मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID 202501234416 — 23 January 2025,01:33:42 PM

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	औद्योगीक	मोजमापनाचे एकक
4750	56700	-	-	-	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	44.449चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.4750/-
उद्वहन सुविधा -	आहे	मजला -	1st To 4th 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 = 100% of 56700 = Rs.56700/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 56700 * 44.449

= Rs.2520258.3/-

पवल - ३

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Applicable Rules : 3 ,18,19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

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

= 2520258.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.2520258/-

= ₹ पंचवीस लाख वीस हजार दोन शे अठ्ठावन्न /-

Home Print

THE SEAL OF THE SUB REGISTRAR PANVEL-3

पवल - ३	
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THE SEAL OF THE SUB REGISTRAR
PANVEL-3

CHALLAN

MTR Form Number-6

GRN	MH014846303202425E	**BARCODE**		**Date**	23/01/2025-11:21:54	**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)	BXTPD4652E
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR	**Full Name**	RAHUL UDAYA DASH AND ONE
Location	RAIGAD		
Year	2024-2025 One Time	**Flat/Block No.**	FLAT NO 402, 4TH FLOOR, KUBER HERITAGE
		Premises/Building	PLOT NO 405 SECTOR
		Road/Street	NO 24 NODE PUSHPAK VAHAL TAL PANVEL DIST RAIGAD
		Area/Locality	PUSHPAK VAHAL
		Town/City/District	
		PIN	4 1 0 2 0 6

पवल - 3
7030 | 2024
3 / CC

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	226800.00
0030063301 Registration Fee	30000.00
Total	2,56,800.00

Remarks (If Any)

PAN2=AAYFG5721G~SecondPartyName=GNM

GROUP~CA=3780000~Marketval=0

Amount In Words: Two Lakh Fifty Six Thousand Eight Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332025012119481 29 1256230
Cheque/DD No.		Bank Date	RBI Date 23/01/2025 11:22:48 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

THE SUB REGISTRAR PANVEL-3

Department ID : Mobile No. : 8792684503

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 23-01-2025 11:23:59

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0125236303709	Date	23/01/2025
Received from R, Mobile number 8792684503, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.			
Payment Details			
Bank Name	SBIN	Date	23/01/2025
Bank CIN	10004152025012303501	REF No.	CHS3039309
This is computer generated receipt, hence no signature is required.			

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THE SEAL OF THE SUB REGISTRAR
PANVEL-3

CHALLAN
MTR Form Number-6

GRN	MH014846303202425E	**BARCODE**		**Date** 23/01/2025-11:21:54	**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)	BXTPD4652E
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR	**Full Name**	RAHUL UDAYA DASH AND ONE
Location	RAIGAD		
Year	2024-2025 One Time	**Flat/Block No.**	FLAT NO 402 4TH FLOOR KUBER HERITAGE
		Premises/Building	PLOT NO 405 SECTOR
		Road/Street	NO 24 NODE PUSHPAK VAHAL TAL PANVEL DIST RAIGAD
		Area/Locality	PUSHPAK VAHAL
		Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	PAN2=AAYFG5721G~SecondPartyName=GNM GROUP~CA=3780000~Marketval=0

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	226800.00
0030063301 Registration Fee	30000.00
Total	2,56,800.00

Amount In Words	Two Lakh Fifty Six Thousand Eight Hundred Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN Ref. No.	69103832025012310944 25100055230
Cheque/DD No.		Bank Date RBI Date	23/01/2025-11:23:48 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 8792684503

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

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

DEFACED ₹ 256800.00 DEFACED

THE SEAL OF THE SUB REGISTRAR PANVEL-3

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-398-1730	0008204238202425	23/01/2025-14:27:14	IGR148	30000.00

2	(iS)-398-1730	0008204238202425	23/01/2025-14:27:14	IGR148	226800.00
			Total Defacement Amount		2,56,800.00

पवल - ३
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६/८८

THE SEAL OF THE SUB REGISTRAR
PANVEL-3

पवल - ३
९६३० २०२५
६०/८८

AGREEMENT FOR SALE

Flat NO. 402, FOURTH FLOOR,

BLDG. KNOWN AS "KUBER HERITAGE"

(Agreement Value: Rs. 37,80,000/-)

PLOT NO. 405, SECTOR-24, PUSHPAK VAHAL,

TAL. PANVEL, DIST. RAIGAD-410206.

Carpet Area: 28.290 Sq. Mtrs., & BalconyArea: 7.670 Sq. Mtrs., & Usabale Enclose Balcony: 5.660 Sq. Mtrs

This Agreement made at Navi Mumbai this 23 day of Jan in the year 2025 between **M/S. GNM GROUP,** having **(PAN NO. AAYFG5721G)** a Partnership firm registered under the provisions of the Indian Partnership Act, 1932, consisting of partners namely 1) SHRI. NARESH KUMAR & 2) SHRI. MUKESH C. CHOUDHARY as the DEVELOPER, having its Office at Shop No. 04, Plot No. 14, Sector 48, Nerul, Navi Mumbai, Ta. & Dist. Thane - 400706,hereinafter referred to as **"THE PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns or assignees of the last surviving partner) **OF THE ONE PART.**

AND

Mr. RAHUL UDAYA DASH, Aged **29** years having **PAN NO.BXTPD4652E** & **Mrs. SUJAN UDAY DASH**, Aged **47** years having **PAN NO.BGPPD3155H** residing at **House No-0248, Indira Nagar, MIDC Turbhe, Turbhe, Navi Mumbai-400705**, hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shallunless it be repugnant to the context or meaning thereof shall mean and include in the case of individuals his/her/their heirs and legal representatives, in case of Partnership Firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a Corporate body, its successors and assigns or assignees and in the case of the Trust its trustees for the time being) **OF THE OTHER PART.**

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

AND

1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE, All Adults, Indian citizen, residing at Ulwe, Tal. Panvel, Dist. Raigad-410206, hereinafter referred to as **"THE ORIGINAL LICENSEES/CONFIRMING PARTIES"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include in the case of individuals his/her/their heirs and legal representatives, its successors and assigns or assignees, executors and Power of Attorney) **OF THE THIRD PART.**

WHEREAS CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Government Company incorporated within the meaning of the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION/The Cidco Ltd.") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay -400021.

AND WHEREAS The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the **"State Government"**) in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the **"MRTP ACT, 1966"**).

AND WHEREAS The State Government as per section 113(A) of the MRTP Act, 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

AND WHEREAS The Corporation as part of the development of Navi Mumbai, has decided to establish an International Airport namely "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 purposes allied thereto).

AND WHEREAS Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the **"LA ACT, 1894"**) by the State Government.

AND WHEREAS The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as the **"LARR ACT, 2013"**) came into force w.e.f. 01.01.2014 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 01.01.2014. Therefore, as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

AND WHEREAS Pursuant to section 108(1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR/-274/UD-10 dated 1st March, 2014 (hereinafter referred to as the "**G. R. dated 01.03.2014**") 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 against acquisition of land occupied by them.

AND WHEREAS There are some structures erected on the 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 28.05.2014**") 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 25.06.2014**"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and are required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per the circular issued by the Corporation bearing no. "CIDCO/Vya.SA/Aa.VI.Ta./2014" dated 19.09.2014 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.

AND WHEREAS The land hereinafter mentioned, owned by the Licensee was notified for acquisition under the Land Acquisition Act. The Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot be allotted by the Corporation, on lease, as per the provisions terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purpose allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 and as per GR dated 01/03/2014. Accordingly, the Dy. Collector (Land Acquisition), Metro Center No.1 Panvel, who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

Details of the land acquired along with structures standing thereon as per award

Village	Taluka & District	Award No.	S. No. / H. No.	Area acquired (H.A)	Name of the Awardees
ULWA	Panvel Raigad	ULV-ICIG-90	Un-numbered land in Gaothan along with Structure	138.12	1)DATTU GANPAT KAMBLE, 2)SANJAY DATTU KAMBLE, 3)VATSALA DATTU KAMBLE, 4)SHUBHADA SANTOSH KAMBLE, 5)KU. SUMEDHA SANTOSH KAMBLE (minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE

Relevant Details of the Structure(s)

Award No.	Name of the Structure owner	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 jointly
ULV-ICIG-90	1)DATTU GANPAT KAMBLE, 2)SANJAY DATTU KAMBLE, 3)VATSALA DATTU KAMBLE, 4)SHUBHADA SANTOSH KAMBLE, 5)KU. SUMEDHA SANTOSH KAMBLE (minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE	90	UL-204, UL-204A, UL-204B	Residential	205.89	620

As per directives and policies of the State Government referred to hereinabove, and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/3368 dated 10/08/2015 which is annexed to this Agreement as ANNEXURE 1 in original and which shall form a part of this Agreement, a piece and parcel of land which is written hereinafter and more particularly delineated by a red colour boundary of the plan annexed hereto as ANNEXURE 2 (hereinafter referred to a "SAID LAND"), for the purpose of constructing a building or buildings on the terms and conditions hereinafter contained.

Description of land allotted

Place/Node	Plot No.	Sector No.	Area Sq. Mtr.	missible FSI
PUSHPAK (VAHAL)	405	24	620	1.5

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

AND WHEREAS The Licensees have before the execution of this Agreement to lease paid to the corporation on 27/08/2018 a sum of Rs. 60/- (Rupees sixty only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Re.1/- per annum as per the letters from the Urban Development Dept. bearing Dept.No.CID-1812/CR-274/UD-10 dated 18th August, 2014 and No. CID-1812/CR-274/UD-10 dated 06th October, 2015.

And Whereas the said Original Licensees before execution of the said Agreement to Lease had effected the payment of Rs. 60/- (Rupees Sixty Only) to the Corporation being the premium agreed to be paid by the said Original Licensees to the Corporation.

And Whereas **ALLOTMENT LETTER** dated 10th August, 2015 bearing no. CIDCO/AVINT/PUNAHSTHAPNA/ULWE/2015/3368 issued by CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., in favor of 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE & 3) SHRI. SANTOSH DATTU KAMBLE.

And Whereas **Heirship Certificate** CMA No. 487/2017 granted by The Court of The 7th Joint Civil Judge J D Panvel, at Panvel dated 11/10/2017, in the names of 1) SMT. VATSALA DATTU KAMBLE, 2) SMT. SHUBHADA SANTOSH KAMBLE, 3)KU. SUMEDHA SANTOSH KAMBLE & 4) KU. SAMRUDHI SANTOSH KAMBLE as legal heirs and legal representatives of LATE SANTOSH DATTU KAMBLE.

And Whereas Vide **CORRIGENDUM LETTER** bearing No. CIDCO/AMUBHUVBHUA (NMUAAVI)/2017/9697 dated 16th March, 2018, issued by CIDCO to bring on record the following names 1) SMT. VATSALA DATTU KAMBLE, 2) SMT. SHUBHADA SANTOSH KAMBLE, 3) KU. SUMEDHA SANTOSH KAMBLE & 4) KU. SAMRUDHI SANTOSH KAMBLE as legal heirs and legal representatives of LATE SANTOSH DATTU KAMBLE subject to the case ref. no. CMA No. 487/2017 dated 11/10/2017.

And Whereas **AGREEMENT TO LEASE** dated 27th August, 2018, executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter referred to as "The Corporation/Cidco Ltd."), of ONE PART AND 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE (hereinafter referred to as "THE ORIGINAL LICENSEES") of the OTHER PART apropos of Plot No. 405 located in Sector No. 24 situated at Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel vide its Registration Receipt No. 11670 under Registration Document Serial No. PVL-5-11111-2018 dated 12/10/2018.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

AND WHEREAS as per the said Agreement to Lease, the Corporation under R&R/22.5% Scheme had consented and granted to the said Original Licensees a Lease of all that piece or parcel of land bearing Plot No. 405 located in Sector-24 situated at Node Pushpak Vahal, Tal. Panvel, Dist. Raigad hereinafter referred to as **"the said Plot or the Project Land"** (more particularly described in the Schedule hereunder written) for the purpose of constructing a building or buildings for residential and commercial use and has permitted the said Original Licensees to occupy, the said plot/ land from the date hereof on the terms and conditions hereinafter contained.

AND WHEREAS on payment of the entire lease premium & execution of Agreement to Lease, the Corporation handed over the possession of the said plot to the Original Licensees.

And Whereas **Development Agreement** dated 27th December, 2022, executed between 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE as the "ORIGINAL LICENSEES/OWNERS" AND M/S. GNM GROUP, through its Partners namely 1) SHRI. NARESH KUMAR & 2) SHRI. MUKESH C. CHOUDHARY, as the DEVELOPER, in respect of the said Plot and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel vide its Registration Receipt No. 24186 under Registration Document Serial No. PVL-3-21890-2022 dated 27/12/2022.

And Whereas **Power of attorney** dated 27th December, 2022, executed by 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLEas the "ORIGINAL LICENSEES/OWNERS" in favor of M/S. GNM GROUP, through its Partners namely 1) SHRI. NARESH KUMAR & 2) SHRI. MUKESH C. CHOUDHARY, as the DEVELOPERS or the Power of Attorney Holders. The same was duly stamped and registered with the Sub Registrar of Assurances at Panvel vide its Registration Receipt No. 24187 under Registration Document Serial No. PVL-3-21891-2022 dated 27/12/2022.

And whereas by virtue of the aforesaid Agreement to Lease and Development Agreement, the Promoters along with the Original Licensees are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

And whereas the Promoters are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals above and as per the plans sanctioned and the development permission granted by the Designation Associate Planner (BP) of CIDCO Ltd., vide the **Commencement Certificate** bearing number **CIDCO/BP-18517/TPO (NM&K)/2023/10878** dated **27/06/2023** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. The copy of the Commencement Certificate is annexed herewith as **"Annexure-A";**

And Whereas **Supplementary Agreement** dated **21/01/2025** executed between**1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor)** as the **Original Licensees** of First Part and **M/S.KUBER GROUP, (PAN NO. AAVFK0972A)** a partnership firm through its partners namely **1) MR. GIGARAM RAMAJI CHOUDHARY** and **2) MR. MUKESH C. CHOUDHARY** as the Developers of Second Part, which was registered with the Sub-Registrar of Assurances at PVL 03 vide its Registration Receipt No. _____ under Registration Document Serial No. PVL-3-1509-2025 dated 21/01/2025.

पनवेल ३
दि. 30 / 2025
93/LL

AND WHEREAS the Promoters have proposed to construct on the project land a building known as **"KUBER HERITAGE"** consisting of **1 Ground Floor + 7 Floor** for residential cum commercial use.

