrar Panel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1		Mudrank	BR605933	1201043	500	SD		
2		DHC		1810202205316	500	RF	1810202205316D	18/10/2022
3		By Cash			100	RF		

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

Know Your Rights as Registrants

16846 / 2022

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

पवल - ३

398L

२०२५

१०२/१५०

Receipt (pavti)

394/17116

पावती

Tuesday, November 22, 2022

12:48 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 17885 दिनांक: 22/11/2022

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन11-17116-2022

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे.रमेश होम्स बिल्डर्स आणि डेवलपर्स तर्फे प्रो.प्रा.आनंद शंकर चौगुले - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

एकूण: रु. 600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:06 PM ह्या वेळेस मिळेल.

Joint-Sub Registrar Thane 11

सह दुय्यम निबंधक वर्ग-२

तापे क्र.११

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरणेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2111202217479 दिनांक: 22/11/2022

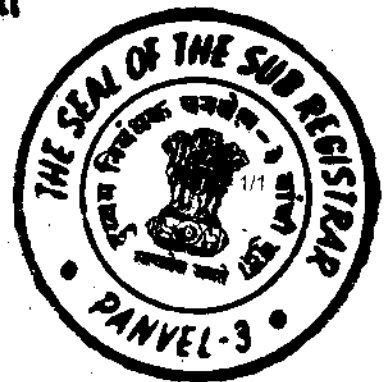
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010964270202223E दिनांक: 22/11/2022

बँकेचे नाव व पत्ता:

पक्षकारीची सही
मुळ दस्त परत मिळवा





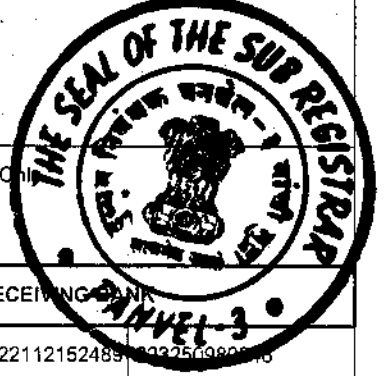
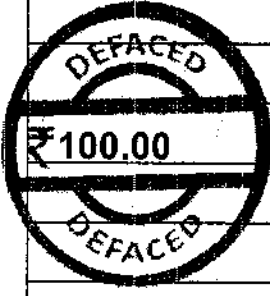
CHALLAN
MTR Form Number-6



पवल - 3
398C/2026
990/240

GRN	MH010964270202223E	BARCODE	Date		21/11/2022	19:15:36	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)						
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR		Full Name	RAMESH HOMES BUILDERS AND DEVELOPERS				

Location	THANE		Flat/Block No.	PLOT NO 402 SECTOR 24				
Year	2022-2023 One Time		Premises/Building					
Account Head Details	Amount In Rs.	Road/Street	PUSHPAK VAHAL					
0030063301 Registration Fee	100.00	Area/Locality	TAL PANVEL DIST RAIGAD					
		Town/City/District						
		PIN	4	1	0	2	0	6
		Remarks (If Any)	SecondPartyName=SANJAY SHANKAR CHOUGULE-					
		Amount In	One Hundred Rupees Only					
Total	100.00	Words						



Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	02300042022112152485 003250980106					
Cheque/DD No.	Bank Date	RBI Date	21/11/2022-19:16:46		Not Verified with RBI			
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch	Scroll No. , Date		Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दस्यम निवाराक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी सदर चालान लागू नाही.



Challan Defaced Details

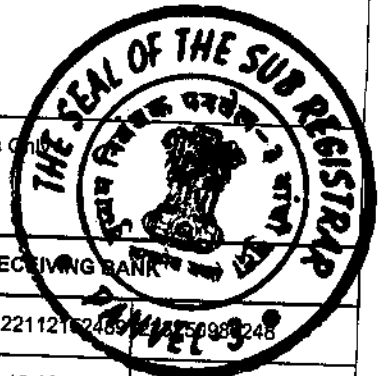
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-394-17116	0005422597202223	22/11/2022-12:48:19	100.00

90998/2022
9
Print Date: 21-11-2022 01:07:33

CHALLAN
MTR Form Number-6



GRN	MH010964270202223E	BARCODE	Date 21/11/2022-19:16:36 (Form ID 48)	
Department	Inspector General Of Registration		Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	3982 2024	
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	999/250	
Location	THANE	Full Name	RAMESH HOMES BUILDERS AND DEVELOPERS	
Year	2022-2023 One Time	Flat/Block No.	PLOT NO 402 SECTOR 24	
Account Head Details	Amount In Rs.	Premises/Building		
0030063301 Registration Fee	100.00	Road/Street	PUSHPAK VAHAL	
		Area/Locality	TAL PANVEL DIST RAIGAD	
		Town/City/District		
		PIN	4 1 0 2 0 6	
		Remarks (If Any)	SecondPartyName=SANJAY SHANKAR CHOUGULE~	
Total	100.00	Amount In Words	One Hundred Rupees Only	
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD No.		Bank CIN	Ref. No.	02300042022112162469
Name of Bank		Bank Date	RBI Date	21/11/2022-19:16:46 Not Verified with RBI
Name of Branch		Bank-Branch	BANK OF MAHARASHTRA	
		Scroll No. , Date	Not Verified with Scroll	

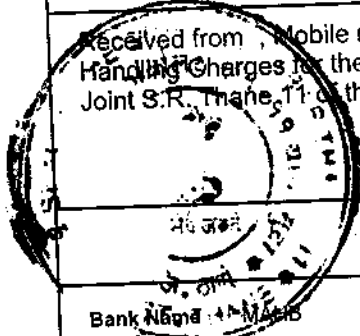


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी सदर चलन लागू नाही.


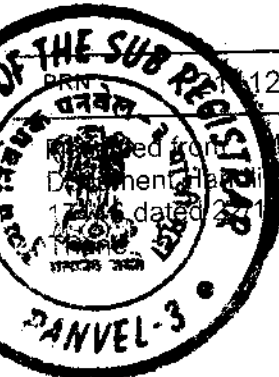



2021.99	Print Date 21-11-2022 07:17:34
9109982022	
2	24

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2111202217479	Date 21/11/2022
Received from , Mobile number 9820407873, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Thane, 11 of the District Thane.	
Payment Details	
Bank Name : MAHB	Date 21/11/2022
Bank CIN 10004152022112115692	REF No. 014289748
This is computer generated receipt, hence no signature is required.	



पत्र - ३
3984/2024
992/240

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 2111202217479	Receipt Date 22/11/2022
Received from , Mobile number 9820407873, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 1211202217479 dated 21/11/2022 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.	
 	
Payment Details	
Bank Name MAHB	Payment Date 21/11/2022
Bank CIN 10004152022112115692	REF No. 014289748
Deface No 2111202217479D	Deface Date 22/11/2022
This is computer generated receipt, hence no signature is required.	

पवल - ३	
388	2024
993 / 940	

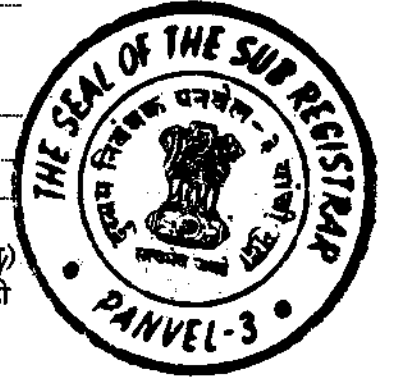
संतोष स्टॅम्प वेन्डर

शॉप नं. ४१, तळमजला, प्रभात सेंटर,
सेक्टर १-(ए), सी.बी.डी बेलापूर-४०० ६१४.
मुद्रांक परवाना क्र. ६/२००३ (१२०१०४०)

पावती क्र. 44381 दिनांक 9 8 NOV 2022
 अनुक्रमांक Ramesh Homes Builders & Developers
 श्री./श्रीमती / मैट्री Plot No. 61, Office No. 211, Ramesh
 Arcade, Sector 11, 689 Bapatpur,
 हस्ते श्री./श्रीमती New Mumbai - 400 614.
 Tel. 022 27575009
 ह्यांना खालील प्रमाणे स्टॅम्प पेपर मुद्रांक विकले.

रु. १०० x _____ = _____
 रु. ५०० x 9 = 4500/-
 एकूण रु. पाचशे मात्र
 (रुपये) मात्र)

मुद्रांक विक्रेत्याची सही
 संतोष द. वाळणुसकर



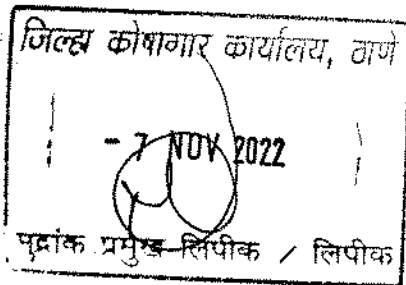
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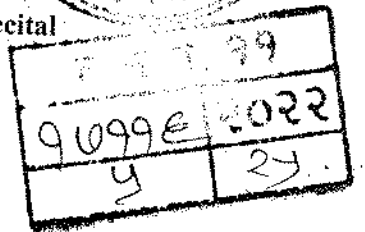
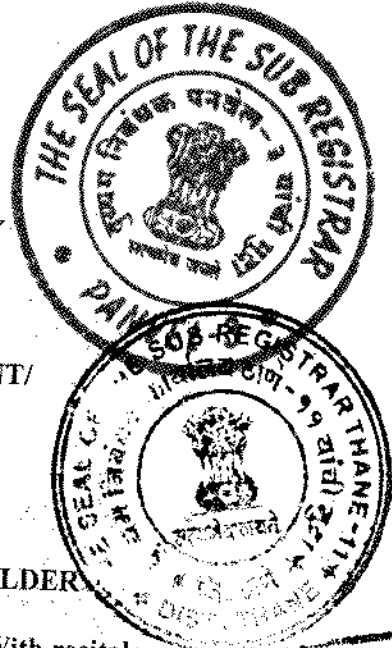
IRREVOCABLE POWER OF ATTORNEY

Shri. ANAND SHANKAR CHOUGULE,)
A Proprietor of M/s. RAMESH HOMES)
BUILDERS & DEVELOPERS)... EXECUTANT/

IN FAVOUR OF

Shri. SANJAY SHANKAR CHOUGULE)... POWER OF
ATTORNEY HOLDER

.. Contd. With recital
from next page..



