



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

06/06/2024

दस्त क्रमांक : 11236/2024

नोंदणी :

Regn:63m

गावाचे नाव : पळस्पे

(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 4500000
 (3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2259312

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र.5/8 दर 60,000/- प्रती चौ मी, मदनिका क्र. 4205.42 वा मजला, गॅलेनिया, अरिहंत अस्पायर फेज 2, सव्हे नं. 7 हिस्सा नं. 5, सव्हे नं. 14 हिस्सा नं. 6, 7, सव्हे नं. 15 हिस्सा नं. 1, 3, सव्हे नं. 16, सव्हे नं. 18 हिस्सा नं. 1 ए. बी, सव्हे नं. 23. हिस्सा नं. 3, 4, सव्हे नं. 24, हिस्सा नं. 1 ए, सव्हे नं. 6, हिस्सा नं. 149/1, जुना सव्हे नं. 6/3, 7/3 + 4 ए. पी टी. प्लॉट नं. 1, 2, 3, 4, 5, सव्हे नं. 15, हिस्सा नं. 150/1, जुना सव्हे नं. 15/5, 17/3, प्लॉट नं. 1, 2, 3, 4, 5, 6, 7, सव्हे नं. 15, हिस्सा नं. 153/1 जुना सव्हे नं. 15/2, प्लॉट नं. 1, 2, 3, 4, 5, 6, मोजे पळस्पे तालुका पनवेल जिल्हा रायगड.. क्षेत्र. 31.12 चौ मी कारपेट... महसूल व वन विभाग यांचे आदेश क्र मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.12 प्र.क्र.107/म1 धोरण). दि.31/03/2021) अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे (Survey Number : 6, 7, 14, 15, 16, 18, 23, 24 ;)

(5) क्षेत्रफळ 1) 31.12 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:-मं. अरिहंत अंबोड ली तर्फे ऑर्थोराईज रीप्रेझेन्टेटीव्ह पार्थ अशोक छाजेड यांच्या तर्फे कु मु म्हणून अमर आर. सुतार वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अरिहंत औरा 25 वा मजला वी विंग प्लॉट नं 13/1, टी टीसी इंडस्ट्रीयल एरिया तुर्भे नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAICA0612R

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-सुवर्णा सातापा कोकाटे - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1103, भूमी रत्ना प्लॉट नं. 57, 58, सेक्टर 18, कामोठे पनवेल रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-AJAPN4089P

(9) दस्तऐवज करून दिल्याचा दिनांक 06/06/2024

(10) दस्त नोंदणी केल्याचा दिनांक 06/06/2024

(11) अनुक्रमांक, खंड व पृष्ठ 11236/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 225000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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





CHALLAN
MTR Form Number-6



GRN	MH003096216202425E	BARCODE		Date	05/06/2024-16:56:06	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AJAPN4089P
Location	RAIGAD	Full Name	SUVARNA SATAPA KOKATE
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 4205,42ND FLOOR ,GALENIA
		Premises/Building	,ARIHANT ASPIRE PHASE II

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	225000.00	PALASPE VILLAGE TAL PANVEL DIST	RAIGAD		4 1 0 2 0 6
0030063301 Registration Fee	30000.00				

Remarks (If Any)	PAN2=AAICA0612R~SecondPartyName=M S ARIHANT ABODE LIMITED~CA=4500000~Marketval=1
Amount In	Two Lakh Fifty Five Thousand Rupees Only
Words	3 1900
Total	2,55,000.00

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३ १९००

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK
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Cheque-DD Details		Bank CIN	Ref. No.	691033320605172381287402673
Cheque/DD No.		Bank Date	RBI Date	05/06/2024 16:56:09 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scroll No. , Date	Not Verified with For...	



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

Swamp

AGREEMENT FOR SALE

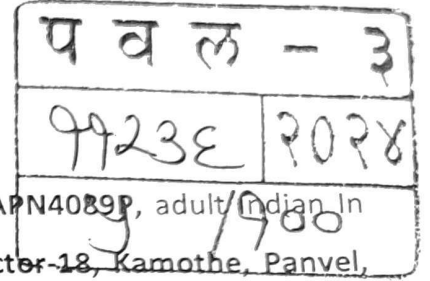
THIS AGREEMENT made and entered into at Navi Mumbai, on this 6 day of June 2024.

BETWEEN

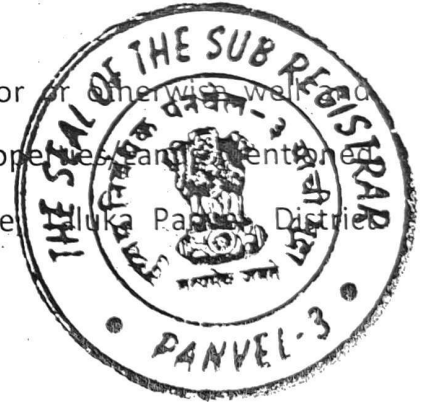
M/S. ARIHANT ABODE LIMITED (CIN: U70102MH2009PLC197090) a Company registered under provisions of the Companies Act, 1956, having Permanent Account No. AAICA0612R and having its registered office at Arihant Aura, 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane-Belapur Road, Turbhe, Navi Mumbai - 400705, through its Director hereinafter referred to as "THE PROMOTER (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors/ successor in title, assignors, executors and/or its administrators) of the ONE PART;

AND

Ms. Suvarna Satapa Kokate, having Permanent Account No. AJAPN4089P, adult/Indian In habitant, residing at 1103, Bhoomi Ratna, Plot No.57 & 58, Sector-18, Kamothe, Panvel, Raigad, Maharashtra-410209., herein after referred to as "THE PURCHASER/PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the OTHER PART.