And whereas the Allottee(s) is/are offered a Flat bearing number **402** admeasuring **28.290** Sq. Mts. carpet area on the **Fourth Floor** (hereinafter referred to as **"the said Flat"**) of the Building project called **"KUBER HERITAGE"** (hereinafter referred to as **"the said Building"**) being constructed in the phase of the said project land by the Promoters;

AND WHEREAS 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;

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AND WHEREAS 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/buildings;

AND WHEREAS by virtue of the aforesaid Agreements, the Promoter has sole and exclusive right to sell the Flats/Shops and other units in the said building/s of their share to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Flats/Shops or other units to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's 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 there under;

And whereas the authenticated copy of Certificate of Title dated **27/09/2024** issued by the **ADVOCATE. ABHIMANYU H. JADHAV** of the Promoters, showing the nature of the title of the Promoter to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as **"Annexure-B".**

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **"Annexure-C"**;

AND WHEREAS the authenticated copies of the plans and specifications of the said Flat/Shop agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **"Annexure-D"**;

AND WHEREAS 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/s 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;

AND WHEREAS 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/s shall be granted by the concerned local authority;

And whereas The Promoter has entered into a prescribed Agreement with the Architect, **INTERIOR DESIGNS ARCHITECT (MR. AMIT PATEL)** registered with the Council of Architects and also appointed **B.S. SUKTHANKAR & ASSOCIATES CONSULTANTS (MR. B.S. SUKTHANKAR)** as RCC CONSULTANTS for preparing structural designs and drawings and specifications of the building to be constructed on the said Plot and the Purchaser/s accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the building unless otherwise changed;

AND WHEREAS the Allottee has applied to the Promoter for allotment of a said Flat No. **402** on **Fourth floor** situated in the said building project known as **"KUBER HERITAGE"** being constructed on the said Project land;

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

AND WHEREAS the carpet area of the said Shop is **28.290** Sq. Mtrs. and"Carpet Area" means the net usable floor area of a said Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Flat/Shop;

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.3,80,000/- (Rupees Three Lakh Eighty Thousand Only),** being part payment of the sale consideration of the said Flat/Shop agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing No. **P52000078281** on dated **04/12/2024** authenticated copy have been annexed and marked as **"Annexure-E"**;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat/Shop with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

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 Allottee hereby agrees to purchase the (said Flat) and the garage/covered parking(if applicable);

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

1. The Promoter shall construct the building known as **"KUBER HERITAGE"** consisting of **1 Ground Floor + 7 Floor** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee said Flat No. **402**, carpet area admeasuring **28.290** sq. metres on **Fourth** of the building as shown in the Floor plan thereof hereto annexed and marked **Annexures D** for the consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** 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 (the price of the said Flat/Shop including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing No. N.A Basement and/or stilt and /or N.A podium being constructed in the layout for the consideration of Rs. N.A /-.

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing No. YES Basement and/or stilt and /or N.A podium being constructed in the layout for the consideration of Rs. N.A /-.

1(b) The total aggregate consideration amount for the said Flat is thus **Rs. 37,80,000/- (Rupees Thirty Seven Lakh Eighty Thousand Only).**

1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs.3,80,000/- (Rupees Three Lakh Eighty Thousand Only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs.34,00,000/- (Rupees Thirty Four Lakh only)** in the following manner:

PAYMENT SCHEDULE

SR. NO.	PARTICULARS	PERCENTAGE
1.	At the time of Booking	10%
2.	On Execution of Agreement	20%
3.	On commencement Foundation/Plinth Work	15%
4.	On commencement of 1st Slab	5%
5.	On commencement of 2nd Slab	5%
6.	On commencement of 3rd Slab	5%
7.	On commencement of 4th Slab	5%
8.	On commencement of 5th Slab	5%
9.	On commencement of 6th Slab	4%
10.	On commencement of 7th Slab	4%
11.	On commencement of 8th Slab	4%
12.	On commencement of Brick Work	3%
13.	On commencement of Internal Plaster &External Plaster	3%
14.	On commencement of the Waterproofing, Floorings & Tile Work	2%
15.	On commencement of Plumbing & Paintingwork	2%
16.	On commencement of the Electrical andSanitary work, Windows & Doors Fitting & Fitting of Lift	5%
17	On or Before Possession	100 %
	Total	

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess 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 said Flat.

1(e) 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. The Promoter undertakes and agrees that while raising a demand on the Allottee 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 Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ 6 % (Six Percent) per annum for the period by which the respective instalment 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 Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 total 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 Allottee 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 Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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.

1(h) The Allottee 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 Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

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 said Flat/Shop to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Flat/Shop.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Flat/Shop to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause1(c) herein above.("Payment Plan").

3.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **2209.11** square meters only and Promoter has planned to utilize basic Floor Space Index sanctioned as per provisions of UDCPR-2020 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index sanctioned as per provisions of UDCPR-2020 proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flats/Shops to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

3.2 The Promoters have obtained the sanction from the Corporation for Residential & Commercial use. The Promoters hereby declare that, they will be intending to use the total Floor Space Index available in respect of the said Plot as per provisions of the UDCPR 2020 rules & regulations. The Promoters have reserved their rights to utilize such permissible FSI for residential or commercial purposes, as they may deem fit and necessary. The Allottee/s shall not be entitled to object for such residential or commercial utilization by the Promoters in any manner whatsoever. The Promoters have represented to the Allottee/s that no part of the said FSI has been used/utilized or will be utilized by the Promoters elsewhere for any purpose whatsoever save/except global FSI of the reserved plots or set back area of the said plot. In case while developing the said plot, if the Promoters utilise the FSI of any other Plot by way of floating F.S.I. then the Promoters shall disclose the particulars of such FSI to the said Co-op Society in which the Allottee/s shall be admitted as the member/s thereof.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

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

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

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, 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 Allottee 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 Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the said Flat/Shop which may till then have been paid by the Allottee 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 said Flat/Shop as are set out as mentioned here under.

6. The Promoter shall give possession of the said Flat/Shop to the Allottee on or before **30/04/2027.** If the Promoter fails or neglects to give possession of the said Flat/Shop to the Allottee 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 Allottee the amounts already received by him in respect of the said Flat/Shop with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said Flat/Shop on the aforesaid date, if the completion of building

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

in which the said Flat/Shop 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 Allottee as per the agreement shall offer in writing the possession of the said Flat/Shop, to the Allottee 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 said Flat/Shop to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s)to pay the maintenance charges as determined by the Promoter or association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project

7.2 The Allottee shall take possession of the said Flat/Shop within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flats/Shops are ready for use and occupancy:

7.3 **Failure of Allottee to take Possession of said Flat/Shop:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the said Flat/Shop 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 said Flat/Shop to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the said Flat/Shop to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Flat/Shop or the building in which the said Flat/Shop 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 Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act subject to covenants accepted by allottee in clause no. 14.

8. The Allottee(s) shall use the Flat or any part thereof or permit the same to be used only for the purpose of residence thereof for carrying on any business. He/she/they shall use the parking space only for the purpose of keeping or parking his/her/their own vehicle as per rules or reservation for Parking mentioned below:

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

RESERVATION FOR PARKING:

(a) Allottee has requested for reservation of one covered / covered stack parking space (the "Parking") to be used to park its vehicle. Accordingly, Promoter hereby reserves one Parking space, part of said Project for use of Allottee. The Parking is subject to the final building plan approved by the corporation at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of final plan.

(b) Allottees shall keep the said parking space as shown in the sanctioned plan of said Project and shall not enclose or cover it in any manner.

(c) The said parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.

OR

(a) Allottees have informed the promoter that he/she does not require any parking space in said project. Accordingly, no reservation of parking is made against said Flat/Shop.

(b) Allottees undertakes, assures and guarantees not to claim any parking space in said project in future, nor raise any objection to use of parking by other Allottees.

9. The Allottee along with other Allottee(s)s of Flats/Shops in the building shall join informing 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 documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws 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 Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee(s) 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.

9.1 The Allottees shall jointly constitute a Co-operative Housing Society or a Company or any other legal entity according to the situation. The Allottees shall constitute any such body particularly for the functioning of a single building or Wing whatever exists, not being part of the layout; or in case of layout of more than 1 Building or Wing of 1 Building in the layout, then In such case the Promoter shall compulsorily submit and produce the application in concern for the same before the Registrar for registration of the Co-Operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a Company before the concerned Tribunal or any other legal entity in that circumstances. The Promoters shall submit the application within a period of three months from the date on which 51 % (Fifty-one percent) of the total number of Allottees in such a Building or Wing, have contracted their

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

respective Flats with the Promoter.

9.2 Promoters/Vendor/Lessor/Original Owner shall within a period of three months of obtaining Occupancy Certificate, as aforesaid, transfer the rights, title and interests vested in it apropos of (a) the project land along with the said structure, on which the building with multiple wings or buildings are constructed and (b) the said structure of the Building or wing in which the said Flat/Shop is situated, by executing and registering Lease Deed of Deed of Assignment for the period of 60 years in favour of the Society/Federation/Apex body of the Societies or any Limited Company (as mentioned in clause 7 of the Agreement of Lease)

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the said Flat/Shop is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Flat/Shop) 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, chowki dars, 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/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of **Rs.1500/-**per month towards the outgoings. The amounts so paid by the Allottee 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 maybe.

10. The Allottee shall on or before delivery of possession of the said Flat/Shop premises keep deposited with the Promoter, the following amounts:-

(i) Amount as per decided by promoter for share money, application entrance fee of the Society or Limited Company/Federation/Apex body,

(ii) Amount as per decided by promoter for formation and registration of the Society or Limited Company/Federation/Apex body,

(iii) Amount as per decided by promoter for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body,

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

(iv) Amount as per decided by promoter for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body,

(v) Amount as per decided by promoter For Deposit towards Water, Electric, and other utility and services connection charges &,

(vi) Amount as per decided by promoter for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of amount as per decided by promoter for 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 Allottee shall pay to the Promoter, the Allottees' 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 /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' 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. **REPRESENT AT IONS AND WARRANTIES OF THE PROMOTER:**

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

i. The Promoter has clear and market able title with respect to the project land; *as declared in the title report and 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 or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law 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

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

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 incompliance 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 Allottee 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/Shop which will, in any manner, affect the right so Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/Shop to the Allottee in the manner contemplated in this Agreement;

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

x. 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 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 Allottee(s) or himself/themselves within tent ion to bring all persons into whomsoever hands the said Flat/Shop may come, hereby covenants with the Promoter as follows:-

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

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

ii. Not to store in the said Flat/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Flat/Shop 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 staircases, common passages or any other structure of the building in which the said Flat/Shop is situated, including entrances of the building in which the said Flat/Shop is situated and in case any damage is caused to the building in which the said Flat/Shop is situated or the said Flat/Shop on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Flat/Shop and maintain the said Flat/Shop in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the said Flat/Shop is situated or the said Flat/Shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the said Flat/Shop or any part thereof, no rat any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat/Shop is situated and shall keep the portion, sewers, drains and pipes in the said Flat/Shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Flat/Shop is situated and shall not chisel or in any other manner caused a mage to columns, beams, walls, slabs or RCC, Part is or other structural members in the said Flat/Shop without the prior written permission of the Promoter and/or the Society or the Limited Company.

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

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

vii. 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

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

giving water, electricity or any other service connection to the building in which the said Flat/Shop is situated.

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

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

x. The Allottee shall observe and perform all the rules and 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 Flats/Shops 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 Allottee shall also observe and perform all the stipulation and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said Flat/Shop 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.

xi. Till a conveyance of the structure of the building in which said Flat/Shop is situated is executed in favour of Society/Limited Society, the Allottee 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 there of to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which said Flat/Shop is situated is executed in favour of Apex Body or Federation, the Allottee 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 there of to view and examine the state and condition there of.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee 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.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

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 Flats/Shops or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the said Flat/Shop 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 a share in before mentioned.

17. **PROMOTERSHALL NOTMORTGAGEORCREATEA CHARGE:**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Flat/Shop/Plot and if any such mortgage or charge is made or created then not withstanding anything contained in any other law for the time being in force, such mortgage or charges hall not affect the right and interest of the Allottee who has taken or agreed to take such said Flat/Shop/Plot.

18. **BINDINGEFFECT:**

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

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 agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/Shop/plot/building as the case may be.

20. **RIGHT TO AMEND:**

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

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES:**

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

22. **SEVERABILITY:**

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

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the said Flat/Shop to the total carpet area of all the Flats/Shops 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 here under 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 Allottee, in Panvel. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

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

ALLOTTEE(S):
Mr. RAHUL UDAYA DASH & Mrs. SUJAN UDAY DASH
Address at : **House No-0248, Indira Nagar, MIDC Turbhe, Turbhe, Navi Mumbai-400705.**
Notified Email ID – _____
Contact No - 8169521184
PROMOTERS:
M/S. GNM GROUP
Through its partners
1) SHRI. NARESH KUMAR
2) SHRI. MUKESH C. CHOUDHARY
Office at Shop No. 04, Plot No. 14, Sector 48, Nerul, Navi Mumbai, Ta. & Dist. Thane - 400706.
Notified Email ID – kubergroup405@gmail.com
Contact No –8097155697/8792684503

पनवेल - ३
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It shall be the duty of the Allottee 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 Allottee, as the case may be.

28. **JOINT ALLOTTEES:**
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee 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 Allottees.

THE SEAL OF THE SUB REGISTRAR PANVEL-3

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

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

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 **Panvel/Raigad** courts will have the jurisdiction for this Agreement.

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece and parcel of Land known as Plot No. 405, under R&R/22.5% Scheme admeasuring about 619.66 Sq. Mts., situated at Sector No. 24, Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad, and bounded that is to say:

On or towards the North by : Plot No. 406
On or towards the South by: Plot No. 404
On or towards the East by : Plot No. 413
On or towards the West by : 11 Mtrs Wide Road

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9030/2021
30/06

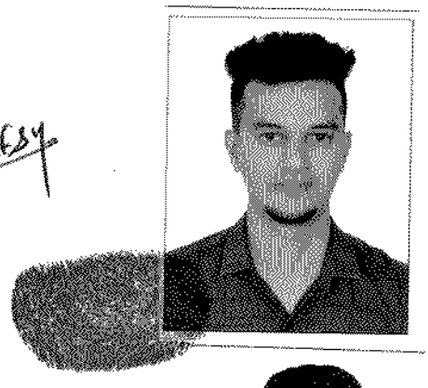
THE SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

All that Residential/Commercial premises bearing Flat number **402**, admeasuring **28.290 Sq. Mts. carpet area & 7.670 Sq. Mtrs BalconyArea & 5.660 Sq. Mtrs Usabale Enclose Balcony** on the **Fourth Floor** of the building to be known as **"KUBER HERITAGE"** being constructed on Plot No. 405, Sector No. 24, Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad.

IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Agreement for sale at Panvel/Navi Mumbai in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED **"PROMOTERS"**
M/S. GNM GROUP
through its partners
SHRI. MUKESH C. CHOUDHARY



IN THE PRESENCE OF
A) _____
B) _____

SIGNED, SEALED & DELIVERED BY
THE WITHINNAMED **"ALLOTTEE(S)"**
Mr. RAHUL UDAYA DASH]
(PAN NO.BXTPD4652E)
Mrs. SUJAN UDAY DASH
(PAN NO.BGPPD3155H)

IN THE PRESENCE OF
A) _____
B) _____

SIGNED, SEALED & DELIVERED BY
THE WITHIN NAMED **"THE CONFIRMING PARTY"**

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

1) SHRI. DATTU GANPAT KAMBLE,
2) SHRI. SANJAY DATTU KAMBLE,
3) SMT. VATSALA DATTU KAMBLE,
4) SMT. SHUBHADA SANTOSH KAMBLE,
5) KU. SUMEDHA SANTOSH KAMBLE (Minor) &
6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor).
The minors are represented through their natural guardian Mother
SMT. SHUBHADA SANTOSH KAMBLE
Through their POA Holder
M/S. GNM GROUP
through its partners
SHRI. MUKESH C. CHOUDHARY

IN THE PRESENCE OF
A) _____
B) _____

पवल - ३
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RECEIPT

RECIEVED the sum of **Rs.3,80,000/- (Rupees Three Lakh Eighty Thousand Only)**, paid by the Purchaser/s to the Vendor by way of Ch. No. NEFT/RTGS towards the token amount for the sale, transfer of the Flat bearing No. **402** admeasuring about **28.290 Sq. Mts. carpet area & 7.670 Sq. Mtrs Balcony Area & 5.660 Sq. Mtrs Usable Enclose Balcony** on the **Fourth Floor** of the said building known as **"KUBER HERITAGE"** being constructed on Plot No. 405, in Sector No. 24, situated at Node – Pushpak Mahal, Vill. Panvel, Dist. Raigad.

Sr. No.	Date	Cheque No./RTGS/NEFT	Bank, Branch	Amount
1.	05/09/2024	UPI	424963564334	Rs.51,000/-
2.	17/09/2024	UPI	426117304115	Rs.2,00,000/-
3.	17/09/2024	UPI	426116319165	Rs.50,000/-
4.				Rs.79,000/-
			Total	**Rs.3,80,000/-**

WE SAY RECEIVED

M/S. GNM GROUP,
Through its partners

2) SHRI. MUKESH C. CHOUDHARY
Promoters

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY

WITNESS:

1)_____

2) _____

LIST OF AMENITIES

FLOORING

M 2'x2' Vitrified flooring in all rooms

KITCHEN:

M Granite Kitchen platform with S.S. Sink
M Ceramic tiles over the Kitchen platform up to Beam bottom level

BATH/WC:

M Ceramic glazed tiles up to Beam bottom level
M Branded sanitary fitting
M Concealed plumbing with hot & cold mixer arrangement

DOORS:

M Solid Flush Main Door with designer laminate & Internal woodendoors with paint finish

WINDOWS:

M Powder coated sliding window with Marble frame

WIRING:

M Concealed Copper wiring with Telephone & TV point in Living andMaster Bedroom

WALLS & PAINT:

M Internal walls finish with Distemper paint
M Standard quality Acrylic paint on external walls

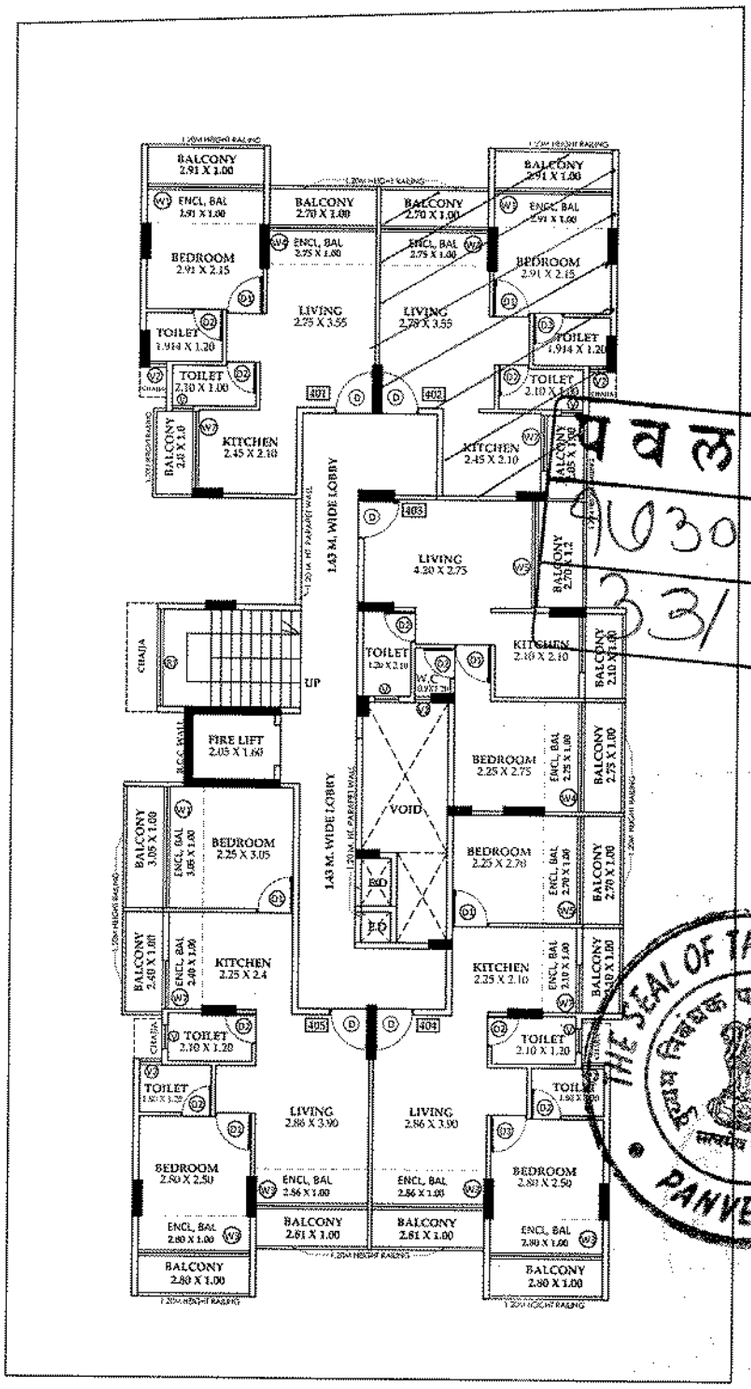
WATER TANK:

M Underground & Overhead tank with adequate storage capacity

TERRACE:

M Special water proofing treatment

PROMOTER	ALLOTTEE(S)	CONFIRMING PARTY



पनवेल - ३
1630/2026
33/LL

THE SEAL OF THE SUB REGISTRAR PANVEL-3

4TH FLOOR PLAN

FLAT NO.	WING	PROJECT	FOR	NAME AND SIGN. OF PURCHASER	NAME AND SIGN. OF DEVELOPER
402		RESIDENTIAL BUILDING PLOT NO.405,SEC-24 PUSHPAK NAGAR, NAVI MUMBAI			

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THE SEAL OF THE SUB REGISTRAR
PANVEL-3

Reference No. : **CIDCO/BP-18517/TPO(NM & K)/2023/12973** Date : **24/9/2024**

To,

Shri. Dattu Ganpat Kamble And Others Five.
At - P...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2024/12

Sub : Payment of **Amended** development charges for **Mixed** Building on Plot No. **405**, Sector **24** at **Pushpak** , Navi Mumbai.

Ref : Architects online application dated 09.08.2024.
Your Proposal No. **.CIDCO/BP-18517/TPO(NM & K)/2023** dated **07 August, 2024**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2018)

पनवेल - 3
4030 | 2024
34/LC

1) Name of Assessee : Shri. Dattu Ganpat Kamble And Others Five.
2) Location : Plot No. **405**, Sector **24** at **Pushpak** , Navi Mumbai.
3) Plot Use : Resi_Commercial
4) Plot Area : 619.66
5) Permissible FSI : 1.5
6) Rates as per ASR : 17500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	2115.04 *5	BuiltUP area *5	10575
	Total Assessed Charges			**10575**

7) Date of Assessment : 02 September, 2024
8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Recepit Number	Recepit Date	Mode
1	CIDCO/BP/2024/2590	08/06/2024	10575	CIDCO/BP/2024/2590	7/8/2024	Net Banking
2	CIDCO/BP/2024/2835	09/02/2024 4:34:28 PM	100	CIDCO/BP/2024/2835	9/9/2024	Net Banking

Unique Code No. **2024 04 021 02 5025 02** is for this **Amended** Development Permission for **Mixed** Building on Plot No. **405**, Sector **24** at **Pushpak** , Navi Mumbai.

THE SEAL OF THE SUB REGISTRAR PANVEL-3

Thanking You

Yours Faithfully

Signature valid
Digitally signed by [illegible] BHUSHAN GHALI[illegible]
Date: 24 Sep 2024 10:45:26
Organisation [illegible]
Designation [illegible]
Planning [illegible]

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18517/TPO(NM & K)/2023/12973** Date : **24/9/2024**

To,

Shri. Dattu Ganpat Kamble And Others Five.
At - P...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2024/12821

Unique Code No.	2	0	2	4	0	4	0	2	1	0	2	5	0	2	5	0	2

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on Plot No. **405**, Sector **24** at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. **.CIDCO/BP-18517/TPO(NM & K)/2023** dated **07 August, 2024**

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. Dattu Ganpat Kamble And Others Five.
2) Location : Plot No. **405**, Sector **24** at **Pushpak** , Navi Mumbai.
3) Plot Use : Resi_Commercial
4) Plot Area : 619.66
5) Permissible FSI : 1.5
6) **GROSS BUA FOR ASSESSEMENT** : 2499.82 Sq.mtrs.
A) ESTIMATED COST OF CONSTN. : Rs. 26620
B) AMOUNT OF CESS : Rs. 318118

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Recepit Number	Recepit Date	Mode
1	20240402102502502	7/9/2024	318118	20240402102502502	7/9/2024	Net Banking

पवेल - ३
९०३० / २०२
३६ / CC

Thanking You

Yours faithfully,

Signature valid
Digitally signed by SHUBHAM BHUSHAN CHAUHAN
Date: 24 Sep 2024 10:41:26
Organization: CIDCO
Designation: Associate Planner

THE SEAL OF THE SUB REGISTRAR PANVEL-3

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18517/TPO(NM & K)/2023/12973** Date : **24/9/2024**

SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **405** , Sector **24** at **Pushpak** , Navi Mumbai.

Ref : Architects online application dated 09.08.2024.

Dear Sir / Madam,

पनवेल - ३
१०/२०/२०२४
३०/०/८८

With reference to your application for Development Permission for **Mixed** Building on Plot No. **405**, 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.

THE SEAL OF THE SUB REGISTRAR PANVEL-3

Thanking You

Yours faithfully

Signature valid

Digitally signed by [illegible] BHUSHAN CHAU[illegible] Date: 24 Sep 20[illegible] 10:45:29 Organisation [illegible] Designation [illegible] Place Panvel

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18517/TPO(NM & K)/2023/12973** Date : **24/9/2024**

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. Dattu Ganpat Kamble And Others Five.** , **At - Post - Ulwa, Tal - Panvel, Dist - Raigad, 410 206.** for Plot No. **405** , 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 **2209.11** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	2114.76	94.34	0
UNIT (in Nos.)	33	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.

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9030 2025
3/2/26

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

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

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

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

Yours faithfully,

Signature valid

Digitally signed by [illegible] BHUSHAN CHALU[illegible] Date: 24 Sep 2024 16:34:29

THE SEAL OF THE SUB REGISTRAR PANVEL-3

ASSOCIATE PLANNER (BP)

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.

पवल - ३
१०३०/२०२४
३९१११

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 stilt, the finished stilt 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/ Developer 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 structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully

THE SEAL OF THE SUB REGISTRAR PANVEL-3

Signature valid
Digitally signed by BHUSHAN CHAUDHARI
Date: 24 Sep 2024 13:45:29
Organization: CIDCO
Designation: Associate Planner

ASSOCIATE PLANNER (BP)

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.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs _____ /-** deposited with CIDCO as security deposit shall be forfeited either 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.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

Yours faithfully,

Signature valid
Digitally signed by [illegible] BHUSHAN CHAU[illegible]
Date: 24 Sep 2024 12:45:29
Organisation [illegible]
Designation [illegible] Associate Planner

ASSOCIATE PLANNER (BP)

THE SEAL OF THE SUB REGISTRAR PANVEL-3

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 details mentioned in (i) above shall be published in two widely circulated newspapers one of which should be in regional language.

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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, Plan provisions or 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

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Thanking You

Yours faithfully

Signature valid

Digitally signed by [illegible] BHUSHAN Chaudhari
Date: 24 Sep 2024 10:45:09
Designation: [illegible] Associate Planner

ASSOCIATE PLANNER (BP)

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.
21. The Project Proponent shall ensure that the metal sheets around construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over.
22. To separate the dust generated on construction sites, ensure that regular and continuous water sprinkling is done by the project proponent.
23. The project proponent shall also ensure that storage piles at the construction site are properly covered and cleared in terms of the guidelines issued by the State Government and CPCB.
24. The project proponent shall ensure that no construction debris is carried or transported to or out of the construction site. It shall also be ensured that all construction material being taken to the construction site including the ready-mix concrete is transported to the construction site in fully covered trucks or mixer plants.
25. The applicant shall ensure that the maximum permissible top elevation in meters above mean sea level (AMSL) shall not exceed the value mentioned in the AAI NOC submitted by the applicant.

Additional Conditions:

1. All the conditions mentioned in NOC for additional FSI issued by CLSO office of CIDCO vide NOC No. CIDCO/ACLSO/R&R/ULV-ICIG-90/2024/713/ dated 04.03.2024 shall be binding on the on you and shall be scrupulously followed.
2. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide Ref. No. CIDCO/BP-18517/TPO(NM)/2023/10878 Dtd. 27.06.2023 shall stand SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs, if any.—
3. This Commencement Certificate granted subject to terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2024/E-325758 dated 22.07.2024.

Thanking You

Yours faithfully,

Signature valid

Digitally signed by [illegible] BHUSHAN GULABRAO [illegible] Date: 24 Sep 2024 12:40:29 [illegible]

THE SEAL OF THE SUB REGISTRAR PANVEL-5

ASSOCIATE PLANNER (BP)

ADV. ABHIMANYU H. JADHAV

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206

Email ID: - advabhimanyu3026@gmail.com Contact No: - 9320381010

Sr. No. 40/2024 Date: 27/09/2024

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 405 located in Sector No. 24 situated at Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad.