Signature

Signature

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पुस्तक क्रि. नो. वही नं. 044381

दस्तावेज क्र. 106

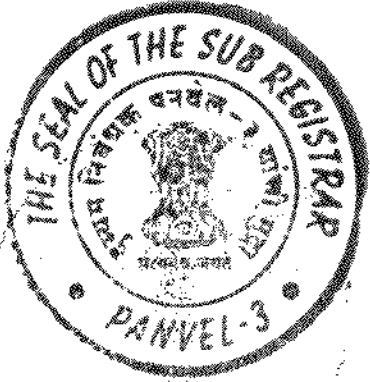
पिढावतीचे नाव
मुद्दावतिका वि. नं. 106

Suresh Homes Builders & Developmen
Plot No. 67, Office No. 211, RahaJa
Arcade, Sector 11, CBD Belapur,
Mumbai - 400 614.
Tel. 022 27576633

प व ल - ३
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(सोनी & साकमुसकर)
पत्ता नं. १२०१०००

पुस्तक क्रि. नं. वही नं. ०४४३८१
दस्तावेज क्र. १०६
पिढावतीचे नाव
मुद्दावतिका वि. नं. १०६



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IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I

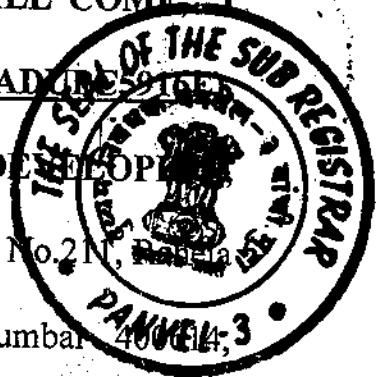
Shri. ANAND SHANKAR CHOUGULE, (PAN No. ADJNS916E)

Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS

aged 50 years, an adult Indian Inhabitant having address at Office No. 2

Arcade, Plot No. 61, Sector-11, CBD, Belapur, Navi Mumbai

Taluka & District- Thane, , do hereby SEND GREETINGS :-



1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s. CIDCO LTD") is a Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A)



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of Section 113 of Maharashtra Regional and Town Planning Act,

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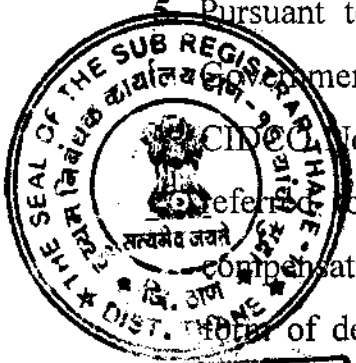
The Corporation as a part of the development of Navi Mumbai has decided to establish an International Airport viz. " Navi Mumbai International Airport" with the approval of the state and Central Government(hereinafter referred to as the Project which includes development of land for the purpose allied thereto)

3. Except for the lands already in possession of the Corporation the remaining private lands required for the Project were notified for acquisition before 1/1/2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as " LA Act 1894) by the State Government.

4. The Right to fair compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013(hereinafter referred to as LARR ACT 2013) came into force w.e.f 1/1/2014 replacing the LA Act 1894 although the land for the Project was notified under the LA Act 1894, awards under Section 11 of the LA Act 1894 have not been declared for certain lands as on 1/1/2014. Therefore as per Section 24 of the LARR Act 2013, the determination of compensation for such lands shall be in conformity with the LARR Act,2013.



5. Pursuant to Section 108(1)and (2) of LARR Act, 2013 the State Government vide Government Resolution Urban Development Dept. No. 1812/CR-274/UD-10 dated 1st March 2014 (hereinafter referred to as the G.R. dated 1/3/2014) has in lieu of monetary compensation provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be



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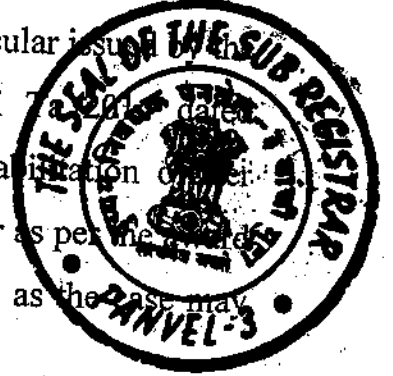
acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

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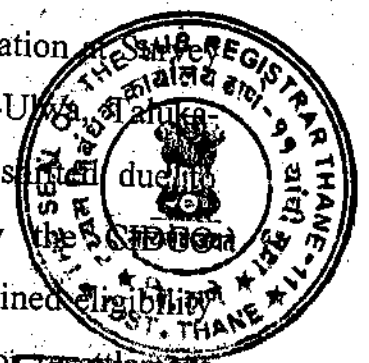
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6. There are some structures erected on land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. Vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 (hereinafter referred to as the G.R. dated 28/5/2014) has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case in accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dated 25th June 2014(hereinafter referred to as the G.R. dated 25-6-2014), the District Rehabilitation officer has been authorized to determine the eligibility to the structure owners, whose structures are situated on the land possessed by the Corporation and require to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25/6/2014 the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 1/3/2014, G.R. dated 28/5/2014 and as per circular issued by the Corporation bearing No." CIDCO/Vya.sa./Aa. Vi T... dated 19/9/2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the order declared by the Deputy Collector(Land Acquisition) as the case may be.



7. Whereas Shri. PRAVIN BHIKAJI KUMBHAR & Late. Shri. BHIKAJI SHANKAR KUMBHAR the Original Land Owner was having structure on the land possessed by the Corporation No. 186, Structure No. UL-415, UL-415A, Village-U... Panvel, District- Raigad, which was require to be shifted due to development of infrastructure facilities guided by the CIDCO Authority. The Collector Raigad vide his order determined eligibility of the Licensee for grant of Plot of 630 Sq. Mtrs. for resettlement under PAP and other benefits as per Govt. Resolution dated 28th May 2014 hereinabove mentioned.



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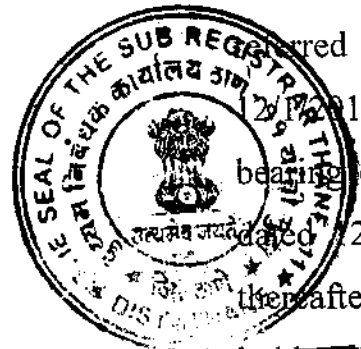
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Accordingly M/s. CIDCO has issued allotment letter dated 10/8/2015 in respect of Plot No.402, containing by measurement 629.48 Sq. Mtrs., Sector No-24, at Pushpak-Vahal (New), in Taluka-Panvel, District- Raigad. (hereinafter referred to as Said Plot) in favour of Shri. PRAVIN BHIKAJI KUMBHAR and Late. Shri. BHIKAJI SHANKAR KUMBHAR (hereinafter referred to as the Project Affected Person), with the various terms and conditions enumerated therein, with the payment of Lease Rent of Rs.60 /- in respect of the said plot, which is also duly paid to M/s. CIDCO LTD.

9. Thereafter after the sad demise of Late. Shri. BHIKAJI SHANKAR KUMBHAR Shri. PRAVIN BHIKAJI KUMBHAR have obtained Heirship Certificate from Hon'ble Civil Judge Junior Division Panvel vide Misc. Application No. 213/2017. In view of the same M/s. CIDCO has incorporated his name as a legal heir of Late. Shri. BHIKAJI SHANKAR KUMBHAR and issued corrigendum dated 2017 bearing Ref No.सिडको/अमुभुवभुअ(नमुआवि)/२०१७/७२२७ in his



Thereafter Agreement to Lease dated 11/1/2018, is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and Shri. PRAVIN BHIKAJI KUMBHAR, as the Other Part being the Licensees, (hereinafter



referred to as "Original Licensees") which is duly registered on 20/1/2018 at the office of Sub-Registrar of Assurances, Panvel-5 bearing document at Serial No. PVL5-387-2018 & Receipt No.401 dated 2/1/2018 and by virtue of registered Agreement To Lease, thereafter Shri. PRAVIN BHIKAJI KUMBHAR have acquired a lease

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hold rights in respect of Said Plot with the terms and conditions contained therein and M/s. CIDCO LTD has handed over the peaceful and vacant possession of the Said Plot of Land to Shri. PRAVIN BHIKAJI KUMBHAR.

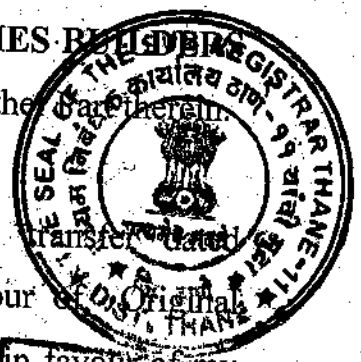
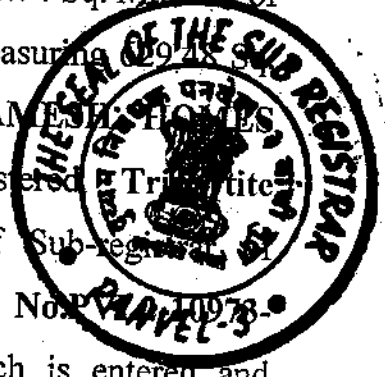
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11. Due to the paucity of funds and lack of requisite knowledge of construction, Shri. PRAVIN BHIKAJI KUMBHAR have decided to transfer the half undivided share (50%) of the Said Plot i.e. area admeasuring 314.74 Sq. Mtrs. out of area admeasuring 629.48 Sq. Mtrs. and in view of the same, Shri. PRAVIN BHIKAJI KUMBHAR have made an application to M/s. Cidco Ltd with request to transfer Shri. PRAVIN BHIKAJI KUMBHAR half share (50%) of the Said Plot in favour of my firm i.e M/s. RAMESH HOMES BUILDERS & DEVELOPERS (hereinafter referred to as Promoter) and half share of the said plot will stand in the name of Shri. PRAVIN BHIKAJI KUMBHAR .

12. Accordingly M/s.CIDCO LTD. was pleased to grant transfer permission and Shri. PRAVIN BHIKAJI KUMBHAR have transferred 50 % share i.e. an area admeasuring 314.74 Sq. Mtrs out of the said Plot (i.e. 50% area out of total area admeasuring 629.48 Sq. Mtrs.) in favour of my firm i.e. M/s. RAMESH HOMES BUILDERS & DEVELOPERS vide registered Tripartite Agreement dated 11/8/2021 at the office of Sub-regional Assurances, Panvel-2, bearing document at Serial No. PANVEL-3-10978-2021, Receipt No.12736 dated 11/8/2021, which is entered and executed in respect of 50% Share of said plot by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and Shri. PRAVIN BHIKAJI KUMBHAR as the Original Licensee as the Second Part therein and myself Shri. ANAND SHANKAR CHOUGULE Proprietor of M/s. RAMESH HOMES BUILDERS & DEVELOPERS, as the "New Licensee" as the Other Party therein.



