

## गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6939556
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं. 202, दुसरा मजला, ओर्चीड रेसिडेन्सी को-ऑपरेटिव्ह हौसिंग सोसायटी लि., प्लॉट नं. 63, व 63ए, सेक्टर-14, कोपरखैरणे, नवी मुंबई-400709, क्षेत्रफळ 61.412 चौ. मी बिल्ट अप एरिया, 54.492 चौ. मी. कारपेट + संलग्न टेरेस 3.483 चौ. मी टेरेस क्षेत्रफळ (यात बाल्कनी क्षेत्र समाविष्ट आहे) ( ( Plot Number : 63 ; SECTOR NUMBER : 14 ; ) )
(5) क्षेत्रफळ	1) 61.412 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अक्षदा विठ्ठल धुमाळ वय:-30; पत्ता:-प्लॉट नं: 501, माळा नं: 5, इमारतीचे नाव:-, ब्लॉक नं: ५०१, कृष्णा रेसिडेन्सी, प्लॉट नं.९७, सेक्टर-२९, वाशी, नवी मुंबई, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:- 2): नाव:-विठ्ठल गणपत धुमाळ वय:-59; पत्ता:-प्लॉट नं: 501, माळा नं: 5, इमारतीचे नाव:-, ब्लॉक नं: ५०१, कृष्णा रेसिडेन्सी, प्लॉट नं.९७, सेक्टर-२९, वाशी, नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीकांत उत्तमराव रणसिंग वय:-37; पत्ता:-प्लॉट नं: 202, माळा नं: 2, इमारतीचे नाव:-, ब्लॉक नं: एसएस-१, रूम नं. 695 सेक्टर-16, कोपरखैरणे, नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- 2): नाव:-वर्षा श्रीकांत रणसिंग वय:-32; पत्ता:-प्लॉट नं: 202, माळा नं: 2, इमारतीचे नाव:-, ब्लॉक नं: एसएस-१, रूम नं. 695 सेक्टर-16, कोपरखैरणे, नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3322/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1050000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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





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## AGREEMENT FOR SALE

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**PART PAYMENT**

**(FOR RESIDENTIAL PURPOSE)**

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 18<sup>th</sup> day of February, 2025.

BETWEEN

**MISS. AKSHADA VITTHAL DHUMAL** (PAN NO. BKGPD1335J) aged 30 years, AND **MR. VITTHAL GANPAT DHUMAL** (PAN NO. AAHPD7518H) aged 59 years, both adults, Indian inhabitant, presently residing at 501, Krishna Residency, Plot No.97, Sector-29, Vashi, Navi Mumbai-400703, hereinafter called "**THE SELLER**" (which expression shall under repugnant to the context or meaning there of be deemed to mean and include his heirs, executors, administrators and assigns) of the party of the **FIRST PART**,

*Akshada*  
*V.G. Dhumal*

*Vitthal G. Dhumal*      *V. G. Dhumal*

AND

**MR. SHRIKANT UTTAMRAO RANSING** (PAN NO. ASUPR5906J) aged 37  
AND **MRS. VARSHA SHRIKANT RANSING** (PAN NO. BKWPG0961P) aged 32 years, an adult, Indian Inhabitant, having address at SS-1, Room No. 695 sector-16, Koparkhairane, Navi Mumbai-400709, hereinafter called **"THE PURCHASER"** (which expression shall unless repugnant to the context or meaning there of shall be deemed to mean and include their heirs executors, administrators and assigns) of the party of the **SECOND PART.**

**WHEREAS:-**

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The City and Industrial Development Corporation of Maharashtra Ltd. a Government Company within the meaning of the Companies Act 1956, [hereinafter referred to as 'THE CORPORATION'] having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai-21, is a New Town Development Authority, under the provisions of Sub-Sec. [3-a] of Section-113, of Maharashtra Regional and Town Planning Act, 1966 [Maharashtra Act No. XXXVIII of 1966] hereinafter referred to as the said Act.

**AND WHEREAS:-**

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The government has acquired the land within the delineated area of Koparkhairane, and Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.

**AND WHEREAS:-**

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The Corporation developed one or piece of such lands acquired by the State Government and subsequently vested in the Corporation and laid down plots for being leased.