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TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken a thorough, sincere and an honest search as per the request made by **M/S. GNM GROUP**, a Partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its office at Shop No. 04, Plot No. 14, Sector 48, Nerul, Navi Mumbai, Ta. & Dist. Thane - 400706, by making an application to the Sub Registrar Office, Panvel-3 under Receipt No. 21624/2024, dated 26/09/2024 for a period of 7 years since 2018 up till 2024 in respect of the property which is described as follows:

1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of land known as Plot No. 405, admeasuring about 620 Sq. Mtrs. located in Sector No. 24 situated at Node – Pushpak Vahal, Navi Mumbai Tal. Panvel, Dist. Raigad, (hereinafter referred to as "the said Plot") is surrounded as follows:

On or towards the North by : Plot No. 406

On or towards the South by : Plot No. 404

On or towards the East by : Plot No. 413

On or towards the West by : 11 Mtrs Wide Road

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2) **DOCUMENTS:**

For the purpose of investigation of title of the said Plot, I have perused the Copies of following documents:

i) **ALLOTMENT LETTER** dated 10th August, 2015 bearing no. CIDCO/AVINT/PUNAHSTHAPNA/ULWE/2015/3368 issued by CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., in favor of 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE & 3) SHRI. SANTOSH DATTU KAMBLE.

ii) **Heirship Certificate** CMA No. 487/2017 granted by The Court of The 7th Joint Civil Judge J D Panvel, at Panvel dated 11/10/2017, in the names of 1) SMT. VATSALA DATTU KAMBLE, 2) SMT. SHUBHADA SANTOSH KAMBLE, 3)KU. SUMEDHA SANTOSH KAMBLE & 4) KU. SAMRUDHI SANTOSH KAMBLE as legal heirs and legal representatives of LATE SANTOSH DATTU KAMBLE.

iii) Vide **CORRIGENDUM LETTER** bearing No. CIDCO/AMUBHUVBHUA (NMUAAVII)/2017/9697 dated 16th March, 2018, issued by CIDCO to bring on record the following names 1) SMT. VATSALA DATTU KAMBLE, 2) SMT. SHUBHADA SANTOSH KAMBLE, 3) KU. SUMEDHA SANTOSH KAMBLE & 4) KU. SAMRUDHI SANTOSH KAMBLE as legal heirs and legal representatives of LATE SANTOSH DATTU KAMBLE subject to the case ref. no. CMA No. 487/2017 dated 11/10/2017.

iv) **AGREEMENT TO LEASE** dated 27th August, 2018, executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter referred to as "The Corporation/Cidco Ltd."), of ONE PART AND 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE (hereinafter referred to as "THE ORIGINAL LICENSEES") of the

OTHER PART apropos of Plot No. 405 located in Sector No. 24 situated at Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel vide its Registration Receipt No. 11670 under Registration Document Serial No. PVL-5-11111-2018 dated 12/10/2018.

v) **Development Agreement** dated 27th December, 2022, executed between 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE as the "ORIGINAL LICENSEES/OWNERS" AND M/S. GNM GROUP, through its Partners namely 1) SHRI. NARESH KUMAR & 2) SHRI. MUKESH C. CHOUDHARY as the DEVELOPER, in respect of the said Plot and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel vide its Registration Receipt No. 24186 under Registration Document Serial No. PVL-3-21890-2022 dated 27/12/2022.

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vi) **Power of attorney** dated 27th December, 2022, executed by 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE as the "ORIGINAL LICENSEES/OWNERS" in favor of M/S. GNM GROUP, through its Partners namely 1) SHRI. NARESH KUMAR & 2) SHRI. MUKESH C. CHOUDHARY, as the DEVELOPERS or the Power of Attorney Holders. The same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel vide its Registration Receipt No. 24187 under Registration Document Serial No. PVL-3-21891-2022 dated 27/12/2022.

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vii) Development permission along with the **Commencement Certificate** issued by Associate Planner (BP), CIDCO Ltd. in respect of Plot No. 405 located in Sector No. 24 situated at Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad, vide its letter bearing reference no. CIDCO/BP-18517/TPO (NM&K)/2023/10878 dated 27/06/2023 in the names of SHRI. DATTU GANPAT KAMBLE & 5 others.

3) AND I HAVE TO REPORT AND CERTIFY AS UNDER:

The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company incorporated within the meaning of the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION/The Cidco Ltd.") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay -400021.

The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the **"State Government"**) in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the **"MRTP ACT, 1966"**).

The State Government as per section 113(A) of the MRTP Act, 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

The Corporation as part of the development of Navi Mumbai, has decided to establish an International Airport namely "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 purposes allied thereto).

Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the **"LA ACT,1894"**) by the State Government.

The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as the **"LARR ACT, 2013"**) came into force w.e.f. 01.01.2014 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 01.01.2014. Therefore, as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

Pursuant to section 108(1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR/-274/UD-10 dated 1st March, 2014 (hereinafter referred to as the **"G. R. dated 01.03.2014"**) 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 against acquisition of land occupied by them.

There are some structures erected on the 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 28.05.2014"**) 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 25.06.2014"**) the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and are required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and

as per the circular issued by the Corporation bearing no. "CIDCO/Vya.SA/Aa.VI.Ta./2014" dated 19.09.2014 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 land hereinafter mentioned, owned by the Licensee, was notified for acquisition under the Land Acquisition Act. The Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot be allotted by the Corporation, on lease, as per the provisions terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purpose allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 and as per GR dated 01/03/2014. Accordingly, the Dy. Collector (Land Acquisition), Metro Center No.1 Panvel, who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

Details of the land acquired along with structures standing thereon as per award

Village	Taluka & District	Award No.	S. No. / H. No.	Area acquired (H.A)	Name of the Awardees
ULWA	Panvel Raigad	ULV-ICIG-90	Un-numbered land in Gaothan along with Structure	138.12	DATTU GANPAT KAMBLE, SANJAY DATTU KAMBLE, VATSALA DATTU KAMBLE,SHUBHADA SANTOSH KAMBLE, KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE

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Relevant Details of the Structure(s)

Award No.	Name of the Structure owner	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 jointly
ULV-ICIG-90	DATTU GANPAT KAMBLE, SANJAY DATTU KAMBLE, VATSALA DATTU KAMBLE,SHUBHADA SANTOSH KAMBLE, KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE	90	UL-204, UL-204A, UL-204B	Residential	205.89	620

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As per directives and policies of the State Government referred to hereinabove, and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/3368 dated 10/08/2015 which is annexed to this Agreement as ANNEXURE 1 in original and which shall form a part of this Agreement, a piece and parcel of land which is written hereinafter and more particularly delineated by a red colour boundary of the plan annexed hereto as ANNEXURE 2 (hereinafter referred to a "SAID LAND") for the purpose of constructing a building or buildings on the terms and conditions hereinafter contained.

Description of land allotted

Place/Node	Plot No.	Sector No.	Area in Sq. Mtr.	Admissible FSI
PUSHPAK (VAHAL)	405	24	620	1.5

ADV. ABHIMANYU HINDURAO MAHI/ 1547/2016

The Licensees have before the execution of this Agreement to lease paid to the corporation on 27/08/2018 a sum of Rs. 60/- (Rupees sixty only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Re.1/- per annum as per the letters from the Urban Development Dept. bearing Dept.No.CID-1812/CR-274/UD-10 dated 18th August, 2014 and No. CID-1812/CR-274/UD-10 dated 06th October, 2015.

4) PUBLIC NOTICE: -

It is hereby said that I have already published the notice regarding the details in apropos of the said Plot No. 405 located in Sector No. 24 situated at Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad in the regional newspaper "KILLE RAIGAD" dated 19/09/2024 for the purpose of inviting possible demurrers, objections and disapprovals, if any. There were no objections received regarding the notice of the title of the property described hereinabove within a period of 7 days. Thus, on the lapse of the stipulated time period of 7 days specifically, the title of the property is considered as marketable, unobjectionable, legitimate and absolutely indubitable.

5) CONCLUSION/ QUALIFING COMMENTS & REMARKS: -

That the specific immovable property consisting of Plot No. 405 located in Sector No. 24 situated at Node – Pushpak Vahal, Navi Mumbai, Tal. Panvel, Dist. Raigad, was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favor of 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5) KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE as the "Original Licensees". As per the Power of attorney and the Development Agreement dated **27th December, 2022, M/S. GNM GROUP, a Partnership Firm** became the Developers of the said plot. The Cidco Ltd. granted permission to the Original Licensees for construction of building in accordance with the plans sanctioned by the Associate planner of CIDCO. By virtue of the Plot allotted by the CIDCO and further by virtue of the said Agreement to lease, the Original Licensees have a clean and clear marketable title and the said Plot is without any encumbrances. Therefore, thereafter as per the Development agreement and Power of Attorney, **M/S. GNM GROUP, a Partnership Firm** as developers are entitled to develop the said plot and to construct the building/s thereon in accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

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ADV. ABHIMANYU HINDURAO JADHAV MAH/ 1547/2016

On the basis of the above documents placed before me, I hereby certify that the title of the said Plot which is presently standing in the names of 1) SHRI. DATTU GANPAT KAMBLE, 2) SHRI. SANJAY DATTU KAMBLE, 3) SMT. VATSALA DATTU KAMBLE, 4) SMT. SHUBHADA SANTOSH KAMBLE, 5 KU. SUMEDHA SANTOSH KAMBLE (Minor) & 6) KU. SAMRUDDHI SANTOSH KAMBLE (Minor). The minors are represented through their natural guardian Mother SMT. SHUBHADA SANTOSH KAMBLE and as per the Development agreement and Power of attorney dated 27th December, 2022, in the name of **M/S. GNM GROUP, a Partnership Firm** as developers is clear, marketable and free from all encumbrances and do not have any hindrances and that they have become the rightful Developers for the said plot and are entitled to develop the said property.

ADV. ABHIMANYU H. JADHAV
ADVOCATE
PLACE: NEW PANVEL, NAVI MUMBAI
Date 27/09/2024

ADV. ABHIMANYU HINDURAO JADHAV
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Tuesday,December 27 ,2022
12:17 PM

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Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 24187 दिनांक: 27/12/2022

गावाचे नाव: वहाळ
दस्तऐवजाचा अनुक्रमांक: पवल3-21891-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार -

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नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 560.00
पृष्ठांची संख्या: 28

एकूण: रु. 660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:31 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2612202215907 दिनांक: 27/12/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012765570202223E दिनांक: 27/12/2022
बँकेचे नाव व पत्ता:

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	26122022215907	Date	26/12/2022
Received from G, Mobile number 9320381010, an amount of Rs.560/-, 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	SBIN	Date	26/12/2022
Bank CIN	10004152022122616320	REF No.	CHL3216693
This is computer generated receipt, hence no signature is required.			

द.ग.कांबळे

व.द.कांबळे

Mukesh

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Print Date 27-12-2022 12:18:47

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CHALLAN
MTR Form Number-6

GRN MH012765570202223E	BARCODE	Date 26/12/2022-18:59:00	Form ID 48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAYFG5721G
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	GNM GROUP
Location	RAIGAD		
Year	2022-2023 One Time	Flat/Block No.	PLOT NO 405 SECTOR NO 24 PUSHPAK
Account Head Details	**Amount in Rs.**	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	TAL PANVEL DIST RAIGAD
0030063301 Registration Fee	100.00	Area/Locality	vahal
		Town/City/District	
		PIN	
		Remarks (If Any)	
		PAN2=BCOPK8546G~SecondPartyName=DATTU GANPAT KAM	
		AND OTHERS~CA=0~Marketval=1	
		Amount in Words	Six Hundred Rupees Only
Total	600.00		
Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**	
	Cheque/DD Details	Bank CIN / Ref. No.	00048572022122665267 / 7581339
Cheque/DD No.		Bank Date / RBI Date	26/12/2022 12:24:00 / N/A Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

पवल - ३
29/09 २०२२
२/२८

पवल - ३
9/03 २०२२
५५/८८

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

Mobile No. : 9323881013

Print Date 26-12-2022 07:00:04

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कुलमुखत्यारपत्र

आम्ही १) श्री. दत्तु गणपत कांबळे वय ६४ वर्षे व्यवसाय शेती, २) श्री. संजय दत्तु कांबळे वय ४२ वर्षे व्यवसाय शेती, ३) श्रीमती./सौ. वत्सला दत्तु कांबळे वय ५८ वर्षे व्यवसाय शेती, ४) श्रीमती/सौ. शुभदा संतोष कांबळे वय ४१ वर्षे व्यवसाय शेती, ५) कु. सुमेधा संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे वय ४१ वर्षे व्यवसाय शेती, ६) श्री. समृध्दी संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे, वय ४१ वर्षे व्यवसाय शेती, सर्व राहणार रहिवाशी पत्ता- मु. पो. उलवा, ता. पनवेल, जि. रायगड यानंतर ज्यांना **"मालक"** असे संबोधिले जाईल, प्रस्तूतचे कधीही रद्द न होणारे कुलमुखत्यारपत्र करून ठेवतात की खालील प्रमाणे

ज्याअर्थी,

१. शहर औद्योगिक विकास महामंडळ, महाराष्ट्र म्हणजेच (ज्याचा संक्षेपाने सोयीकरीता 'सिडको' असा उल्लेख केला आहे) ज्यांचे कार्यालय निर्मल दूसरा मजला, नरीमन पॉइंट, मुंबई ४०००२१ येथे आहे व ज्यांना महाराष्ट्र रिजनल टाउन प्लॅनिंग ॲक्ट, १९६६ चे कलम ११३, उप कलम १, व ३-अ अन्वये मे. महाराष्ट्र शासनाने नवीन मुंबईसाठी न्यु टाउन डेव्हलपमेंट ॲथॉरिटी म्हणुन घोषित केले आहे.

२. प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व उपयोजित कामाकरीता आवश्यक असलेल्या मौजे वहाळ पुष्पक, ता. पनवेल, जि. रायगड येथील निर्माण झालेल्या जमिनीवरील, आधीचे बांधकाम सीतांतरित होणार असल्यामुळे उपरोक्त सदभाति नेमुन करीता शासन निर्णयान्वयेए जिल्हाधिकारी रायगड यांनी त्यांचेकडील निर्णय क्रमांक क्र. सिडको/आवित/पुन:स्थापना/२०१५/३३६८ दिनांक १०/०८/२०१५ अन्वये पुन:स्थापनेसाठी भूखंड व इतर लाभ देण्याकरीता पात्र ठरविले आहे.

३. तदनंतर दिनांक १६/०३/२०१८ रोजीच्या शुध्दी पत्र क्र. सिडको/अमुभुवभुअ(नमुंआवि)/२०१७/१६९७ नुसार सदर वाटपपत्रातील भूधारक श्री./श्रीमती. संतोष दत्तु कांबळे मयत असल्याने पनवेल येथील दिवानी न्यायाधिश कनिष्ठ स्तर यांचे कोर्टातील दिवाणी चौकशी अर्ज क्र. ४८७/२०१७ नुसार सादर केलेला वारसदाखल्याच्या आधारावरुन श्री./श्रीमती. संतोष दत्तु कांबळे (मयत) यांचे वारस म्हणून वत्सला दत्तू कांबळे, शुभदा संतोष कांबळे, सुमेधा संतोष कांबळे, समृध्दी संतोष कांबळे यांना घोषित व प्रमाणित केले आहे. त्यानुसार वारसांच्या नावांची नोंद घेवून हे शुध्दीपत्र काढण्यात येते.

पनवेल - ३
२१/०१/२०२२
कार्यालय निर्मल दूसरा मजला

पनवेल - ३
१०३०/२०
१६

THE SEAL OF THE SUB REGISTRAR PANVEL

THE SEAL OF THE SUB REGISTRAR PANVEL-3

विकासक

मालक

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४. सदर भुखंडासंबंधीत मे. सिडकोने प्रथमपक्ष यांचे लाभांत दिनांक २७/०८/२०१८ रोजी नोंदणीकृत ॲग्रीमेंट टू लिज पुर्ण करून भुखंड क्र. ४०५, सेक्टर क्र. २४ याबाबत दस्त निष्पादित केलेला होता. सदर ॲग्रीमेंट टू लिज मा. दुय्यम निबंधक, पनवेल ५ यांचे कार्यालयात अनुक्रमांक पवल-५-११११११-२०१८ नुसार दिनांक १२/१०/२०१८ रोजी नोंदणीकृत करण्यात आले आहे.