13. Thereafter M/s. CIDCO LTD. has issued Final transfer deed dated 28/08/2021 in respect of Said Plot jointly in favour of Original Licensee Shri. PRAVIN BHIKAJI KUMBHAR and in favour of my

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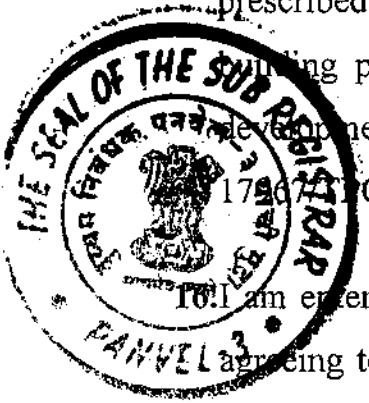
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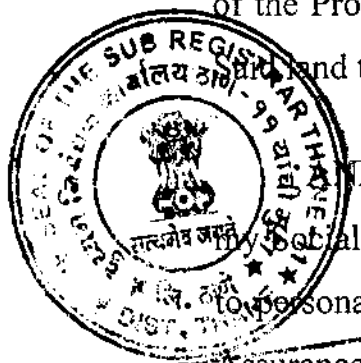
firm i.e. M/s. RAMESH HOMES BUILDERS & DEVELOPERS as the "New Licensee".

14. By virtue of registered Tripartite Agreement dated 11/8/2021 and the transfer order dated 28/08/2021, I have acquired a lease hold rights in respect of said Plot to the extent of 50% share with the terms and conditions contained therein.

15. Thereafter, myself and the Original Licensee Shri. PRAVIN BHIKAJI KUMBHAR both of us prepared Building Plans in respect of intending Building viz. "SHANKAR SPARSH", which is to be erected upon the Said Plot, through Architect and submitted the same to Town Planning Officer of M/s. Cidco Ltd for approval and sought approval to such plans and obtained development permission vide Commencement Certificate No. CIDCO/BP-17967/TPO (NM&K) 2021/9241 dated 31/3/2022 on the terms and conditions set and prescribed therein. Thereafter both of us also submitted amended building plan at the office of M/s. CIDCO and obtained amended development permission bearing Ref. no. CIDCO/BP-17967/TPO(NM&K) /2021/9768 dated 30/8/2022.



I am entering into separate agreements with other several purchasers agreeing to sell the flats and shops or going to transfer the said Flat /Shop in their own name (more particularly mentioned in the Schedule of the Property) in the said building to be constructed by me on the land to the extent of 50% constructed units of my share.



AND WHEREAS due to my business commitments as well as social commitments, each and every time it is not possible for me to personally remain present before the Office of Sub - registrar of Assurances Panvel, Uran, District - Raigad, or any concerned Govt.

Office to sign Agreement For Sale in respect of Flat or Shop as mentioned in the Schedule of the Property with Purchasers and necessary documents as required and for the sake of convenience it is

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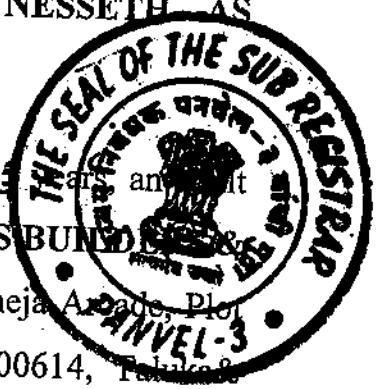
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just and necessary that I should appoint an attorney for and on behalf of me and confer upon him the power herein to represent me in my absence, hence I hereby appoint and authorize my brother Shri. **SANJAY SHANKAR CHOUGULE** aged 45 years an adult, Indian Inhabitant having address at - B-25, Flat No. 04, , Sector-01, Vashi, Navi Mumbai-400703 to complete the transaction in respect of the Said Flats/Shops, more particularly mentioned in the Schedule of the Property with the prospective Purchasers with authority to remain present before the Sub- Registrar of assurances for registration of the Agreement in respect of the Said Flats/Shops, which are of my Share and hence it is necessary to appoint, constitute, nominate a fit and proper person to be my true and lawful attorney/authorized signatory to do all or any act of the following acts, deeds, matters and things for me in my name and on my behalf.

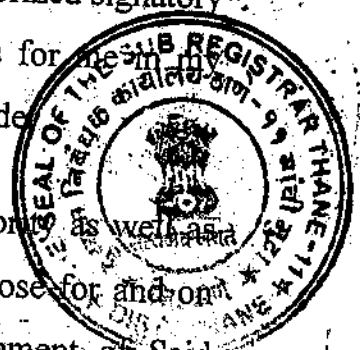
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NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

I Shri. **ANAND SHANKAR CHOUGULE** aged 45 years an adult Indian inhabitant Proprietor of M/s. **RAMESH HOMES BUND DEVELOPERS**, having address at Office No.211, Raheja Arcade, Plot No. 61, Sector-11, CBD, Belapur, Navi Mumbai- 400614, District- Thane, do hereby nominate, constitute and appoint, Shri. **SANJAY SHANKAR CHOUGULE** aged 45 years an adult, Indian Inhabitant having address at - B-25, Flat No. 04, , Sector-01, Vashi, Navi Mumbai-400703 , to be my true and lawful attorney/ authorized signatory to do all such following acts, deeds, matters and things for me in my name on my behalf, more particularly described as hereunder



- 1) TO APPEAR** before competent Government authority as well as semi government body under the law for any purpose for and on behalf of me in respect of registration of Agreement of Said proposed residential Flat/Commercial Shops, which are more particularly mentioned in the Schedule of the Property including



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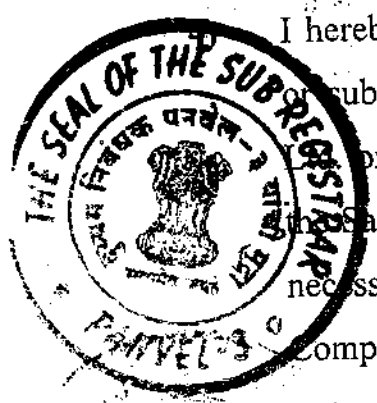
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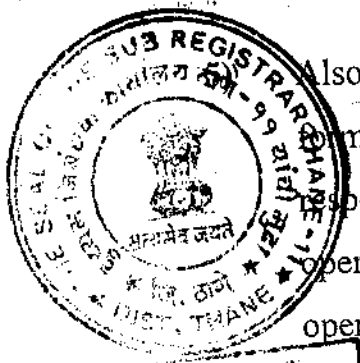
registration of the documents relating to the Said Purchase/Sale before the Office of Sub-Registrar of Assurances in respect thereof.

TO LODGE the documents in respect of the Said Flats/Shops at the Office of the Sub-Registrar to take all necessary steps as may be necessary for the Sale of the said premises in favour of the prospective Flat/Shop Purchasers as my Attorney may deem fit and proper and to take all necessary steps as may be necessary for the effective Sale in favour of prospective Flat/Shop Purchaser.

- 3) TO COMPLETE registration formalities at the office of Joint Sub-Registrar, Panvel in respect of the Said Shops/Flats with the prospective Flat/Shop Purchasers as the Said Attorney may deem fit and propr.



I hereby authorize Said Attorney to do necessary correspondence submit required application before the office of M/s. CIDCO or before Jt. Registrar of Co-Operative Society in respect of the Said Plot/Said project. I hereby authorize Said Attorney to file necessary application before the office of M/s. CIDCO Ltd. to complete the Said project and also to obtain necessary permissions on my behalf.



Also authorize Said Attorney to present necessary application to Co-operative society and to registered Conveyance Deed in respect of Said Plot with the prospective member of Proposed Co-operative Housing Society before the office of Jt. Registrar of Co-operative Society as well as before sub registrar of Assurances - Panvel including the office of CIDCO Ltd.

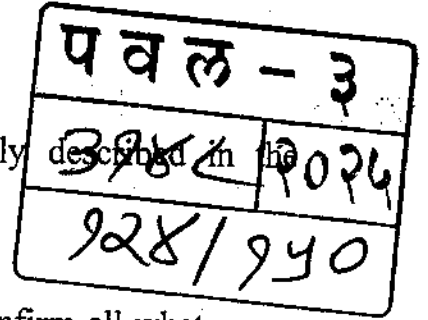
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GENERALLY to do all such act, matters and things as my attorney may deem fit and proper in respect of registration of the

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Said Flats/Shops, which is more particularly described in the Schedule of the Property.

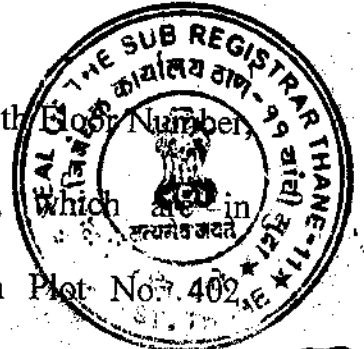


- 7) AND I do hereby undertake to ratify and confirm all whatsoever my said attorney shall lawfully do or cause to be done in respect of all the acts, deeds, matters and things, as if carried out by me in my presence.

The Specimen Signature of the attorney Shri. SANJAY SHANKAR CHOUGULE aged 45 years an adult, Indian Inhabitant having address at B-25, Flat No. 04, , Sector-01, Vashi, Navi Mumbai-400703, appointed by me is given below and identified and I confirm the same.