**AND WHEREAS:-**

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Due to the financial inability these 30 Project Affected Persons of Village Koparkhairane, Navi Mumbai decided to form a Co-Operative Housing Society by amalgamating their entitlements under 12.5% scheme accordingly they made an application with request to CIDCO to allot said



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*shade*

*Zuniga - V Ransing*

**: THE FIRST SCHEDULE ABOVE REFERRED TO :**

ALL that piece or parcel of land known as Plot No. 63/63A, area admeasuring about 2298.90 Sq. Mtrs. at Sector-14, GES, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane, (more particularly described in the 'LAND' Schedule hereunder written), or thereabouts and bounded as follows that is to say:-

ON THE NORTH BY : 11.00 MTRS WIDE ROAD

ON THE SOUTH BY : PLOT NO. 64

ON THE EAST BY : 11.00 MTRS WIDE ROAD

ON THE WEST BY :



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**DESCRIPTION OF FLAT**

Flat No. 202, on 2nd Floor, ORCHID RESIDENCY Co-Operative Housing Society Ltd., Plot No. 63/63A, Sector-14, Koparkhairane, Navi Mumbai-400709, admeasuring about 61.412 Sq. Mtrs Built Up Area, 54.492 Sq. Mtr. Carpet + attached Terrace admeasuring 3.483 Sq. Mtrs. Terrace area. (which is inclusive of area balcony).

*Akshada*  
*V.O. J. J. J.*

*Z. J. J.*

# NAVI MUMBAI MUNICIPAL CORPORATION COMMENCEMENT CERTIFICATE

NO:NMCMC/TPD/BP/Case No. A -11533 /1874 /2010

DATE:- 19/05/2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Orchid Builders & Developers on Plot No. 63, Sector No. 14, G.E.S., Koperkhalrne, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Resl. - 3410.435 M<sup>2</sup> (No of Units - Residential - 74 Nos..)

F.S.I. = 1.50

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

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.

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

2) THE APPLICANT SHALL

- a) Give a notice to the Corporation on completion of the plan level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.

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

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

4) The Certificate shall remain valid for a period of one year from the date of its grant and can be further revalidated as required under provision of Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966. This commencement Certificate is renewable every year but shall not be renewed for a period of more than one case exceed three years provided further that such renewal shall not be granted to any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

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

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

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



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**NAVI MUMBAI MUNICIPAL CORPORATION**  
**COMMENCEMENT CERTIFICATE**

NO:NMMC/TPD/BP/Case No. A -11533 /1874 /2010

DATE:- 19/05/2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Corporation Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal G.E.S., Koperkhairne, Navl Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

**Total Built Up Area = Resl. – 3410.435 M<sup>2</sup> ( No of Units – Residential – 74 Nos.),**  
**F.S.I. = 1.50**

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

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

**2) THE APPLICANT SHALL :**

- a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

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

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.





# नवी मुंबई महानगरपालिका

# Navi Mumbai Municipal Corporation

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

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ७३३७/३१३५/२०१३  
दिनांक : १९/१०/२०१३


## भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बां.प/  
प्र. क्र. ए - ११५३३/१८७४/२०१०, दि. ११-०५-२०१०  
२) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.  
३) वास्तुविशारद मे. डायमेशनस यांनी दि. २६-१२-२०१२ रोजी सादर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ६३ व ६३ए, सेक्टर क्र. १४, गा.वि.यो., कोपरखैरणे, नवी मुंबई या जागेचे मालक मे. ऑर्चिड विल्डर्स अँड डेव्हलपर्स (भागीदार - श्री. विनोद शांताराम म्हात्रे व इतर - ३) यांनी जागेवरील बांधकाम दि. १२-१२-२०१२ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, मे. डायमेशनस यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १९/१०/२०१३ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१-०७-२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

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| १) भूखंडाचे क्षेत्रफळ  | :- २२९८.९० + ४०.१३ = २३३९.०३ चौ.मी. |
| २) अनुज्ञेय चटई क्षेत्र निर्देशांक   | :- १.५०                             |
| ३) निवासी वापराखालील बांधकाम क्षेत्र<br>(निवासी वापराखालील एकूण सदनिका - ७६) | :- ३५०२.३८४ चौ.मी.                  |
| ४) बाल्कनी खालील बांधकाम क्षेत्र   | :- ६२५.६७ चौ.मी.                    |

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

  
(प्रकाश रा. ठाकूर)  
सहाय्यक संचालक, नगर रचना  
नवी मुंबई महानगरपालिका  
१९/१०/१३

# Orchid Builders & Developers

Tel. : 2789 5636  
2789 5637

39, Aveniria Corner, Sector-17, Vashi, Navi Mumbai-400 703.

Emcill : orchidbuilder@ychoo.co.in

To, Date: 04/09/2013.

Mr. Vithal Ganpat Dhummal.

Flat No.501, 5th Floor,

Krishna Residency, Plot no.97,

Sec-29, Vashi, Navi Mumbai.

**Subject: Allotment of Car Parking Space No.4.**  
**Ref: Flat No. 202, 2nd floor in the building being constructed**  
**on Plot No. 63, Sector-14, Koparkhairane, Navi Mumbai**

Respected Sir/Madam

You have agreed to purchase Flat No.202, 2nd Floor in the building known as "Orchid Residency" on Plot No.63, Sector-14, Koparkhairane, Navi Mumbai, and as per our mutual discussion we have decided to allot you the **Parking Space No. 4** (Silt Parking) in the said building and hereby issuing this letter in respect of allotment of **Parking Space No.4** (Silt Parking) for parking your own vehicle registered under your name.