५. उपरोक्त पत्रास अनुसरून, आपणांस पुन:सीपनेसाठी देय असलेली भूखंड खालील अटी व शर्तीवर तसेच सिडकोबरोबर करावयाच्या भाडेपट्टा करारनामा (Agreement to Lease) आणि भाडेपट्टा (Lease Deed) यामध्ये अंतर्भुत असलेल्या अटी व शर्तीस अधिन राहून सर्व मिळून वाटप करण्यात येत आहे. सदर भूखंड वाटपाचा संक्षिप्त तपशिल खालीलप्रमाणे आहे.

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२१/०१ २०२२
५ / २८

पवल - ३
१४३० २०२५
५८० / ८८

परिशिष्ट क्र. १

वाटप करण्यात आलेल्या जमिनीचे वर्णन

मौजे - पुष्पक वहाळ, ता. पनवेल, जि. रायगड

गाव	भुखंड क्र.	सेक्टर क्र.	क्षेत्र (चौ.मी.)
पुष्पक -	४०५	२४	६२० चौ.मी

सदर मिळकतीचा करारनामा पत्रात संक्षिप्ततेसाठी वरील मिळकतीस एकत्रितरित्या "सदरची मिळकत" असे संबोधण्यात येईल आणि जीचे अधिकर सविस्तर वर्णन हे खालील परिशिष्टात दाखविले आहे.

६. सदर मिळकतीचे भाडेपट्टाकरारनामा हे आमच्या नावे असून त्यांचे व्यतिरिक्त नातलग अथवा कोणत्याही पक्षीयांचे नावे नाहीत सदर मिळकतींचा हक्क, मालकी, सुखवाट ही पूर्णपणे आमच्याकडे आहे.

७. सदरची मिळकत ही पुष्पक वहाळ नोड, नवी मुंबई क्षेत्रामध्ये येते.

८. दिनांक २१.१२.२०२२ रोजीच्या विकास करारनाम्याव्दारे, आम्ही सदर मिळकत विकसित करण्यासबंधीचे सर्व हक्क, स्वारस्य किंवा लाभ हे मे. जी एन एम ग्रुप प्रा. लि. यांचे वतीने भागिदार १. श्री. नरेश कुमार व २. श्री. मुकेश सी. चौधरी भारतीय नागरीक, पत्ता - शॉप नं. ०४, प्लॉट नं. १४, सेक्टर-४८, नेरूळ, नवी मुंबई, ता. व जि. ठाणे, ४००७०६ यापुढे यांचा उल्लेख **"विकासक"** केला जाईल, यांच्या लाभात सदर विकास

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करारनाम्यातील नमूद अटी व शर्तीनुसार देण्याचे मान्य व कबूल केले आहे. सदर विकास करारनामा हा पनवेल येथल दुय्यम निबंधक कार्यालयात दस्त नोंदणी अनुक्रमांक ...पनल-३-२१८१०/२०२२..... ला दिनांक ...२१/१२/२०२२.... रोजी नोंदणीकृत करण्यात आले आहे.

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२१८१० / २०२२
१२/२८

९. सदर विकास करारनाम्यातील नमूद अटी व शर्तीनुसार तसेच सदर विकास करारनाम्यातील नमूद कर्तव्याची बजावणी करीत सदर मिळकतीसंदर्भात [illegible]साठी कृत्ये, कामे व जबाबदा-या करण्यासाठी आम्ही मे. जी एन एम ग्रुप च्या वतीने भागीदार **१. श्री. नरेश कुमार व २. श्री. मुकेश सी. चौधरी** यांची आमच्या कुलमुखत्यारी म्हणून नेमणुक करीत आहोत.

कारणे सदर कधीही रद्द न होणारे कुलमुखत्यारपत्र लिहुन देते की,

येणेप्रमाणे साक्षीदारांच्या समक्ष आम्ही मे. जी एन एम ग्रुप च्या वतीने भागीदार **१. श्री. नरेश कुमार व २. श्री. मुकेश सी. चौधरी** यांनी [illegible] अथवा संयुक्तिकरीत्या आम्ही सदर मिळकतीसंदर्भात खाली नमुद केलेली वेगवेगळी कृत्ये, कामे व जबाबदा-या करण्यासाठी आमचे योग्य व कायदेशिर कुलमुखत्यारी म्हणून नेमणुक करित आहोत.

१. सदर मिळकतीचा विकास करण्यासाठी सदर मिळकतीवर प्रवेश करणे आणि सदर मिळकतीचा ताबा घेणे.

२. सदर मिळकतीच्या विकासासाठी इमारतीचा नकाशा बनवणे तसेच त्यात आवश्यक ती दुरूस्ती, फेरतपासणी, फेरबदल करणे आणि सदर नकाशे मंजुर करण्यासाठी सिडकोकडे दाखल करून मंजुर करून घेणे.

३. सदर मिळकतीच्या विकसनासाठी आवश्यक त्या परवानग्या मिळविण्यासाठी अर्ज करून मिळकतीसंबधी लागणा-या सर्व परवानग्या मिळवणे, आमच्या वतीने सहया करणे.

४. आमच्या वतीने सदर मिळकत विकसित करण्यासाठी तसेच सदर मिळकतीच्या [illegible]साठी आवश्यक ते अर्ज, याचिका, पत्रव्यवहार तसेच इतर पत्रव्यवहार करून [illegible] करणे सदरील दस्त, अर्ज, याचिका, संबंधीत अधिका-यापुढे आमच्या वतीने [illegible] करणे.

प.द.जांभळे

Mukesh

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५. सदर मिळकतीच्या विकासासाठी वेळोवेळी आवश्यकता असेल तेव्हा सर्व्हेयर, अभियंता, आर.सी.सी. सल्लागार-व्यवस्थापक, कॉलीसिटर, वकील, चार्टड अकाउंटंट, वास्तुविशारद अथवा इतर सल्लागार तसेच व्यवस्थापक, कंत्राटदार, ठेकेदार तसेच संबंधित कामगार नेमणे आणि त्यांना योग्य ते शुल्क व मोबदला देणे.

६. सिडको किंवा तत्सम प्रधिकरण किंवा इतर आवश्यक अधिकारी येथे सदर मिळकतीच्या विकसनासाठी तसेच सदर मिळकतीवर इमारत बांधण्यासाठी अथवा बांधकाम करण्यासाठी वेळोवेळी आवश्यक त्या अनामत रक्कमा भरणे, तसेच सदर अनामत रक्कमा परत मिळविण्यासाठी मागणी करणे, तसेच सदर अनामत रक्कमा भरणे, तसेच सदर अनामत रक्कमा परत मिळविण्यासाठी मागणी करणे, तसेच सदर अनामत रक्कमा परत मिळाल्यासंबंधी आमच्यासाठी आणि आमच्या वतीने पोचपावती देणे.

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पनवेल - ३ २०२५ ९८३० / ११

७. सदर मिळकत विकसीत करण्यासाठी आवश्यक असणाऱ्या इंजिनियर, संबंधित प्राधिकरण अथवा अधिकारी यांचे मदतीने सदर मिळकत विकसीत करून त्यात विद्युत व्यवस्था तसेच पाणी, ड्रेनेजची तजविज करणे. त्याकरिता लागणाऱ्या कायदेशीर बाब वेळोवेळी प्रधिकरण/अधिकाऱ्यांच्या पाहणे.

८. सदर मिळकत विकसित करण्यासाठी तसेच सदर मिळकतीवर भविष्यात बांधण्यात येणाऱ्या इमारतीसाठी वीज उपलब्ध करून देण्यासाठी तसेच तात्पुरते अथवा कायम स्वरूपाचे सब स्टेशन उभारण्याकरीता, विद्युत पुरवठा कंपनीसोबत किंवा इतर तत्सम कंपनी/अधिकारी/प्राधिकरण यांच्यासोबत वाटाघाटी करणे, संपर्क करणे आणि त्यासाठी आवश्यक असणाऱ्या अशे सर्व पत्र, अर्ज, फॉर्म, पेपर, हमीपत्र, अटी व शर्तीवर यांवर सहया करणे.

९. सदर मिळकत विकसित करण्याकामी सिडको, सरकारी/निम्न सरकारी कार्यालय, पोलिस खाते, तलाठी, ग्रामसेवक यांचे दप्तरी जाऊन सदर मिळकत विकसीत करण्यासाठी वाटाघाटी करणे, संपर्क करणे आणि त्यासाठी आवश्यक असणाऱ्या सर्व पत्र, अर्ज, फॉर्म, पेपर, हमीपत्र, हमीपत्र, अटी व शर्तीवर सहया करणे आणि विकसनाच्या कामात काही व्यत्यय, अडथळे दुर करून कायदेशिर रित्या कुलमुखत्यार म्हणून कामे पहावीत.

द.ग.कांबळे व.द.कांबळे

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१०. सदर मिळकतीसबंधी तसेच सदर मिळकतीवरिल कर/सारा यासबंधी सिडको यांच्या असेसमेंन्ट डिपार्टमेंटसोबत वाटाघाटी करणे तसेच सदर मिळकतीचा कर/सारा यासबंधीच्या सर्व गोष्टी निकालात काढण्यासाठी, तक्रार दाखल करण्यासाठी, तोडगा काढण्यासाठी आमच्या साठी व आमच्या वतीने हजर राहणे आणि आमचे प्रतिनिधित्व करणे.

११. सदर मिळकतीचा प्रकार बदलण्यासाठी (Change of Use) सदर मिळकत आजुबाजुच्या इतर मिळकतींसोबत एकत्रिकरणासाठी तसेच सदर मिळकतीच्या विभाजणासाठी सिडको अधिकारी/प्राधिकरण यांच्याकडे तसेच कोर्टात अर्ज करणे आणि त्यासाठी आवश्यक ते सर्व फॉर्म, अर्ज, घोषणापत्र, इन्डेमनिटी बॉन्ड सत्यप्रतिज्ञापत्र यावर सहया करणे तसेच यासबंधी सर्व कामांकरीता स्वतः प्रत्यक्ष किंवा त्यांनी नेमलेल्या अधिकाऱ्यांकडे हजर राहणे आणि त्यासाठी वेळोवेळी लागणारे आवश्यक ते खर्च, शुल्क, दंड इत्यादी भरणे.

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१२. सदर मिळकत विकसीत करण्यासाठी स्टिल व सिमेंट कंपन्यांकडे आणि इतर सम संबंधित कार्यालयाची परवानगी घेणे, तेथे अर्ज करून बांधकामासे लागणारे साहित्य स्टील व इतर साहित्य यांची जुळवाजुळव करणे त्यासबंधी आवश्यक त्या सर्व कायदेशीरची पूर्तता करणे आमच्यासाठी व आमच्यावतीने हजर राहणे, सहया करणे आणि त्यासबंधी आवश्यक अशा सर्व गोष्टी, बाबी इत्यादींची पूर्तता करणे.

१३. सदर मिळकतीवर बांधण्यात येणा-या सदनिका, गाळे, दुकाने, गॅरेजस, मोकळी जागा, पार्कीग जागा, कॉमन पॅसेजेस इत्यादीची जाहिरात वर्तमानपत्रात, नियतकालीकांमध्ये करणे.

१४. सदर मिळतीसंदर्भातील कुलमुखत्यारी यांना उचित वाटेल अशा सर्व, दस्तावेज, करारनामे, विक्रीपत्र, हिस्सेवाटणी, संमतीपत्र यावर सहया करणे, तसेच सदर मिळकतीवर बांधण्यात येणाऱ्या प्रकल्पात यांच्या हिश्श्यामधील सदनिका, गाळे, दुकाने, इत्यादीच्या विक्रीसाठी संमतीदार म्हणून आमच्यासाठी व आमच्यावतीने सामिल होणे आणि सहया करणे आणि कागदपत्रे नोंदणीकृत करणे.

THE SEAL OF THE SUB REGISTRAR PANVEL

व.द. कांबळे

Mukesh

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१५. आमच्यासाठी व आमच्यावतीने दुय्यम निबंधक कार्यालयात हजर राहणे आणि आमचे प्रतिनिधित्व करणे आणि सदर मिळकतीसंबंधी या कूलमुखत्यारपत्राच्याचे, कुलमुखत्यारी यांनी अंमलबजावणी केलेल्या कोणतेही दस्तावेज, कागदपत्रे, लिखाण, करारनामा, पुरवणी करारनामा, गहाणपत्र (Deed of Mortgage), तारणा चुक दुरूस्तीपत्र लेख (Deed of Rectification) संमतीपत्र (Deed of Confirmation) फॉर्म, अर्ज, घोषणापत्र, इन्डेमनीटी बॉन्ड, सत्यप्रतिज्ञापत्र. यांची कबुली करणे व आमच्यासाठी व आमच्यावतीने सहया करून ते नोंदणीकृत करणे.

१६. सदर मिळकती संबंधीत कर, उपकर, सारा, रेव्हेन्यू, भरणा ~~खर्च, आकार आणि~~ इ. ~~संबंधीत खर्च करणे.~~

१७. सदर मिळकतीसंदर्भात कर, उपकर भरण्यासाठी जे फॉर्मस, अर्ज व इतर कागदपत्र असतील त्यांच्या आमच्यावतीने व आमच्यावतीने सहया करणे आणि आमचे प्रतिनिधित्व करणे.

१८. सदर मिळकत हे कोणत्याही नैसर्गिक आपत्तीस जसे पूर, भूकंप, आग, नैसर्गिक आपत्ती यांपासून वाचविण्यासाठी सदर मिळकतीचा विमा काढणे. सदर मिळकतीवर असलेल्या सदनिका, गाळे इत्यादीच्या भावी खरेदीदारांकडुन त्यांच्याकडुन त्यांनी द्यावयाच्या रक्कमांची मागणी करणे, सदर रक्कमा मिळविणे, तसेच सदर रक्कमा भावी खरेदीदारांनी न दिल्यास अथवा देण्यास दिरंगाई झाल्यास सदर क्षेत्राचा ताबा घेणे आणि योग्य ती कायदेशिर कारवाई करणे.

१९. सदर मिळकत विकसीत झाल्यानंतर विकले गेल्यास सदनिका, गाळे यांची सोसायटी स्थापन करून देणे त्यासाठी आवश्यक ती पाऊले उचलणे तसेच सदर मिळकतीचे सोसायटीचे नावे फरोक्तखत करून देणे तसेच निबंधक व उपनिबंधक यांचे कार्यालयात हजर राहणे आणि माझे प्रतिनिधित्व करणे, आणि सदर फरोक्तखत कबुली करून ते नोंदणीकृत करणे.