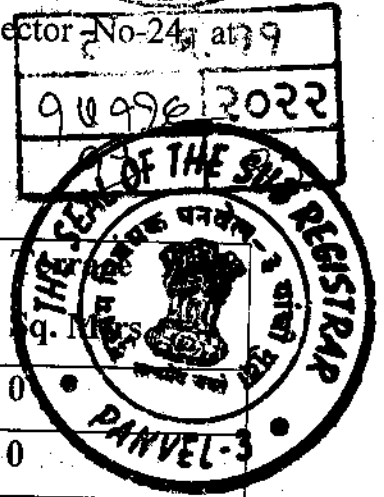
SCHEDULE OF THE PROPERTY

The Flats and Shops, which are mentioned below with Floor Number, Flat Number/ Shop number along with Area, which are in "SHANKAR SPARSH", Building situated upon Plot No. 402, containing by measurement 629.48 Sq. Mtrs. at Sector No-24, at 9 Pushpak (Vahal), in Taluka- Panvel, District- Raigad



FLATS

Sr. No.	Floor No.	Flat No.	Area Sq. Mtrs.	
1.	1 st floor	101	30.509	0
2.		102	30.713	0
3.		103	29.185	0
4.		104	45.443	15.183
5.		105	42.986	13.899
6.	3 rd floor	301	30.509	0
7.		302	30.713	0
8.		303	29.185	0



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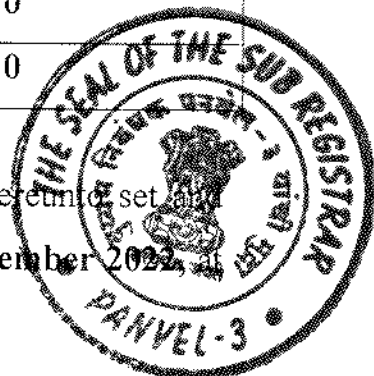
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9.		304	45.443	0
10.		305	42.986	0
11.	5 th Floor	501	30.509	0
12.	6 th floor	601	21.129	9.306
13.		603	25.044	0
14.		604	43.173	0
15.		605	40.678	0

SHOPS

Sr. No.	Floor No.	Shop No.	Area Sq. Mtrs.	Terrace Area Sq. Mtrs.
1.	Ground	1	33.719	0
2.	Ground	2	30.160	0

IN WITNESS WHEREOF the parties hereto and hereunto set
 subscribed their hands to this writing on 22nd day of November 2022,
 Panvel, Taluka- Panvel, District-Raigad .



SIGNED, SEALED AND DELIVERED)

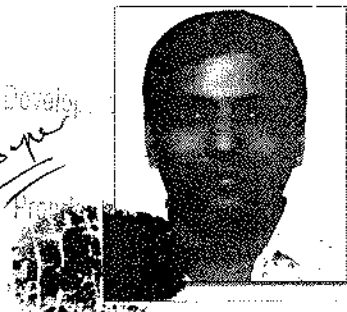
By the within named "EXECUTANT" For Ramesh Homes Builders & Developers

Shri. ANAND SHANKAR CHOUGULE

Proprietor of M/s. RAMESH HOMES BUILDERS

& DEVELOPERS)

In the presence of)

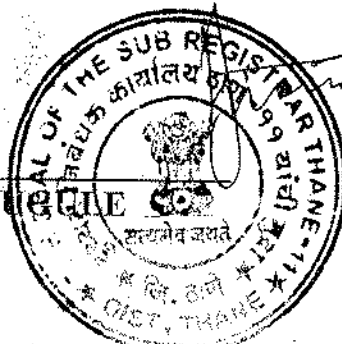


1. सुरेश कुमर

2. Sareed kumar

SPECIMEN SIGNATURE OF ATTORNEY,

Shri. SANJAY SHANKAR CHOUGULE



10. स.स.नं. 99
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महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

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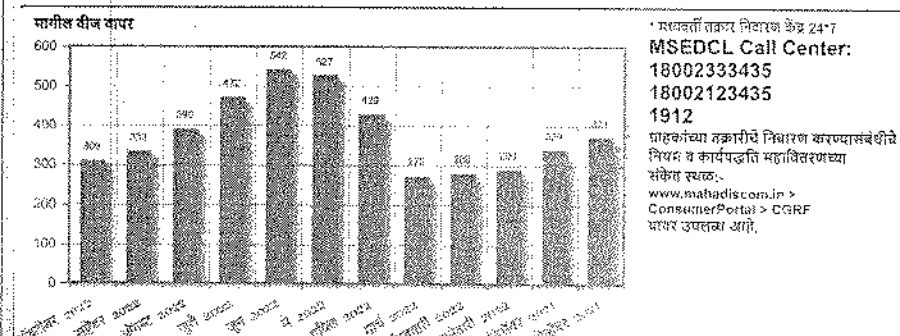
Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000001788966745
वीज पुरवठा देयक माहे: NOV-2022

ग्राहक क्रमांक: 000318631549
MR ANAND SHANKAR CHOUGALE
OFFICE 211 RAHEJA ARCADE PLOT NO 61 SECTOR 11 C B D 400614
मोबाद्वय इमेल: 94*****35/
देयक दिनांक: 10-NOV-22
देयक रक्कम: 4,820.00
देयक दिनांक: 30-NOV-22
या तारखे नंतर भरल्यास: 4,880.00

विहीन युनिट: 4652 :CBD BELAPUR S/DN.
दर संकेत: 052 A/T-II COMM < 20KW
घोस नं: 00000000
पी.सी./घर+मार्ग+कमांडि.टी.सी.: 2 / 20-0061-0722 /4533238
मिटर क्रमांक: 05209249118
मिटर युनिट: E2
पुरवठा दिनांक: 15-Sep-01
मजूर भार: 8 KW
सुरक्षा देय जमा(रु): 10,000.00
वातु रिडिंग दिनांक: 05-NOV-22
मागील रिडिंग दिनांक: 05-OCT-22
Scan this QR Code with BHIM App for UPI Payment

Table with 6 columns: वातु रिडिंग, मागील रिडिंग, गुणक अथवाव, युनिट, समा, युनिट, एकूण. Values: 63602, 63145, 01, 357, 0, 357.

NORMAL
Bill Period: 1.03 Month(s)
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तयार देयक भरणा सूट किंवा दिलेले आकार सुटलेले देयकत समाविष्ट करण्यात येईल.



महत्त्वाचे:
१. उघडीस विला ऐवजी ई-विला साठी नोंदणी करा व प्रत्येक विलामसो १० रूपयांचा गो.पीन डिस्कॉर्ट फिडबा नोंदणी करण्यासाठी -https://pro.mahadiscom.in/Green/gogreen.jsp
२. डिजिटल मध्याह्नाचे विल बिल भाग व ०.२५% (रु.५००/- पर्यंत) स्वसत मिळवा.(टॅक्स व कर्जद्वारे वायजूक.)
३. तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित्या असल्यास दुसऱ्यास करा त्यासाठी -https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp
४. पुढील महिन्याची रिडिंग साधारणतः ०५-१२-२०२२ रोजी तारखेच्या होईल.

विशेष संदेश:
प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.94*****35 आहे. अपघ्न भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी...
०९ वापर क्रिया ९९३०३९९३०३ रोजी क्रमांक वर खातेसंदर्भ पाठवू MREG 000318631549
महानगर कोणत्याही प्रकारच्या रकमांचा भरणा करताना संगणकीयत क्रमांक असलेली संगणकीय पावतीस खोलीकरी, हस्तलिखित किंवा कोणत्याही नये. गैरसंगणकीय टाऊनशिप ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

- For making Energy Bill Payment through RTGS/NEFT mode, use following details
Beneficiary Name: MSEDCL
Beneficiary Account Number:MSEDCL01000318631549
IFS Code: SBIN0008965
Name of Bank: STATE BANK OF INDIA
Name of Branch: IFB BKC
Amount:As per Bill
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

Table with 4 columns: स्वरूपत विहीन युनिट, ग्राहक क्रमांक, पी.सी., दर. Values: 4652, 000318631549, E2, 052.

Table with 4 columns: अंतिम तारीख, 30-NOV-22, 4,820.00. Also includes a table for payment details with columns: वा तारखे पर्यंत भरल्यास, 19-NOV-22, 4,780.00.

सूचना व अटी:
१. वीज शुल्क कासन अधिसूचना क्र. इएलडी/प्र.क.-273/वर्ज-1 दि.21/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल.
२. वीज विक्रीकर आधारेत दरसाठी किंवा इतर स्पष्टीकरणसाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे.
३. मिटर वसविण्यात येईपर्यंत दराविक दराने आकारणी करण्यात येईल.
४. देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कोल सेंट/मोबाइल ०९२२२२२२२२ मध्ये दाखल करावी सांगेल. देयकात काही चुक असली तरी विलिंग बिल भरताना नये म्हणून देयक तात्पुरत्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची हरकत नोंदवून पूर्ण रक्कम भरताना, मात्र अपवादात्मक अगर बाजोपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होईपर्यंत ग्राहकास इतर त्यापूर्वी वपरलेल्या युनिट इतके विल दिले जाईल व त्यासंबंधी मेष पूर्ण तपास करून नंतर घासण्यात येईल.
५. देय तारखेच्या नंतर मागील देयकाची रक्कम भरली असेल व ती बाकी म्हणून सध्याचा वातु देयकात असेल तर सध्याचे देयक भरताना मागील देयक व रक्कमी पावती रोखपालास दाखवावी.
६. विद्युत पुरवठ्याच्या अटी, संकीर्ण अंशकार व दरसूची, आणि महाराष्ट्र शासनाच्या अधिनियमाद्वारे तयार केलेले नियम व अधिशासीत तरतुदीनुसार हे देयक पाठविण्यात येत आहे.
चेक लिहीण्यासाठी सूचना:
१. चेक अकाउंट पेपी असावा.
२. चेक 'MSEDCL' च्या नावे असावा, चेक स्थानिक बँकेचा



99/99/2022
25

असाव वेक सोबत पावती रकमप्रत जोडावी, स्टॅम्प करू नये * वेक पुढील तरहेचा नसावा.
वेक: डीडी ने देण्याचा भरणा केल्यास, महसुलावरच्या खात्यात रकम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल.

5) देयक वेक करविण्यास वेळीस टाकतांना वेकच्या मागे ग्राहक क्रमांक (पी. टी., वि. यु. सहित) लिहावा व स्पष्टपणेच्या मागे वेकचा हस्ताक्षर लिहावा.

6) वेकच्या संदर्भात अविनिमय (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे वेक न व्हावे व न व्हावे असा अर्थ असून वास्तविक कारवाईस पात्र आहे.

7) एम. व्हा.सी. ऑर्डर 2019 चा वेक क्रमांक 322 नुसार वेक काढण्याचा वेळ 750 + जी.एस.टी. किंवा वेक काढण्याची वेळ अधिक असत ते 01-04-2020 पर्यंत लागू आहेत.