You won't be allowed to park any other vehicle which is not registered under you without prior consent of the Builder/Co-operative Housing Society.

You are bond to pay maintenance charges for the Car Parking Area as per decided by the Builder/Co-operative Housing Society.


From the date of possession of the said flat you are entitle to use the said Parking Space No. 4. (Silt Parking) for parking your own vehicle without causing any inconvenience to the others and time to time. ~~terms and condition as applicable from~~

Yours Truly,

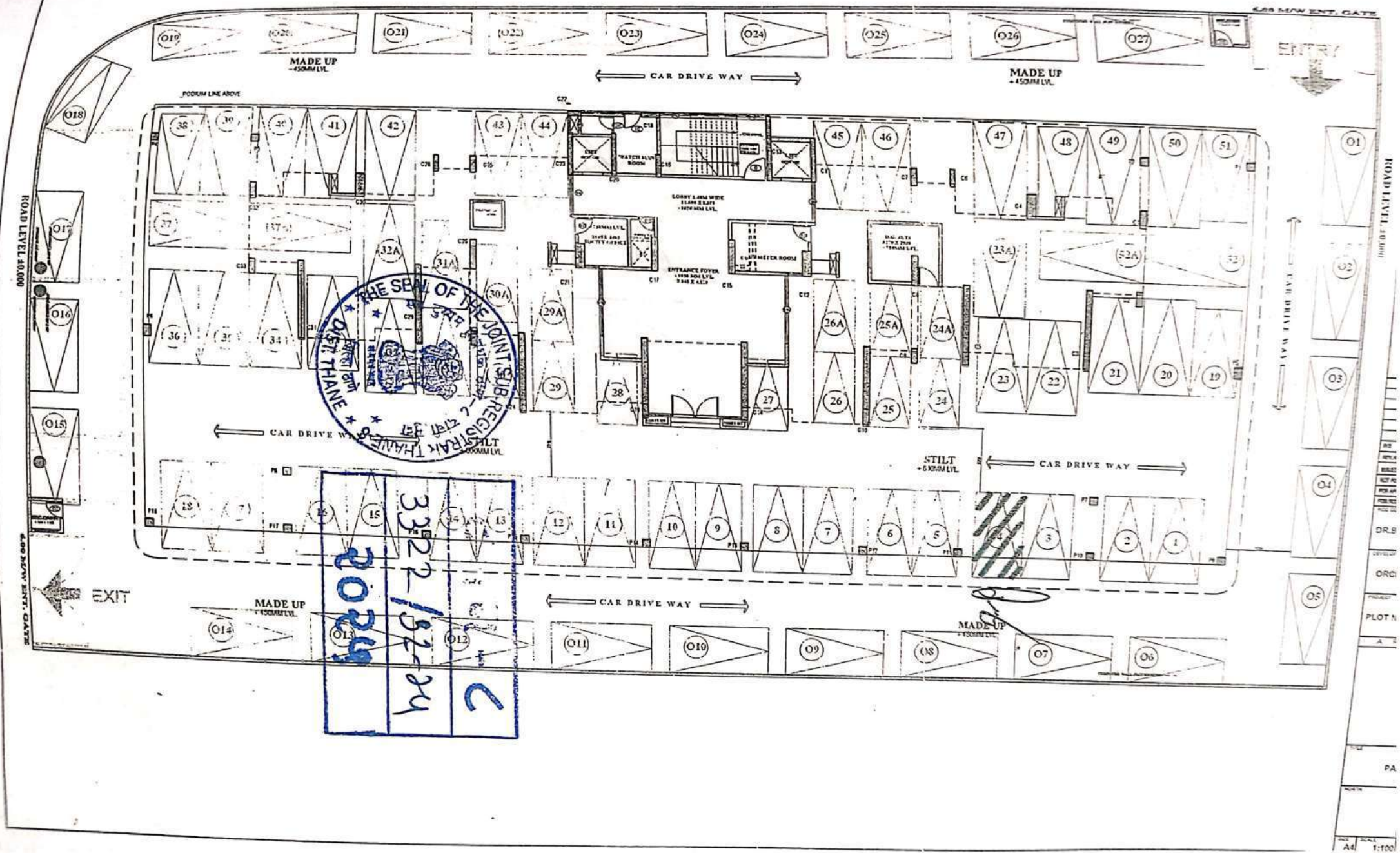
M/s. Orchid Builders & Developers.



**3322/30-24**  
**3024**

  
(Partner)





THE SEW OF THE JOINT SUB REGISTRAR THANE DIST. THANE

3322/8224  
2024  
C

ROAD LEVEL 10.000  
DR.B  
ORCI  
PLOT N  
PA  
SCALE 1:100