२०. सदर मिळकतीसंबंधी दुरध्वनी केबल टाकण्याकरीता तसेच इतर सोयीसुविधांकरीता तसेच सदर मिळकतीवर बांधण्यात येणा-या इमारतीत दुरध्वनीची सोय करण्यात यावी तसेच प्रत्येक सदनिका धारकास दुरध्वनी व दुरसंवादाची सोय करून देण्यासाठी यासाठी आवश्यक असे फॉर्मस्, अर्ज व इतर कागदपत्रे करणे इत्यादींवर आमच्यासाठी व आमच्यावतीने सहया करणे.

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२१. सदर मिळकतीच्या विकसनासाठी आर्थिक सहाय्यता मिळण्यासाठी सदर कुलमुखत्यारी यांच्या हिश्याचा आलेले क्षेत्र बँक अथवा एखादया वित्तीय संस्थेकडे गहाण, तारण ठेवणे आणि त्यासाठी सदर बँक, वित्तीय संस्था यांना आवश्यक असणारे गहाणपत्र, तारणपत्र तसेच इतर सर्व दस्तावेज, कागदपत्रे, लिखाण यांची अंमलबजावणी करून त्यावर सहया करणे आणि नोंदणीकृत करणे.

२२. तसेच सदर मिळकत पूर्वहा खरेदीखताव्दारे कुलमुखत्यारी अथवा इतर पक्षकार/इसम किंवा सदर मिळकतीवर स्थापन झालेल्या गृहनिर्माण संस्था/मर्यादित कंपनी यांच्या नावे करून देणे.

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२३. सदर मिळकतीचे सिडको दप्तरी कुलमुखत्यारी यांचे नाव दाखल होण्याकरीता आवश्यक ते सर्व अर्ज करणे, त्यावर सहया करणे त्यासाठी आवश्यक ते कार्यालयात व अधिका-यासमोर आमच्यासाठी व आमच्यावतीने हजर राहणे आणि आमचे प्रतिनिधित्व करणे.

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२४. सदर मिळकतीसंदर्भात कोणत्याही दिवाणी, फौजदारी व इतर कोणत्याही न्यायालयात आवश्यक ते दावे, फिर्याद, खटले व इतर कायदेशिर कार्यवाही करणे, त्यासंदर्भात तडजोड करणे, सदर सर्व दावे, फिर्याद, खटले व इतर कायदेशिर कारवाई आवश्यकता असल्यास निकालात काढणे, तसेच इतर त्रयस्थ इसम अथवा पक्षकार यांनी दाखल केलेल्या दिवाणी, फौजदारी व इतर कोणत्याही दावा, फिर्याद, खटले यास जबाब देणे, बाजू मांडणे, समर्थन करणे, तसेच यासर्व गोष्टीकरीता कोणत्याही न्यायालयात किंवा सरकारी आणि निम सरकारी अधिका-यांसमोर आमच्यासाठी व आमच्यावतीने हजर राहणे.

२५. याकरिता आणि आमच्या नावाने कोणतीही फिर्याद (plaints), दावा, दरखास्त, तक्रार लेखीजबाब (written statements), याचना (petitions), वकीलपत्र, अर्ज व प्रतिज्ञापत्र व इतर आवश्यक ते कागदपत्र कोणत्याही दिवाणी, फौजदारी न्यायाधिशासमोर व इतर कोणत्याही न्यायाधिशासमोर किंवा कोणत्याही सरकारी आणि निमसरकारी अधिका-यासमोर दाखल करणे, जाहिर करणे, घोषणा करणे तसेच यासर्व गोष्टीकरिता कोणत्याही न्यायालयात, सरकारी आणि निम सरकारी अधिका-यासमोर आमच्यासाठी व आमच्यावतीने हजर राहणे.

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२६. आमच्यासाठी व आमच्यावतीने कोणतेही कोर्टात हजर राहण्यासाठी आलेले आज्ञापत्र (Writ of Summons) व इतर कोणतीही कायदेशिर प्रक्रीया स्विकारणे, आमच्यासाठी व आमच्यावतीने सदर कोर्टात हजर रहाणे, जबाब देणे, बाजु मांडणे, समर्थन करणे, एखाद्या कृत्य कारवाईला विरोध करणे, प्रत्युत्तर देणे तसेच सदर कुलमुखत्यारी यांना योग्य वाटेल अशी सर्व कायदेशिर कृत्ये कारवाई करणे.

२७. एखाद्या निर्णय किंवा आदेश यांच्या विरोधात अपील करणे, अर्ज करणे, युयारित अर्ज करणे, याचना दाखल करणे आणि त्यासाठी आवश्यक ते अपीलमेमो, याचना, प्रतिज्ञापत्रे व इतर आवश्यक ते कागदपत्र यावर सहया करणे, दाखल करणे, जाहिर करणे.

२८. सदर मिळकतीसंबंधी विकसन संदर्भात काही मागण्या, दावे अथवा वसूली संदर्भात भूतकाळ, वर्तमान किंवा भविष्यकाळात व्यक्तीश अथवा संस्थेसंबंधी सरकार विरोधात अथवा कोणत्याही व्यक्तीस विरुध्द कायदेशिर दावा दाखल करून, प्रतिज्ञापत्रे तसेच पुरसिस अर्ज करून सदर मिळकती संबंधात वसुली केली जाईल. त्याबाबतच्या वसुलीसाठी आणि अशीलाच्या वतीने आमच्या वतीने वकिल व सॉलिसिटर यांची नेमणुक करून सदर प्रकिचे काम चालवणे.

२९. सदर मिळकतीचे क्षेत्रफळाविषयी शहानिशा करण्याकरीता, क्षेत्रफळाच्या मोजणीकरित, डिमार्केशनकरिता आणि त्यानुसार असेसमेंन्ट उता-यामध्ये योग्य ते फेरबदल करण्याकरीता सिडको व इतर सरकारी, निम सरकारी अधिकारी/प्राधिकरण यांच्याकडे आमच्यासाठी व आमच्यावतीने अर्ज करणे आणि आमचे प्रतिनिधित्व करणे.

३०. सदर कुलमुखत्यारी/विकासक यांच्या लाभात केलेल्या विकास करारांतर्गत आम्ही दिलेली सर्व आश्वासने वचने कर्तव्ये इत्यादीची पूर्तता करणे.

३१. सदर मिळकत ही आमचे कुलमुखत्यारी हे स्वत:च्या खर्चाने विकसित करणेची असल्याने, सदर मिळकतीवर त्यांच्याकडून बांधण्यात येणा-या इमारतीमधील सदनिका व वाणिज्य गाळे यांमधील कुलमुखत्यारी यांच्या हिश्यास येणा-या सदनिका व वाणिज्य गाळे यांवर बँक व इतर वित्तीय संस्था यांच्याकून कर्ज घेण्याचा व गाहण ठेवण्याचे अधिकार आमचे कुलमुखत्यारी यांना राहील. त्यासाठी आमची कोणतीही परवानगी घेण्याची आवश्यकता आमचे कुलमुखत्यारी यांना असणार नाही. तसेच आमचे कुलमुखत्यारी

द.ग.कांबळे प.द.कांबळे

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यांच्या हिश्यास येणा-या सदनिका व वाणिज्य गाळे आमचे कुलमुखत्यारी यांनी इच्छुक खरेदीदारांस विकल्यास, ते खरेदीदारही त्या सदनिका व वाणिज्य गाळे यांवर बँक व वित्तीय संस्थांकडून कर्ज घेवू शकतील व त्यासाठी आवश्यक असणा-या अर्ज, ना-हरकतपत्र, बंधपत्र यांवर कुलमुखत्यारी यांनी आमच्या वतीने सहया करणे, नोंदणीकृत करणे व ते अंमलात आणून देणे.

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३२. सदर मिळकतीवर बांधण्यात येणा-या इमारतीमधील आमच्या हिश्यातील सदनिका व वाणिज्य गाळे हे आम्ही खरेदीदारांस विकल्यास सदर सदनिका व वाणिज्य गाळे यासबंधी वेळेनुसार भरावे लागणारे मुद्रांक शुल्क, नोंदणीकरण खर्च, हस्तांतरण खर्च, सोसायटी उभारणीचे खर्च, कायदेशिर खर्च व इतर खर्च त्या खरेदीदारांकडून वसूल करण्याबाबत योग्य ती पावले उलचणे.

३३. सदर मिळकतीच्या इमारतीच्या विकासासंबधी आवश्यक असणारे करारनामे, हमीपत्र, बंधपत्र, हे नोंदणीकृत करण्यासाठी सदर दस्तऐवज इच्छुक खरेदीदार यांच्यासमोर आमच्यावतीने सादर करणे, सदर दस्तऐवजांवर आमच्यावतीने सहया करणे व ते सर्व कागदपत्र व दस्तऐवज अंमलात आणणे व नोंदणीकृत करून देणे.

३४. सदर मिळकतीवर बांधण्यात येणा-या इमारतीमधील कुलमुखत्यारी यांच्या हिश्यात येणा-या सदनिका व वाणिज्य गाळे हे योग्य त्या खरेदीदारांस विकूण त्याबाबत ताबापत्र संबधीत खरेदीदारास देणे व रक्कम स्विकारल्याची पावती खरेदीदारांना देणे.

३५. तसेच कुलमुखत्यारी यांच्या हिश्यात येणा-या सदनिका व वाणिज्य गाळे यासबंधी इच्छुक खरेदीदार यांच्या बरोबर सदनिका व वाणिज्य गाळे यांच्या विक्रीबाबत करार, करारनामे करणे, तसेच इतर दस्त त्यावर सहया करणे, सदर सदनिका व वाणिज्य गाळे यांच्या विक्रीसबंधी आवश्यक असणारे करार व करारनामे, चुकदुरूस्तीपत्र, दस्त रद्द करारनामा तसेच इतर दस्त नोंदणीकृत करणेबाबत मा. दुय्यम निबंधक यांच्यासमोर आमच्यावतीने हजर राहणे, करारनामा नोंदणीकृत करून अंमलात आणणे.

३६. कुलमुखत्यारी/विकासक हे सदरहु मिळकतीमधील मालक यांचा हिस्सा म्हणजेच मालकांचे क्षेत्र कोणत्याही बँकेकडे गहाण अथवा तारण ठेवणार नाहीत. तसेच कुलमुखत्यारी/विकासक हे त्यांचा हिस्सा म्हणजेच विकासकांचे क्षेत्र गहाण अथवा तारण ठेवून बांधकाम किंवा विकसनासाठी भांडवल उभे करू शकतात. यासाठी लागणारी सर्व कामे करणे तसेच आमच्या वतीने सही करणे व उपस्थित राहणे.

व.द.कांबळे

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३७. हया लेखाद्वारे दिलेल्या अधिकारांचा आमचे कुलमुखत्यारी जी जी कामे करतील ती सर्व कामे मी स्वत: हजर राहून केली असे समजून ती आमच्यावर व माझ्या वालीवारसांवर बंधनकारक राहतील.

३८. आम्ही सामान्यत: सदर मिळकतीच्यासंदर्भात किंवा सदर मिळकतीवर असणा-या बांधकामसंदर्भात किंवा यापुढे सदर मिळकतीवर बांधण्यात येणा-या बांधकामसंदर्भात उक्त अशी सर्व कृत्ये, गोष्टि, बाबी इत्यादीची पूर्तता आम्ही स्वत: ज्या परिणामकारकपणे करू तशा करणे.

३९. वर नमूद केली सर्व अथवा मर्यादित कृत्ये, कामे व जबाबदाऱ्या पार पाडण्यासाठी एक किंवा अधिक प्रतिनिधीची (Substitute/s) नेमणूक करणे आणि सदर नेमणुक रद्द करणे आणि आवश्यकता भासल्यास पुन्हा दुसऱ्या व्यक्तीची प्रतिनिधी म्हणून नेमणुक करणे तसेच त्यासाठी आवश्यक त्या कुलमुखत्यारपत्रावर सही करून अंमलबजावणीसाठी सक्षम निबंधक कार्यालयात कबुली देऊन ते नोंदणीकृत करणे.

आम्ही येथे सहमत करून हमी देत आहोत की, आमचे कुलमुखत्यारी यांनी आमच्यावर बजावित पुर्ण केलेली सर्व कामे, कृत्ये, करार, करारनामे हे आमच्यावर बंधनकारक राहतील व ती आम्ही केले असे समजले जातील.

आणि आम्ही घोषणा करतो की, सदर कुलमुखत्यारपत्र हे योग्य मोबदल्यासाठी आहे आणि आम्हाला कुलमुखत्यारी यांच्याकडून मोबदला मिळालेला असल्याने हे कुलमुखत्यारपत्र हे कधीही रद्द न करता येणारे आहे.

आणि आम्ही स्वत:करीता तसेच आमचे वालीवारस, व्यवस्थापक, प्रशासक यांच्यावतीने या कुलमुखत्यारपत्राव्दारे देण्यात येणा-या अधिकारांनुसार करण्यात आलेल्या सर्व कायदेशिर कृत्यांचे समर्थन करीत आहे, तसेच यापुढे देखिल सर्व कायदेशिर कृत्यांचे समर्थन करण्याचे मान्य व कबूल करीत आहोत.

सदर कुलमुखत्यारपत्र हे सदर मिळकतीसदर्भातच मर्यादित आणि बंधिल आहे.

सदर कुलमुखत्यारी यांनी देखिल सदर कुलमुखत्यारपत्रावर सही केलेली आहे.

येणेप्रमाणे सदर कुलमुखत्यारपत्र सर्वांसमक्ष पनवेल येथे दिनांक २७/१२/२०२२ रोजी करण्यात आले.

द.ग. कांबळे ब.ए. कांबळे

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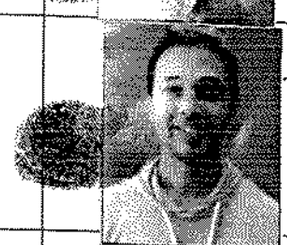
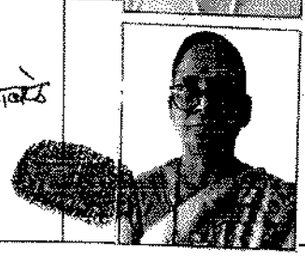
वाटप करण्यात आलेल्या भुखंडाचे वर्णन

मौजे - पुष्पक वहाळ, ता. पनवेल, जि. रायगड

गाव	भुखंड क्र.	सेक्टर क्र.	क्षेत्र चौ.मी.
पुष्पक वहाळ	४०५	२४	६२० चौ.मी.

येणेप्रमाणे सदर कुलमुखत्यार पत्र आमच्या राजीखुशीने व स्वइच्छेपोटी आमच्या मर्जीने नोंदवून दिले असून त्यावर आम्ही आमच्या सहया केल्या आहेत.