MTR Order 322/2019 च्या आदेशानुसार विद्युत् निवामक आयोगाने दिनांक 01-APR-2019 मधून निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज खर्चासाठी आहेत

LT-E COM PERK	युनिट	0-205	201-0	1-0	1-0	>200
वीज दर (रु.)		7.07	0	0	0	7.07
ई.म.आ. (रु.)		1.40	0	0	0	1.40

असावी रकमा	
शुद्ध थकवणीजमा	-5.13
देयकानी निवळ रक्कम	4,821.46
पूर्वीक देयक(रु.)	4,820.00

DPC:60.33
After this date: 30-NOV-22
Pay Rs. 4880

Prompt Payment Discount: Rs. 39.33, If bill is paid on or before 19-NOV-22

देयक भरणा 06-NOV-22 पर्यंत विचारात घेतला आहे	
मागील पावतीचा दिनांक	17-OCT-22
मागील पावतीची रक्कम	4,200.00

Receipt Date	Paid Amount
17-Oct-2022	4,200.00
16-Sep-2022	4,490.00
16-Aug-2022	5,170.00
18-Jul-2022	6,150.00
14-Jun-2022	6,210.00
14-May-2022	5,630.00

वीज भरण्याबाबतची तक्रार करण्यासाठी सध्या उपलब्ध असलेल्या सुविधे व्यतिरिक्त नविन पर्याय उपलब्ध.

- 1) नोंदणीकृत मोबाईल वरून 022-406196900 या नंबर वर मिस कॉल द्या
- 2) NOPOWER <ग्राहक क्र> हा संदेश १९२०२९९२०२ या नंबरवर पाठवा.
- 3) आपले वीज देयक वाहण्यासाठी व ऑनलाईन भरणा करण्यासाठी <https://wss.mahadis.com.in/wss/wss> या पोर्टल वर उपलब्ध आहे.

डिजिटल साधनाने दि. 30-NOV-22 पर्यंत भरणा केल्यास डिजिटल भरणा सूट 09.83 रु. पुढील देयकात समाविष्ट करण्यात येईल.

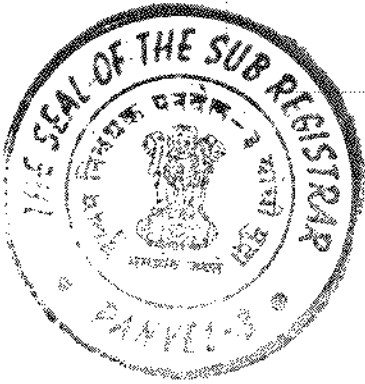
Previous Bill Prompt Payment Credit (Rs.): -34,617

अद्यत्पर कलम 269 ST मधील तरतुदीनुसार Rs. 2.00 तब्ब आणि त्याहून अधिक रोख पावती कोणत्याही प्रकारच्या पेमेंटसाठी महसुलावर कट्टर स्विफ्टरती जाणार नाही.

म्ह. वीज निवामक आयोग महाराष्ट्र आदेश दिनांक 24/02/2021 नुसार दि.01/11/2021 पर्यंत ग्राहकाचे दरमहा वीज बिल सेव्हित स्विकारण्याची कमानत मर्यादा रु. 60000/- इतकी राहिल.

* For queries related to your online payment transactions, please contact helpdesk_pg@mahadis.com.in
Any unauthorised changes made in this bill will lead to non-acceptance of the bill.

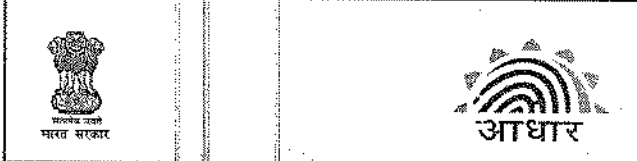
Note: while saving/printing the bill in .PDF format please tick Background Graphics option and Margins to none in More settings.



7699E
9C12

<https://wss.mahadis.com.in/wss/wss>

प व ल - ३
 3984 2024
 924/940



भारत सरकार
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 1498/30934/18170

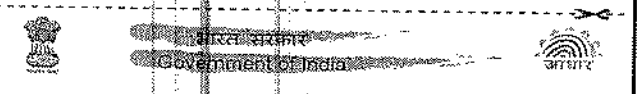
To
 आनंद शंकर चौगुले
 Anand Shankar Chougule
 S/O: Shankar Chougule
 Flat No 1204
 Plot No 4
 Near State Bank
 Sector 16
 Navi Mumbai
 Thane Maharashtra - 400705
 9821216499



आपला आधार क्रमांक / Your Aadhaar No. :

9351 2848 0310
 VID : 9155 8052 9024 7974

माझे आधार, माझी ओळख



आनंद शंकर चौगुले
 Anand Shankar Chougule
 जन्म तारीख / DOB: 15/09/1972
 लिंग / GENDER: MALE

Issue Date: 22/02/2017

9351 2848 0310
 VID : 9155 8052 9024 7974

माझे आधार, माझी ओळख



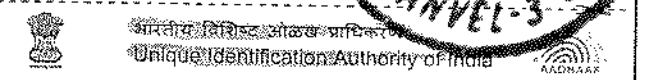
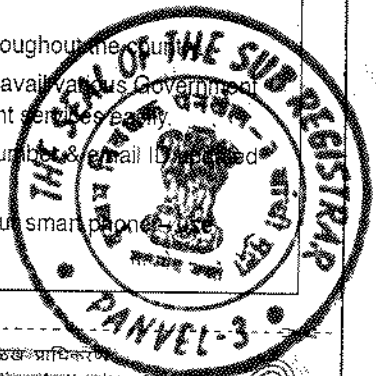
माहिती

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

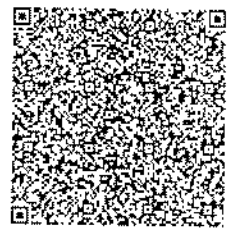
INFORMATION

- 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 सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा
- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily
- Keep your mobile number and email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone using mAadhaar App.



पत्ता:
 यविलाचे/आईचे नांव: शंकर चौगुले, फ्लॉट नं 1204, प्लॉट नं 4, स्टेट बँक जवळ, सेक्टर 16, नवी मुंबई, ठाणे, महाराष्ट्र - 400705
 Address:
 S/O: Shankar Chougule, Flat No 1204, Plot No 4, Near State Bank, Sector 16, Navi Mumbai, Thane, Maharashtra - 400705



Download Date: 04/02/2017

9351 2848 0310
 VID : 9155 8052 9024 7974

माझे आधार, माझी ओळख




०३.०२.१७
 909962022
 १२ २५


Anand Shankar Chougule

प व ल - ३	
3986	2024
924/940	

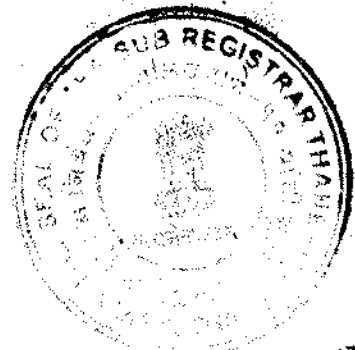
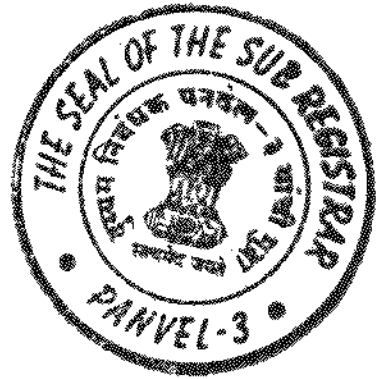
आयकर विभाग
 INCOME TAX DEPARTMENT
 ANAND SHANKAR CHAUDHULE
 SHANKAR TOTAPPA CHAUDHULE
 15/09/1972
 Permanent Account Number
 ADUPC5916E



भारत सरकार
GOVT. OF INDIA



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9099E2022	
20	21

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प व ल - ३
 ३९८ | २०२५
 ९३०/९५०



भारत सरकार
 Unique Identification Authority of India
 Government of India

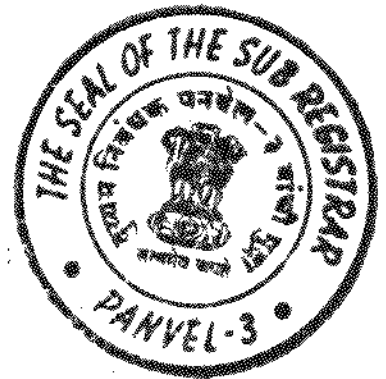
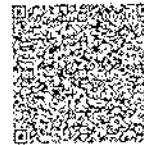
नोंदविण्याचा क्रमांक / Enrollment No. 0000/00330/54237

To,
 सजय शंकर चौगुले
 Sanjay Shankar Chougule
 C/O,
 Priyanka Heritage Flat No.120 A Plot No.4
 Sector 16, Sanpada
 Navi Mumbai
 Sanpada Thane
 Maharashtra 400705
 9004091422

Ref: 66 / 27Q / 16138 / 16210 / P



SB317679568FH



आपला आधार क्रमांक / Your Aadhaar No. :

5016 6928 0694

माझे आधार, माझी ओळख

भारत सरकार
 Government of India

सजय शंकर चौगुले
 Sanjay Shankar Chougule
 जन्म तारीख / DOB : 27/05/1977
 पुरुष / Male

5016 6928 0694
 माझे आधार, माझी ओळख





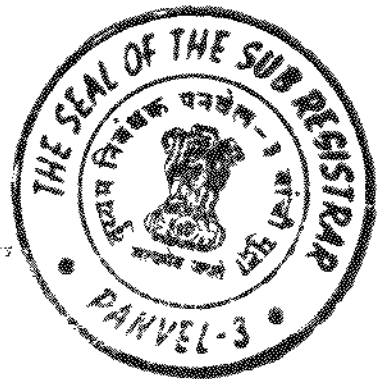
१०९९०
 २९ | २३

Sanjay

प व ल - ३	
398L	2024
939/980	

SHANKAR CHOUKULE
 BRUNSE (D) DEPARTMENT
 SHANKAR CHOUKULE
 SHANKAR CHOUKULE
 27/06/1977
 AFPCPC22310
 भारत सरकार
 GOVT. OF INDIA