कुलमुखत्यार पत्र लिहून देणार/मालक	सही	फोटो
१) श्री. दत्तु गणपत कांबळे	दा.कांबळे	
२) श्री. संजय दत्तु कांबळे	[illegible]	
३) श्रीमती./सौ. वत्सला दत्तु कांबळे	व.द.कांबळे	

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६६ / ८८

THE SEAL OF THE SUB REGISTRAR PANVEL-3

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४) श्रीमती/सौ. शुभदा संतोष कांबळे

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५) कु. सुमेधा संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे

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६८/ ८८

६) श्री. समृध्दी संतोष कांबळे मुळ भुखंड मालक/प्रथमपक्ष यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे,

THE SEAL OF THE SUB REGISTRAR PANVEL-3

साक्षीदार :-

१) .....

२) .....

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सांकेतांक 29/09/2022
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आम्ही सदर कधीही रद्द न होणारे कुलमुखत्यारपत्रात दिलेले अधिकार स्विकारत आहोत.	सही	फोटो
मे. जी एन एम ग्रुप च्या वतीने भागिदार १. श्री. नरेश कुमार	Naresh Kumar	
२. श्री. मुकेश सी. चौधरी	MUKESH	

पनवेल - ३
9030/2022
साक्षीदार
EL/CC

१) .....

२) .....

THE SEAL OF THE SUB REGISTRAR
दुय्यम निबंधक पनवेल - ३ यांची मोहर
PANVEL-3

THE SEAL OF THE SUB REGISTRAR
दुय्यम निबंधक पनवेल - ३ यांची मोहर
PANVEL-3

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28/12/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3
दस्त क्रमांक : 21890/2022
नोंदणी :
Regn:63

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१८/२८

गावाचे नाव : वहाळ

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	14244050
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: भुखंड क्र.405,सेक्टर 24,मौजे पुष्पक वहाळ,ता.पनवेल जि.रायगड क्षेत्र - 620 चौ.मी.((Plot Number : 405 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 620 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दत्तू गणपत कांबळे - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईशाइ:(००:). पिन कोड:-410206 पॅन नं:-BCOPK8546G 2): नाव:-संजय दत्तू कांबळे - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड , महाराष्ट्र, राईशाइ:(००:). पिन कोड:-410206 पॅन नं:-BCOPK8547H 3): नाव:-वत्सला दत्तू कांबळे - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईशाइ:(००:). पिन कोड:-410206 पॅन नं:-FXDPK6752E 4): नाव:-शुभदा संतोष कांबळे - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड , महाराष्ट्र, राईशाइ:(००:). पिन कोड:-410206 पॅन नं:-CITPK7636R 5): नाव:-सुमेधा संतोष कांबळे पांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईशाइ:(००:). पिन कोड:-410206 पॅन नं:-CITPK7636R 6): नाव:-समृद्धी संतोष कांबळे पांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड , महाराष्ट्र, राईशाइ:(००:). पिन कोड:-410206 पॅन नं:-CITPK7636R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 04 प्लॉट नं. 14, सेक्टर 48, नेरुळ, नवी मुंबई ता.व जि. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAYFG5721G 2): नाव:-मे. जी एन एम ग्रुप च्या वतीने भागीदार मुकेश सी चौधरी - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 04 प्लॉट नं. 14, सेक्टर 48, नेरुळ, नवी मुंबई ता.व जि. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAYFG5721G
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/12/2022
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2022
(11)अनुक्रमांक,खंड व पृष्ठ	21890/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	712300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाची [illegible] प्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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९०९० | २०२५
९८/८८

THE SEAL OF THE SUB REGISTRAR दुय्यम निबंधक पनवेल-३ PANVEL-3

THE SEAL OF THE SUB REGISTRAR दुय्यम निबंधक पनवेल-३ PANVEL-3

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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GNM GROUP	eChallan	69103332022122621872	MH012765232202223E	712300.00	SD	0006331715202223	27/12/2022
2		DHC		2612202215792	800	RF	2612202215792D	27/12/2022
3	GNM GROUP	eChallan		MH012765232202223E	30000	RF	0006331715202223	27/12/2022

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

पवल - ३
९७३० | २०२५
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१.२ ल - ३
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THE SEAL OF THE SUB REGISTRAR PANVEL-3

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पवल - ३
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20 / 2L

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
Permanent Account Number Card
AAYFO5721G
GNM GROUP
01/06/2022

THE SEAL OF THE SUB REGISTRAR PANVEL-3

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
Permanent Account Number Card
BJSPC8020J
MUKESH C CHOUDHARY
CHOUDHARY
04/09/1997

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT OF INDIA
Permanent Account Number Card
AZAPP1361J
NARESH KUMAR
HARMA RAM
18/03/1980

पवल - ३
9030 | २०२५
09/ 11

Mukesh

भारत सरकार
Mukesh C Choudhary
DOB: 04-09-1997
Gender:Male
2029 4537 3501
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India
9452 9217 1396
मेरा आधार, मेरी पहचान

Unique Identification Authority of India
Address:
C/O S.C. CHUGH A., #1604 KASTURI HEIGHTS CHS LTD. PLOT NO 39 Kharghar, SECTOR 20 Kharghar Raigarh Maharashtra - 410210
2029 4537 3501

Unique Identification Authority of India
Address:
S/O Harma Ram, Jain Mohalla, Mandar Mandal, Sirohi, Rajasthan
9452 9217 1396

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BCOPK8546G
Name
DATTU GANPAT KAMBLE
Father's Name
GANPAT NARAYAN KAMBLE
Date of Birth
1/06/1958
Signature

भारत सरकार
Government of India
दत्तू गणपत कांबळे
Dattu Ganpat Kamble
जन्म तारीख / DOB : 01/06/1958
पुरुष / Male
3289 0385 1278
आधार - सामान्य माणसाचा अधिकार

पनवेल ३
29/09/2022
29/26

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SANJAY DATTU KAMBLE
DATTU GANPAT KAMBLE
Permanent Account Number
BCOPK8547H

भारत सरकार
Government of India
संजय दत्तू कांबळे,
Sanjay Dattu Kamble
जन्म तारीख / DOB : 22/01/1980
पुरुष / Male
8978 4266 4789
आधार - सामान्य माणसाचा अधिकार

पनवेल
403
621

THE SEAL OF THE SUB REGISTRAR PANVEL-3

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHUBHADA SANTOSH KAMBLE
NARAYAN WHAGHPANJE
Date of Birth
08/1981
Permanent Account Number
ATPK7636R
Signature

भारत सरकार
Government of India
शुभदा संतोष कांबळे
Shubhada Santosh Kamble
जन्म वर्ष / Year of Birth : 1981
स्त्री / Female
2852 0243 3268
आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FXDPK6752E
Name
VATSALA DATTU KAMBLE
Father's Name
LAXMAN GADHE
Date of Birth
01/06/1964
Signature

भारत सरकार
Government of India
वत्सला दत्तू कांबळे
Vatsala Dattu Kamble
जन्म वर्ष / Year of Birth : 1964
स्त्री / Female
5297 7398 1980
आधार - सामान्य माणसाचा अधिकार

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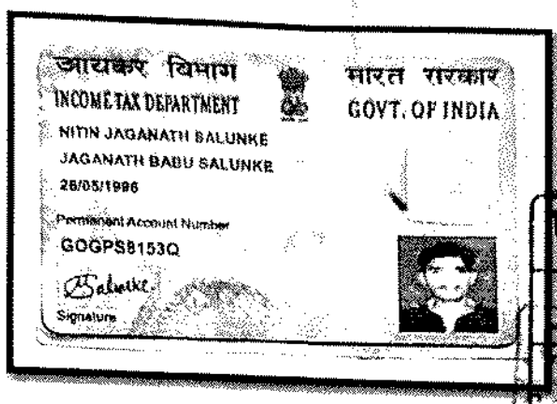

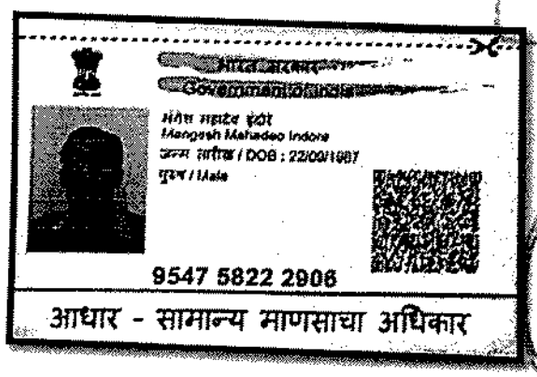

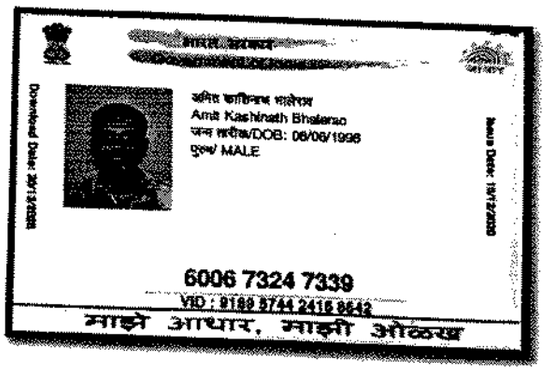

पनवेल - ३
२९/०९ २०२२
२३/२८

पनवेल - ३
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दस्त गोषवारा भाग-2

पवन3 21012C

दस्त क्रमांक:21891/2022

दस्त क्रमांक :पवन3/21891/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 04 प्लॉट नं. 14, सेक्टर 48, नेरुळ, नवी मुंबई ता.व जि. ठाणे, महाराष्ट्र, इंडिया(००:). पॅन नंबर:AAYFG5721G	पॉवर ऑफ अटॉर्नी होल्डर वय :-32 स्वाक्षरी:-		
2	नाव:मे. जी एन एम ग्रुप च्या वतीने भागीदार मुकेश सी चौधरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 04 प्लॉट नं. 14, सेक्टर 48, नेरुळ, नवी मुंबई ता.व जि. ठाणे , महाराष्ट्र, इंडिया(००:). पॅन नंबर:AAYFG5721G	पॉवर ऑफ अटॉर्नी होल्डर वय :-25 स्वाक्षरी:-		
3	नाव:दत्तू गणपत कांबळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, इंडिया(००:). पॅन नंबर:BCOPK8546G	कुलमुखत्यार देणार वय :-64 स्वाक्षरी:-		
4	नाव:संजय दत्तू कांबळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, इंडिया(००:). पॅन नंबर:BCOPK8547H	कुलमुखत्यार देणार वय :-42 स्वाक्षरी:-		
5	नाव:वत्सला दत्तू कांबळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड , महाराष्ट्र, इंडिया(००:). पॅन नंबर:FXDPK6752E	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		
6	नाव:शुभदा संतोष कांबळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, इंडिया(००:). पॅन नंबर:CITPK7636R	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:-		
7	नाव:सुमेधा संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड , महाराष्ट्र, इंडिया(००:). पॅन नंबर:CITPK7636R	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:-		
8	नाव:समृद्धी संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, इंडिया(००:). पॅन नंबर:CITPK7636R	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथित कुलमुखत्यारधारक यांनी दस्त ऐवज करुन दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:27 / 12 / 2022 12:14:33 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितिन साळुंखे - - वय:- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कॉलनी, पनवेल, रायगड, महाराष्ट्र, इंडिया(410206).		

स्वाक्षरी

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2 नाव:अमित भालेराव
वय:24
पत्ता:खांदा कॉलनी, पनवेल, रायगड
पिन कोड:410206

स्वाक्षरी

शिक्का क्र.4 ची वेळ:27 / 12 / 2022 12 : 46 : 29 PM

Sub Registrar Panvel-3

Payment Details.

sr.	Purchaser	Type	Verification no/Vandor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GNM GROUP	eChallan	00040572022122695276	MH012765570202223E	500.00	SD	0006332013202223	27/12/2022
2		DHC		2612202215907	560	RF	2612202215907D	27/12/2022
3	GNM GROUP	eChallan		MH012765570202223E	100	RF	0006332013202223	27/12/2022

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

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पवल - ३
२१८९७ | २०२२
२८/२८

पवल - ३
९७३० | २०२५
०५/८८

प्रमाणित करणेत येते की, सदर दस्तास एकूण २८
पाने आहेत, पुस्तक क्र. १
क्रमांक २१८९७ वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-३
दिनांक २७ माहे १२ सन २०२२

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क्र. व. १ - ३
9030 / 2019
LOE/CL

THE SEAL OF THE SUB REGISTRAR
PANVEL-3

22/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3
दस्त क्रमांक : 1509/2025
नोंदणी :
Regn:63m

गावाचे नाव : वहाळ

(1)विलेखाचा प्रकार	पुरवणी करारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	17674100
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: भुखंड क्र.405,सेक्टर 24,मौजे पुष्पक वहाळ,ता.पनवेल जि.रायगड क्षेत्र - 620 चौ.मी.(विकास करारनामा दस्त क्र.पवल -3-21890-2022 दिनांक 27/12/2022 या दस्ताचे पुरवणी करारनामा) (जा.क्र. ADJ/1300900/1146/2024/अंतिम आदेश/519 दिनांक 17/01/2025)((Plot Number : 405 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 620 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दत्तू गणपत कांबळे यांच्या वतीने कबुली जबाब देणार मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईगार:(ॐ). पिन कोड:-410206 पॅन नं:-BCOPK8546G 2): नाव:-संजय दत्तू कांबळे यांच्या वतीने कबुली जबाब देणार मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईगार:(ॐ). पिन कोड:-410206 पॅन नं:-BCOPK8547H 3): नाव:-वत्सला दत्तू कांबळे यांच्या वतीने कबुली जबाब देणार मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईगार:(ॐ). पिन कोड:-410206 पॅन नं:-FXDPK6752E 4): नाव:-शुभदा संतोष कांबळे यांच्या वतीने कबुली जबाब देणार मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईगार:(ॐ). पिन कोड:-410206 पॅन नं:-CITPK7636R 5): नाव:-सुमेधा संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे यांच्या वतीने कबुली जबाब देणार मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईगार:(ॐ). पिन कोड:-410206 पॅन नं:-CITPK7636R 6): नाव:-समृद्धी संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे यांच्या वतीने कबुली जबाब देणार मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईगार:(ॐ). पिन कोड:-410206 पॅन नं:-CITPK7636R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. जी एन एम ग्रुप च्या वतीने भागीदार नरेश कुमार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 14, सेक्टर 48, नेरुळ, नवी मुंबई ता.व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAYFG5721G 2): नाव:-मे. जी एन एम ग्रुप च्या वतीने भागीदार मुकेश सी चौधरी वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग्रुप नं. 04 प्लॉट नं. 14, सेक्टर 48, नेरुळ, नवी मुंबई ता.व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAYFG5721G
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	21/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	1509/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	171500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

THE SEAL OF THE SUB REGISTRAR PANVEL-3

पवल - ३
९७३० | २०१९
७८/८८

THE SEAL OF THE SUB REGISTRAR
PANVEL-3

यांच्यातील बांधकाम क्षेत्राचे वाटप हे अंतिम स्वरूपाचे राहणार असून त्यामध्ये कोणताही बदल केला जाणार नसल्याचे उभयपक्षीय यानुसार जाहिर करीत आहेत.