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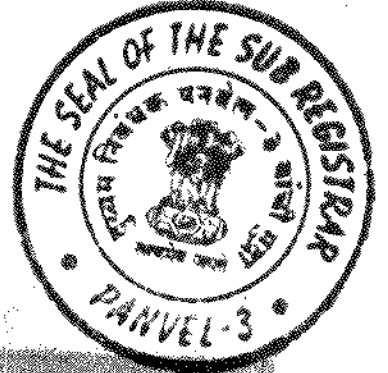
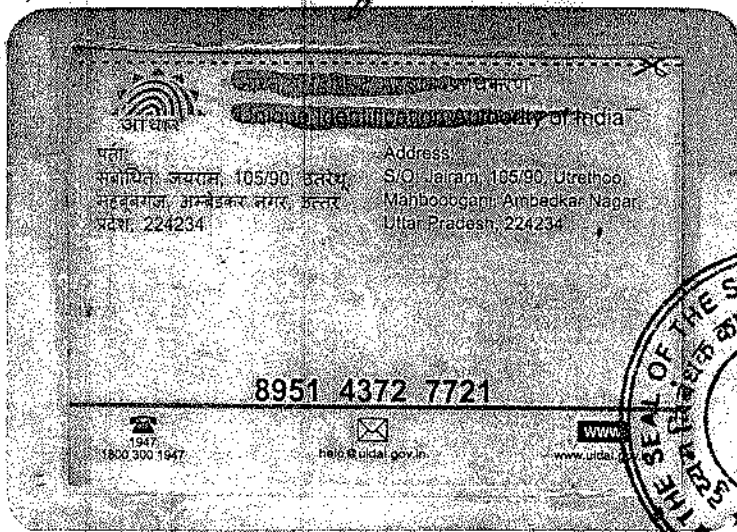
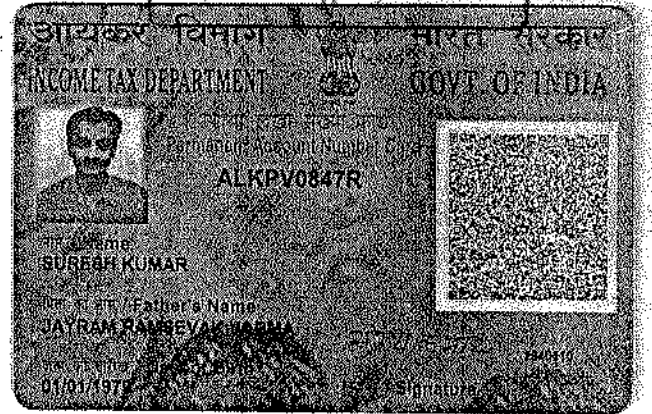


स. नं. ९९
१०९९९२०२२
२२/२५

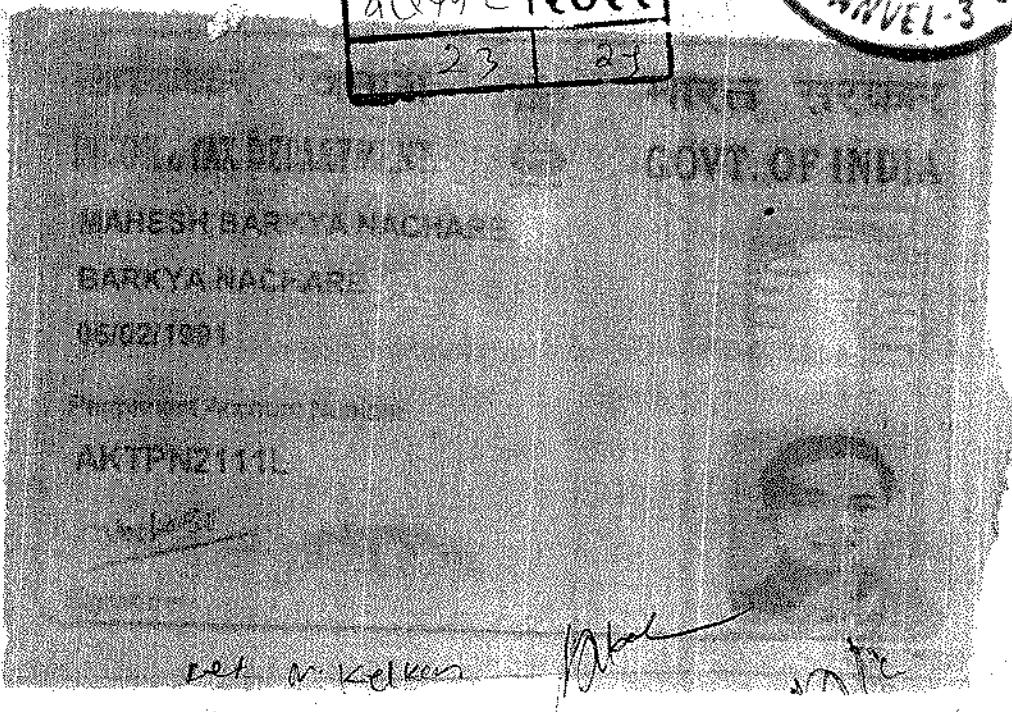
पचल - ३

398L 2024

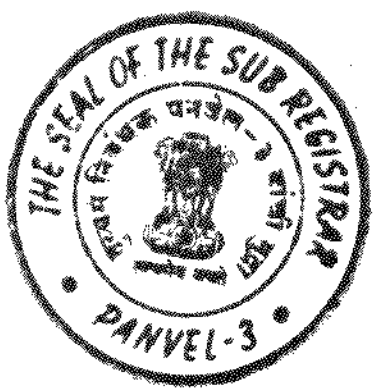
932/950



ट.न.न. ११
9199 E 2022
23 24



पं. नं. - ३	
३१४८	२०२५
१३३/१५०	



394/17116

मंगळवार, 22 नोव्हेंबर 2022 12:48 म.नं.

दस्त गोषवारा भाग-1

टनन11

28/23

दस्त क्रमांक: 17116/2022

दस्त क्रमांक: टनन11 /17116/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

प व ल - ३	
3184	2024
938/140	
पावती दिनांक: 22/11/2022	

द. नि. सह. दु. नि. टनन11 यांचे कार्यालयान

पावती: 17885

अ. क्रं. 17116 वर दि.22-11-2022

मादरकारणाराचे नाव: मे.रमेश होम्ट विल्डर्स आणि डेवेलपर्स तर्फे
प्रो.प्रा.आनंद शंकर चौगुले - -

रोजी 12:44 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकुण: 600.00

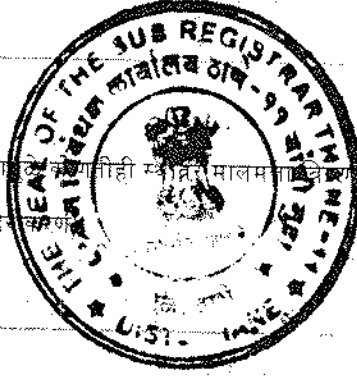
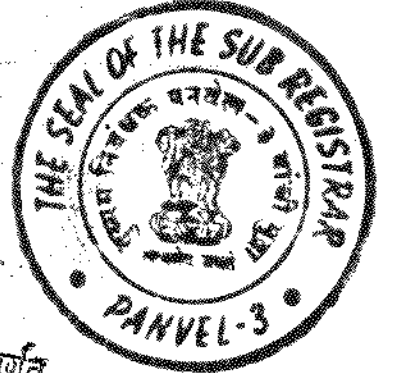
Joint Sub Registrar
सह दुय्यम विबधक वर्ग-२
ठाणे क्र.९९

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला अमून@ त्यावेळी कोणीही स्पष्ट मालमनाचे प्रमाणान्ना प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1/22/11/2022 12:44:46 PM ची वेळ: (मादरकारण)

शिक्का क्रं. 2/22/11/2022 12:46:06 PM ची वेळ: (फी)

Joint Sub Registrar Thane 11
सह दुय्यम विबधक वर्ग-२
ठाणे क्र.९९

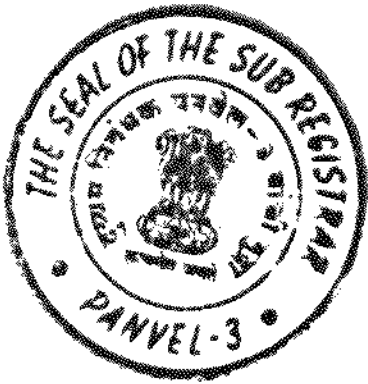
प्रतिज्ञापत्र
सदर दस्तगोषवाराचा दर्जिल्या बाबत 2022 मधील
अनुसंधानावरूनही पुरावा सादर
आम दस्तगोषवाराच्या
संबंधी व कोणत्याही प्रकारचा
दस्तावाचा अस्तित्वात नसत असल्याची
जबाबदारी घेऊन घेतल्या जाणारे
दस्तगोषवाराचा अस्तित्वात नसल्याची
जबाबदारी घेऊन घेतल्या जाणारे

22/11/2022

सह दुय्यम विबधक वर्ग-२

ठाणे क्र.९९

पञ्च - ३	
३९४८	२०२६
२३५/२५०	



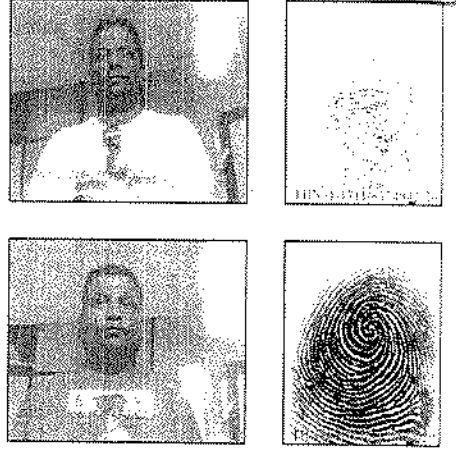
दस्त गोपवारा भाग-2

दस्ता क्रमांक: 25/25
 17116/2022
पवेल - 3
 3982/2024
 23 E / 930

22/11/2022 1 06:45 PM

दस्ता क्रमांक: दस्तन 11/17116/2022
 दस्ताचा प्रकार: कुलमुखत्यारपत्र

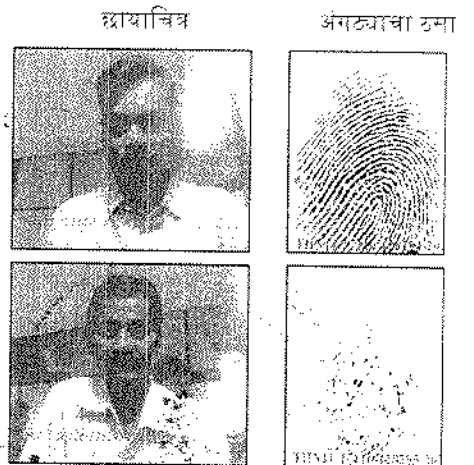
- अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
- नाव: मे. रमेश होम्स विल्डर्स आणि डेवलपर्स तर्फे प्रो. प्रा. आनंद शंकर चौगुले - - कुलमुखत्यार देणार
 पत्ता प्लॉट नं.: - , माळा नं.: - , इमारतीचे नाव: ऑफिस नं. 22, रहेजा आर्केड, प्लॉट नं. 61, सेक्टर - 11, सीवीडी, बेलापूर, नवी मुंबई, ब्लॉक नं.: - , रोड नं.: - , महाराष्ट्र, ठाणे.
 पॅन नंबर: ADUPC5916E
 वय :-50
 स्वाक्षरी:-
 - नाव: संजय शंकर चौगुले - - पांवर ऑफ अटॉर्नी
 पत्ता प्लॉट नं.: - , माळा नं.: - , इमारतीचे नाव: वी - होल्डर
 24, सदनिका नं. 04, सेक्टर - 02, वाशी, नवी मुंबई, ब्लॉक नं.: - , रोड नं.: - , महाराष्ट्र, ठाणे.
 पॅन नंबर: AFCPC2291J
 वय :-45
 स्वाक्षरी:-



ब्रॉगल दस्तपत्रे वज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्तपत्रे वज करून दिल्याचे कवुल करतात.
 शिक्षा क्र. 3 ची वेळ: 22 / 11 / 2022 12 : 47 : 27 PM

ओळख:-
 खालील दस्तपत्रे असे निवेदीत करतात की ते दस्तपत्रे वज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: महेश नाचरे - -
 वय: 28
 पत्ता: वाशी नवी मुंबई
 पिन कोड: 400705
 स्वाक्षरी
 - नाव: सुरेश कुमार - -
 वय: 43
 पत्ता: 104/90, उत्तरेथू, उत्तर प्रदेश
 पिन कोड: 224234
 स्वाक्षरी



शिक्षा क्र. 4 ची वेळ: 22 / 11 / 2022 01 : 04 : 29 PM

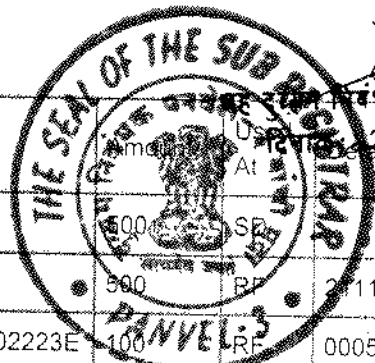
शिक्षा क्र. 5 ची वेळ: 22 / 11 / 2022 01 : 04 : 34 PM नोंदणी पुस्तक 4 मध्ये

प्रमाणित करण्यात येते की, सदर दस्तपत्रे
 खूब पामे..... 25 आहेत.
 पुस्तक क्र. 16 मधील
 उमांक..... 9.10.99.E..... वर नोंदजा!

सहदुव्यात शिक्षा क्र. 2
 ठाणे क्र. 99

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Stamp Duty	At	Reference Number	Date
1		Mudrank	BS983839	1201040	100	SP		
2		DHC		2111202217479	100	RF	2111202217479D	22/11/2022
3		eChallan		MH010964270202223E	100	RF	0005422597202223	22/11/2022



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

17116 /2022

Know Your Rights as Registrants

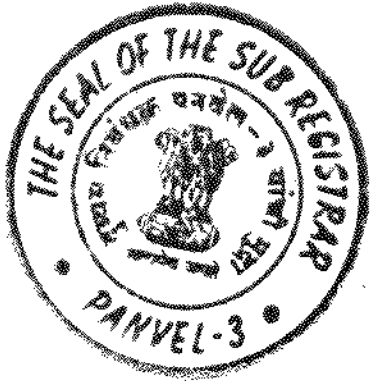
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get printout immediately after registration.

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

1955 - 3

3986 8024

9301 950



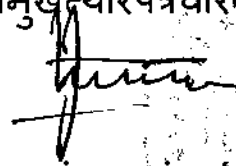
प व ल - ३	
3784	2024
934/450	

घोषणापत्र

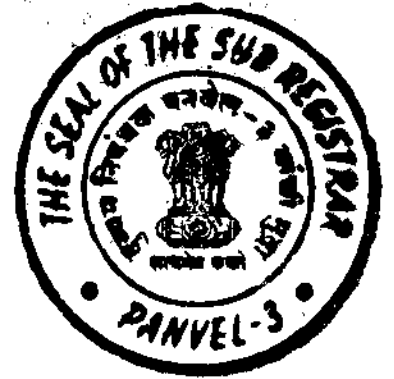
मी संजय शंकर चौगुले याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल - 3 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. रमेस होम्स बिल्डर्स आणि डेवलपर्स तर्फे प्रोप्रायटर आनंद शंकर चौगुले इ. यांनी दिनांक २२/११/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीसाठी सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णताः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - १०/०२/२०२५

कुलमुखत्यारपत्रधारकाचे नाव व सही



संजय शंकर चौगुले



पं. ३ - ३	
398L	2026
134/940	



प व ल - ३
 ३१४८ २०२५
 १४०/१५५५
 आधार



भारत सरकार
 भारत सरकार

भारत सरकार
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

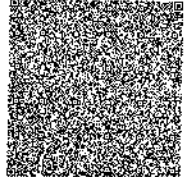
नोंदविण्याचा क्रमांक / Enrollment No. : 2722/41706/16102

To
 Susan Thomas Pappachan
 सुसेन थॉमस पाप्पाचन
 Manna Park,
 Flat no-302, House no-534,
 Sarsole Depo,
 Sector-6,
 VTC: Navi Mumbai, PO: Nerul Node - 3,
 Sub District: Thane, District: Thane,
 State: Maharashtra, PIN Code: 400708,
 Mobile: 9892531340

47883248



KF478832489FI



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SUSAN THOMAS PAPPACHAN
 PAPPACHAN
 19/05/1975
 Permanent Account Number
 CQPPP2758B
 Susan
 Signature

आपला आधार क्रमांक / Your Aadhaar No. :

2938 3484 9639

माझे आधार, माझी ओळख



भारत सरकार
 Government of India



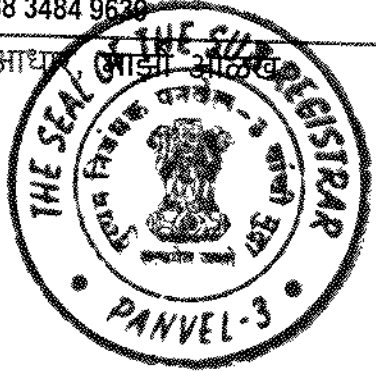
Issue Date: 22/12/2012



सुसेन थॉमस पाप्पाचन
 Susan Thomas Pappachan
 जन्म तारीख / DOB: 19/05/1975
 स्त्री / Female

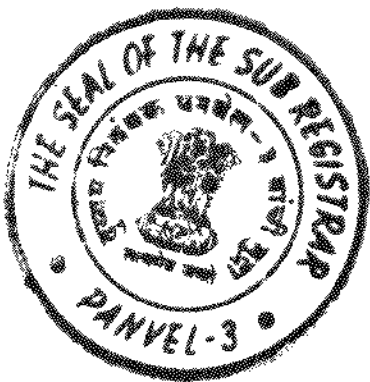
2938 3484 9639

माझे आधार, माझी ओळख



Susan P

400 - 3	
3987	2026
056/1686	



प व ल - ३
 398L 2026
 982/950



भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/70143/59051

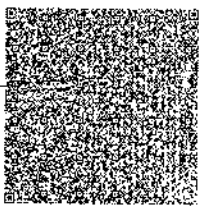
To,
 थॉमस माथ्यु
 Thomas Mathew
 C/O T.M Thomas
 Flat-302, House-534
 Manna Park
 Sector-6 Sarsole Gaon, Nerul West Navi Mumbai
 Nerul Node - 3 Thane Thane
 Maharashtra 400706
 9892638676

25/12/2012

Ref: 396 / 03Q / 46015 / 46075 / P



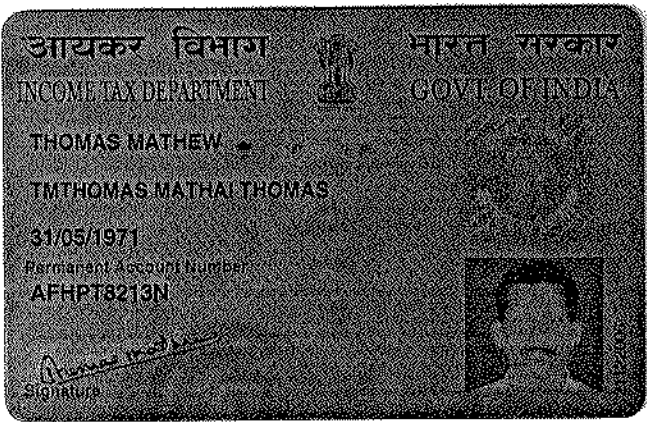
SB930128305FH



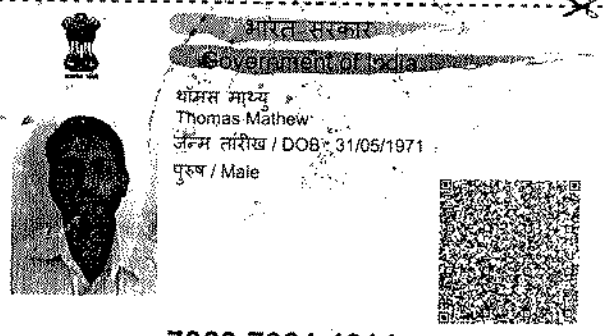
आपला आधार क्रमांक / Your Aadhaar No :

7860 7921 4314

माझे आधार, माझी ओळख



Thomas Mathew

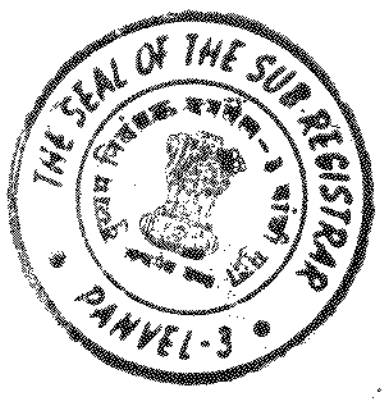


7860 7921 4314

माझे आधार, माझी ओळख





495 - 3
39K 2024
983 / 940



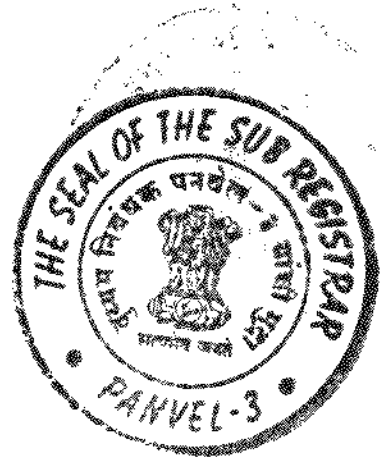
प व ल - ३	
398C	२०२५
१४४/१५०	

आयकर विभाग
INCOME TAX DEPARTMENT
ANAND SHANKAR CHAUGULE
SHANKAR TOTAPPA CHAUGULE
15/09/1972
Permanent Account Number
ADUPC5916E