५. सदरहु भुखंडावर बांधण्यात येणाऱ्या नियोजित इमारतीमधील एकुण ०५ कार पार्किंग व ३० दुचाकी पार्किंग पैकी ५० टक्के पार्किंग या सदरहु मालक यांच्या हिस्स्यात राहतील, व ५० टक्के पार्किंग या सदरहु विकासक यांच्या हिस्स्यात राहतील, ही बाब उभयपक्षी यांना मान्य व कबुल आहे.

६. सदरहु पुरवणी करारनाम्याच्या शेवटी जोडलेल्या "परिशिष्ट अ" व "परिशिष्ट ब" क्षेत्रप्रमाणे वाटपास प्रथमपक्षीय व किंवा वालीवारस यांनी कोणत्याही अडथळा निर्माण केल्यास त्याची सर्वस्वी निवारण हे प्रथमपक्षीय यांनी स्वखर्चाने करणेचे असून त्याकामी प्रथमपक्षीय हे द्वितीयपक्षीय यांना कोणतीही तोषिश लागू देणार नाहीत.

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१५०९ | २०२५
२१/८०

"परिशिष्ट अ"

मुळ भुखंड मालक/प्रथमपक्ष यांना पुरवणी करारान्वये व देऊ करण्यात आलेल्या सदनिका व गाळ्यांचा तपशिल खालीलप्रमाणे:-

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१५३० | २०२५
१९९/८८

अ. क्र.	मजला क्र.	सदनिका /दुकान क्र	कारपेट क्षेत्र चौ. मी. मध्ये	लाभार्थि
१.	तळ	०३	२२.१९	श्री. संजय दत्तु कांबळे
२.		०४	२१.७०	श्रीमती/सौ. शुभदा संतोष कांबळे
३.	पहिला	१०१	२८.१९	श्रीमती/सौ. शुभदा संतोष कांबळे
४.		१०२	२८.१९	श्रीमती/सौ. शुभदा संतोष कांबळे
५.		१०३	४३.१०	श्रीमती/सौ. शुभदा संतोष कांबळे
६.		१०४	४४.८२	श्रीमती/सौ. शुभदा संतोष कांबळे
७.	तिसरा	३०१	२८.१९	श्रीमती/सौ. शुभदा संतोष कांबळे
८.		३०२	२८.१९	श्री. दत्तु गणपत कांबळे
९.		३०३	२९.९६	श्री. दत्तु गणपत कांबळे
१०.		३०४	३६.४१	श्री. दत्तु गणपत कांबळे
११.		३०५	३७.८८	श्री. दत्तु गणपत कांबळे
१२.	पाचवा	५०१	२८.१९	श्रीमती/सौ. शुभदा संतोष कांबळे
१३.		५०२	२८.१९	श्री. दत्तु गणपत कांबळे
१४.		५०३	२९.९६	श्री. दत्तु गणपत कांबळे
१५.		५०४	३६.४१	श्री. दत्तु गणपत कांबळे
१६.		५०५	३७.८८	श्रीमती सौ.शुभदा संतोष कांबळे श्री. दत्तु गणपत कांबळे
१७.	सहावा	६०४	७८.९४	श्री. संजय दत्तु कांबळे
१८.	सातवा	७०३	२८.०९	श्रीमती/सौ. शुभदा संतोष कांबळे
		एकुण	६१६.४८	

1 द.ग.कांबळे	3	5	
2 व.द.कांबळे	4	6	2

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१०३० | २०१६
६०/८८

THE SEAL OF THE SUB REGISTRAR
PANVEL-3

"परिशिष्ट ब"

विकासक/द्वितीयपक्ष यांना पुरवणी करारान्वये व देऊ करण्यात आलेल्या सदनिका व गाळ्यांचा तपशिल खालीलप्रमाणे:-

अ. क्र.	मजला क्र.	सदनिका /दुकान क्र
१.	तळ	०१
२.		०२
३.	दुसरा	२०१
४.		२०२
५.		२०३
६.		२०४
७.		२०५
८.	चौथा	४०१
९.		४०२
१०.		४०३
११.		४०४
१२.		४०५
१३.	सहावा	६०१
१४.		६०२
१५.		६०३
१६.		६०५
१७.	सातवा	७०१
१८.		७०२
१९.		७०३

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१०३० २०२५
८१/८८

पवल - ३
१५०९ २०
२३/८०

येणेप्रमाणे पुरवणी करारनामा प्रथमपक्ष आणि द्वितीयपक्ष यांनी [illegible] आपआपसांतील समजुतीनुसार, राजीखुशीने, पूर्ण अक्कलहुशारीने, कोणतेही [illegible] प्रकारचे दडपण नसतांना केले असून, त्यामधील सर्व मजकूर अटी व शर्ती त्यांनी वाचून व समजावून घेवून व त्या सर्व अटी शर्ती उभयपक्ष यांस मान्य व कबूल असल्याने [illegible] यांनी सदर समझोता झापनावर खालील साक्षीदारांसमक्ष आज रोजी पनवेल येथे आपआपल्या सहया केल्या आहेत.

ठिकाण : पनवेल

दिनांक : २२/०१/२०२५

THE SEAL OF THE SUB REGISTRAR PANVEL-3

1 दशरथ कांबळे	3	5	
2 व.द.कांबळे	4	6	2

Maharashtra Real Estate Regulatory Authority

पनवेल - ३
9030 | २०२४
62/66

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 : **P52000078281**

Project: ***KUBER HERITAGE*** *, Plot Bearing / CTS / Survey / Final Plot No.:* ***PLOT NO 405 SECTOR 24*** *at* ***Wahal, Panvel, Raigarh, 410206;***

1. **Gnm Group** having its registered office / principal place of business at *Tehsil:* ***Panvel****, District:* ***Raigarh****, Pin:* ***410206***.
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 (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **04/12/2024** and ending with **30/04/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

THE SEAL OF THE SUB REGISTRAR PANVEL-3

Signature valid
Digitally Signed by
Prakash Kisuram Sabale
(Secretary, MahaRERA)
Date:12/4/2024 6:08:23 PM

Dated: **04/12/2024**
Place: **Mumbai**

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पनवेल - ३
१०३० | २०२५
C3/CC

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAYFG5721G

नाम / Name
GNM GROUP

28062022

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/06/2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BJSPC8020J

नाम / Name
MUKESH C CHOUDHARY

पिता का नाम / Father's Name
CHUNILAL

जन्म की तारीख / Date of Birth
04/09/1997

Signature

भारत सरकार
GOVERNMENT OF INDIA

ಮುಕೇಶ್ ಸಿ ಚೌಧರಿ
Mukesh C Choudhary
DOB: 04-09-1997
Gender:Male

2029 4537 3501

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL UDAYA DASH

UDAYA ANANT DASH

17/04/1995

Permanent Account Number
BXTPD4652E

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUJAN UDAY DASH

ARAKHIT HADDU PADHI

01/01/1978

Permanent Account Number
BGPPD3155H

Signature

THE SEAL OF THE SUB REGISTRAR
PANVEL-3

घोषणापत्र

मी मुकेश सी चौधरी

पवल - ३

७/३ | २०२६

पनवेल येथे कार्यालयात

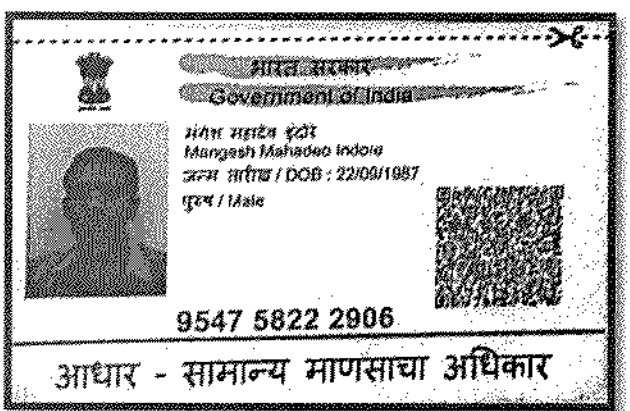
..... या द्वारे घोषीत करतो की, दुय्यम निबंधक करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. / CC

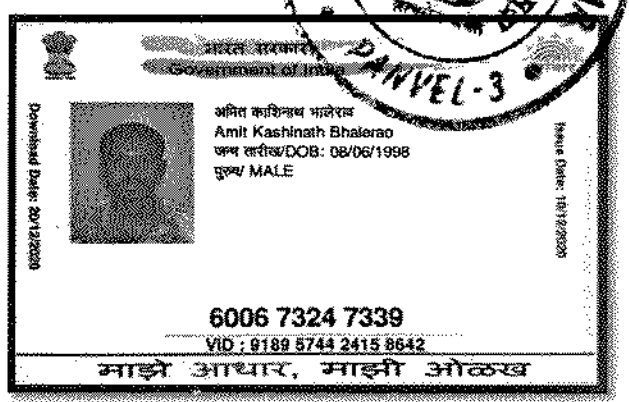
पंकज गणपत कोळी वइगेर यांनी दिनांक 27/12/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/ निष्पन्न करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यापत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेला नाही सदरचे कुलमुखेत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास आम्ही पूर्णपणे सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहू याची मला जाणीव आहे.

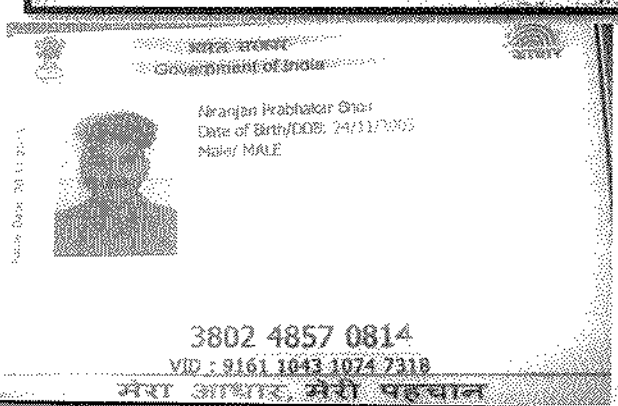
(कुलमुखत्यारपत्रधारकाचे नाव व सही)

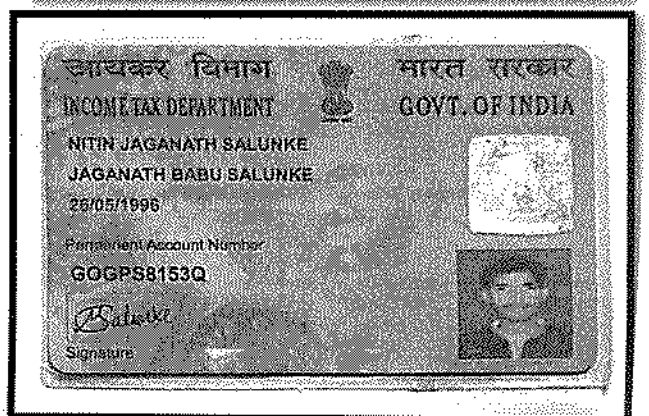
THE SEAL OF THE SUB REGISTRAR PANVEL-3

सदरचे कुलमुखत्यारपत्र मला वाचले असुन त्यांचे सत्यते बाबत माझी खात्री पटली आहे









398/1730
गुरुवार,23 जानेवारी 2025 2:27 म.नं.

दस्त गोषवारा भाग-1

पवल3
दस्त क्रमांक: 1730/2025

दस्त क्रमांक: पवल3 /1730/2025

बाजार मुल्य: रु. 25,20,258/- मोबदला: रु. 37,80,000/-

भरलेले मुद्रांक शुल्क: रु.2,26,800/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात
अ. क्रं. 1730 वर दि.23-01-2025
रोजी 2:23 म.नं. वा. हजर केला.

पावती:1914 पावती दिनांक: 23/01/2025
सादरकरणाराचे नाव: **राहुल उदय दास**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1760.00
पृष्टांची संख्या: 88	
एकुण:	31760.00

दस्त हजर करणाऱ्याची सही:

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 दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 23 / 01 / 2025 02 : 23 : 52 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 01 / 2025 02 : 25 : 25 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट आढळून आल्यास त्याची संपूर्ण जबाबदारी दस्त निष्पादकाची राहील.

लिहून देणार

लिहून घेणार

THE SEAL OF THE SUB REGISTRAR PANVEL-3

23/01/2025 2:38:37 PM

दस्त गोषवारा भाग-2

पवल3 ८७८८
दस्त क्रमांक:1730/2025

दस्त क्रमांक :पवल3/1730/2025
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मान्यता देणार-दत्तू गणपत कांबळे,संजय दत्तू कांबळे,वत्सला दत्तू कांबळे,शुभदा संतोष कांबळे ,सुमेधा संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे,समृद्धी संतोष कांबळे यांच्या तर्फे पालनकर्ता आई शुभदा संतोष कांबळे यांच्या वतीने कु.मु.म्हणून मे. जी एन एम ग्रुप च्या वतीने भागीदार मुकेश सी.चौधरी, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पो.उलवा, ता.पनवेल जि.रायगड, महाराष्ट्र, राईगार:(ं:). पॅन नंबर:AAYFG5721G	मान्यता देणार वय :-27 स्वाक्षरी:-		
2	नाव:मे.जी एन एम ग्रुप च्या वतीने भागीदार मुकेश सी.चौधरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 04 प्लॉट नं. 14, सेक्टर 48, नेरुळ, नवी मुंबई ता.व जि. ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AAYFG5721G	लिहून देणार वय :-27 स्वाक्षरी:-		
3	नाव:राहुल उदय दास पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं.0248,इंदिरा नगर,एमआयडीसी तुर्भे,तुर्भे नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:BXTPD4652E	लिहून घेणार वय :-29 स्वाक्षरी:-		
4	नाव:सुजन उदय दास पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं.0248,इंदिरा नगर,एमआयडीसी तुर्भे,तुर्भे नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:BGPPD3155H	लिहून घेणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:23 / 01 / 2025 02 : 36 : 12 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:निरंजन प्रभाकर भोईर - - वय:21 पत्ता:खांदा कॉलनी,पनवेल, रायगड पिन कोड:410206		
2	नाव:अमित भालेराव - - वय:26 पत्ता:खांदा कॉलनी,पनवेल, रायगड पिन कोड:410206		

शिक्का क्र.4 ची वेळ:23 / 01 / 2025 02 : 36 : 47 PM

Sub Registrar Panvel 3

THE SEAL OF THE SUB REGISTRAR PANVEL-3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAHUL UDAYA DASH AND ONE	eChallan	69103332025012311944	MH014846303202425E	226800.00	SD	0008204238202425	23/01/2025
2		DHC		0125236303709	1760	RF	0125236303709D	23/01/2025
3	RAHUL UDAYA DASH AND ONE	eChallan		MH014846303202425E	30000	RF	0008204238202425	23/01/2025

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

1730 /2025

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

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पवल - ३
९६३० २०२५
८८/८८

प्रमाणित करणेत येते की, सदर दस्तास एकूण ८८ पाने आहेत, पुस्तक क्र. ९ क्रमांक ९६३० वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-३
दिनांक २३ माहे १ सन २०२५

THE SEAL OF THE SUB REGISTRAR PANVEL-3