भारत सरकार
GOVT. OF INDIA



Handwritten signature



पथ - 3
3982 2026
784 250

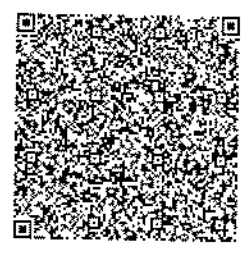


भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
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नोंदणी क्रमांक/ Enrolment No.: 1498/30934/18170

To
आनंद शंकर चौगुले
Anand Shankar Chougule
S/O: Shankar Chougule
Flat No 1204
Plot No 4
Near State Bank
Sector 16
Navi Mumbai
Thane Maharashtra - 400705
9821216499



आपला आधार क्रमांक / Your Aadhaar No. :

9351 2848 0310
VID : 9155 8052 9024 7974

माझे आधार, माझी ओळख



भारत सरकार
Government of India



आनंद शंकर चौगुले
Anand Shankar Chougule
जन्म तारीख/DOB: 15/09/1972
सुलभ/ MALE

Issue Date: 22/02/2017

9351 2848 0310
VID : 9155 8052 9024 7974

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे 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 सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा
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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



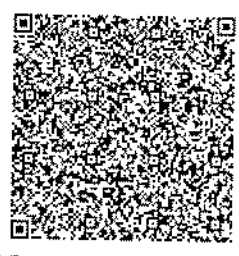
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
बडिलाचे/आईचे नांव: शंकर चौगुले, फ्लॉट नं 1204, प्लॉट नं 4, स्टेट बँक जवळ, सेक्टर 16, नवी मुंबई, ठाणे, महाराष्ट्र - 400705

Address:
S/O: Shankar Chougule, Flat No 1204, Plot No 4, Near State Bank, Sector 16, Navi Mumbai, Thane, Maharashtra - 400705

Download Date: 04/12/2021



9351 2848 0310
VID : 9155 8052 9024 7974

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आपला आधार क्रमांक / Your Aadhaar No. :

7860 7921 4314
माझे आधार, माझी ओळख



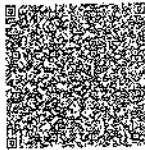
भारत सरकार

Government of India

थॉमस माथ्य
Thomas Mathew

जन्म तारीख / DOB : 31/05/1971

पुरुष / Male



7860 7921 4314

माझे आधार, माझी ओळख

Thomas Mathew

आपला आधार क्रमांक / Your Aadhaar No. :

2938 3484 9639

माझे आधार, माझी ओळख



भारत सरकार

Government of India



सुसेन थॉमस पाप्पाचन

Susan Thomas Pappachan

जन्म तारीख / DOB: 19/05/1975

स्त्री / Female



Issue Date: 22/12/2012

2938 3484 9639

माझे आधार, माझी ओळख

पवल - 3
3982 2036
980



भारत सरकार

Government of India

Tannu

Date of Birth/DOB: 31/01/2001

Female/ FEMALE



Issue Date: 12/02/2012

9176 2181 6987

VID : 9169 0499 6258 9753

मेरा आधार, मेरी पहचान



भारत सरकार

GOVERNMENT OF INDIA

गुड्डु

Guddu

जन्म तारीख / DOB: 15/09/1970

पुरुष / MALE

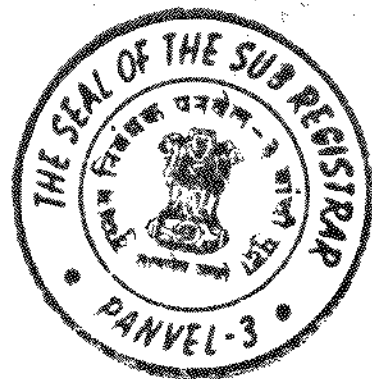
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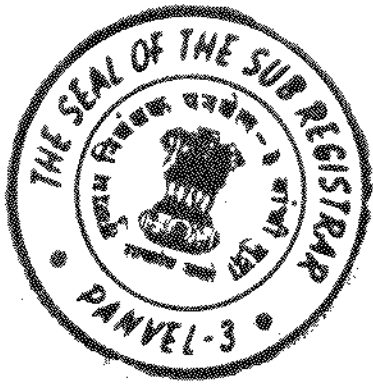
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माझे आधार, माझी ओळख

3155



पञ्चल - ३	
३९४८	२०२५
१४६२/१५०	



398/3148

सोमवार, 10 फेब्रुवारी 2025 9:58 म.पू.

दस्त गोपवारा भाग-1

पवेल3

985/1950

दस्त क्रमांक: 3148/2025

दस्त क्रमांक: पवेल3 /3148/2025

बाजार मूल्य: रु. 19,97,989/-

मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,40,000/-

दु. नि. सह. दु. नि. पवेल3 यांचे कार्यालयात

पावती:3451

पावती दिनांक: 10/02/2025

अ. क्र. 3148 वर दि.10-02-2025

सादरकरणाचे नाव: सूसेन थॉमास पाप्पाचन

रोजी 9:54 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

दस्त हजर करणाऱ्याची सही:

एकुण: 33000.00

Sub-Registrar Panvel 3

Sub-Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

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

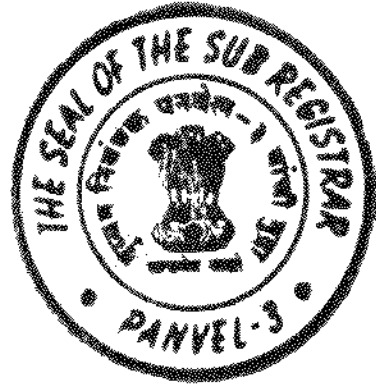
शिक्रा क्र. 1 10 / 02 / 2025 09 : 54 : 36 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 10 / 02 / 2025 09 : 56 : 05 AM ची वेळ: (फी)

दस्ताऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

लिहून देणार

लिहून घेणार


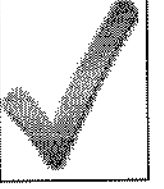

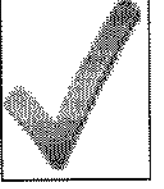

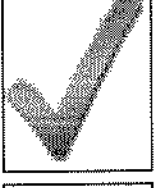

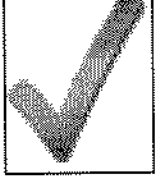


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10/02/2025 10 03:15 AM

दस्त क्रमांक :पवल3/3148/2025

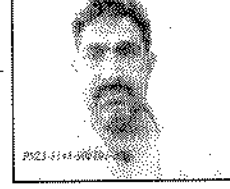
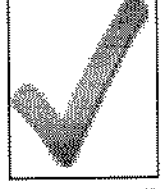

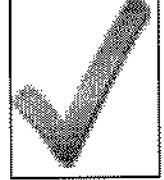
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उसा प्रमाणित
1	नाव:मान्यता देणार प्रविण भिकाजी कुंभार यांचे कु.मु.मे.रमेश होम्स बिल्डर्स आणि डेव्हलपर्स तर्फे प्रोप्रायटर आनंद शंकर चौगुले यांचे कु.मु.संजय शंकर चौगुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मौजे उलवे,पोस्ट उलवे,ता.पुनवेल,जि.रायगड , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार: (०). पिन नंबर:AXTPK0853F	मान्यता देणार वय :-47 स्वाक्षरी:-		
2	नाव:मे.रमेश होम्स बिल्डर्स आणि डेव्हलपर्स तर्फे प्रोप्रायटर आनंद शंकर चौगुले यांचे कु.मु. संजय शंकर चौगुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं. २११, रहेजा आर्केड, प्लॉट नं. ६१, सेक्टर - ११, सीबीडी, बेलापूर, नवी मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:ADUPC5916E	लिहून देणार वय :-47 स्वाक्षरी:-		
3	नाव:सुसेन थॉमास पाप्पाचन पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मन्ना पार्क, सदनिका नं. ३०२, हाऊस नं. ५३४, सारसोळे डेपो, सेक्टर - ६, नेरूळ नोड - ३, नवी मुंबई, ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:CQPPP2758B	लिहून घेणार वय :-50 स्वाक्षरी:-		
4	नाव:थॉमस माथ्यु पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मन्ना पार्क, सदनिका नं. ३०२, हाऊस नं. ५३४, सारसोळे डेपो, सेक्टर - ६, नेरूळ नोड - ३, नवी मुंबई, ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:AFHPT8213N	लिहून घेणार वय :-54 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कडुल करतात.
शिक्रा क्र.3 ची वेळ:10 / 02 / 2025 10 : 00 : 28 AM

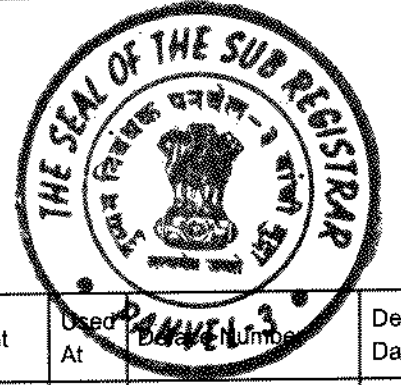
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	उसा प्रमाणित
1	नाव:गुरू - - वय:54 पत्ता:हाऊस नं/९/३३१, गल्ली नं. ९, ललिता पार्क, लक्ष्मी नारायण दिल्ली, ईस्ट, दिल्ली पिन कोड:110092		
2	नाव:तन्वी - - वय:24 पत्ता:हाऊस नं/९/३३१, गल्ली नं. ९, ललिता पार्क, लक्ष्मी नारायण दिल्ली, ईस्ट, दिल्ली पिन कोड:110092		

शिक्रा क्र.4 ची वेळ:10 / 02 / 2025 10 : 01 : 13 AM

Sub Registrar Panvel 3



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Date
1	SUSAN THOMAS PAPPACHAN	eChallan	02300042025020908622	MH015823467202425E	240000.00	SD	10/02/2025
2		DHC		0225090104310	2000	RF	10/02/2025
3		DHC		0225090504412	1000	RF	10/02/2025
4	SUSAN THOMAS PAPPACHAN	eChallan		MH015823467202425E	30000	RF	10/02/2025

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

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३९४५	२०२५
१५०/१५०	

प्रमाणित करणेत येते की, सदर दस्तास एकूण १५०
पाने आहेत, पुस्तक क्र. १
क्रमांक ३९४५ वर नोंदला.
मह. दय्यम निबंधक वर्ग-२, पनवेल-३
दिनांक १० माह २ सन २०२५