1. The Promoter herein is the absolute owner and possessor or otherwise well and sufficiently entitled to all that piece and parcel of the Property mentioned herein below situated lying and being at Village Palaspe, Taluka Panvel, District Raigad.



DESCRIPTION OF THE PROPERTY

ALL that piece and parcel of land bearing situated lying and being at Village Palaspe, Taluka Panvel, District - Raigad, within the limits of Grampanchayat - Palaspe, Panchayat Samiti - Panvel, Zilla Parishad - Raigad and within the jurisdiction of Sub-Registrar of Assurances, Panvel, the descriptions of which are enumerated in detail as under. (hereinafter 'Said Land')

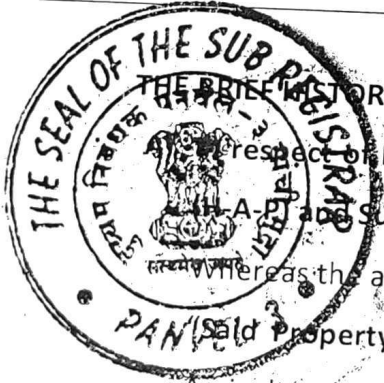
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क्र.मुद्रांक-२०२१/अनौ .स. क्र. १२/
प्र.क्र. १०७/म-१(धोरण) दिनांक ३१ मार्च
२०२१ चे शासन आदेशानुसार या दस्तऐवजास
'महिला' खरेदीदारास मुद्रांक शुल्काची सवलत
देण्यात आली आहे.

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सह.दुय्यम निबंधक
मुद्रांक-३ पनवेल क.३

Survey No.	Hissa No.	Area Sq. Mtrs.	Assessment
7	5	150.00	2=63
14	6	1390.00	3=60
14	7	5940.00	12=63
15	1	4250.00	5=94
15	3	530.00	0=59
16	-	4930.00	10=94
18	1A	5080.00	10=00
18	1B	2500.00	5=19
23	3	2660.00	6=25
23	4	2880.00	7=06
24	1A	3030.00	7=51
6	149/1(Old S. No. 6/3, 7/3-4A Pt. Plot No. 1)	2099.00	43=94
6	149/2(Old S. No. 6/3, 7/3-4A Pt. Plot No. 2)	2215.00	46=36
6	149/3(Old S. No. 6/3, 7/3-4A Pt. Plot No. 3)	1747.00	36=56
6	149/4(Old S. No. 6/3, 7/3-4A Pt. Plot No. 4)	2206.00	46=10
6	149/5(Old S. No. 6/3, 7/3-4A Pt. Plot No. 5)	1978.00	41=39
15	150/1(Old S. No. 15/5, 17/3 Plot No. 1)	374.00	6=55
15	150/2(Old S. No. 15/5, 17/3 Plot No. 2)	374.00	6=55
15	150/3(Old S. No. 15/5, 17/3 Plot No. 3)	370.00	6=48
15	150/4(Old S. No. 15/5, 17/3 Plot No. 4)	314.00	5=50
15	150/5(Old S. No. 15/5, 17/3 Plot No. 5)	550.00	9=63
15	150/6(Old S. No. 15/5, 17/3 Plot No. 6)	640.00	11=20
15	150/7(Old S. No. 15/5, 17/3 Plot No. 7)	767.00	13=43
15	153/1(Old S. No. 15/2 Plot No. 1)	4743.00	99=28
15	153/2(Old S. No. 15/2 Plot No. 2)	2438.00	51=03
15	153/3(Old S. No. 15/2 Plot No. 3)	4947.00	104=60
15	153/4(Old S. No. 15/2 Plot No. 4)	3395.00	71=05
15	153/5(Old S. No. 15/2 Plot No. 5)	2989.00	62=57
15	153/6(Old S. No. 15/2 Plot No. 6)	1216.00	25=46
Total		66702	-----



THE BRIEF HISTORY OF THE ABOVE SAID LAND IS AS FOLLOWS:

Whereas the above property for the sake of brevity hereinafter referred to as the "said Property/Land A" admeasuring 7330 Sq. Mtrs. with the status of Non-Agricultural purpose.

- I. Whereas Shri. Mehul Jayant Parekh and Shrimati Bina Mehul Parekh through their Power of Attorney holder Shri. Ajay Prabodh Bhuta conveyed the Property/Land A, in favour of (i) Shri. Damji Mekan Nissar; (ii) Smt. Panchiben Damji Nissar; (iii) Shri. Devsi Hansraj Patel; (iv) Shri. Mohanlal Devsi Patel; (v) Shri. Bipin Tulshidas Bhavani; (vi) Shri. Pankaj Lalji Bhavani; (vii) Shri. Manilal Walji Patel; (viii) Shri. Premji Nanji Patel; (ix) Shri. Purshottam Parpya

(Signature)

(Signature)

iii. Whereas as the Said Land B was sold, transferred and conveyed by the said 1) Smt. Pramilabai Dhirajmal Gandhi, 2) Shri. Ashok Pritamlal Mehta, 3) Shri. Devendra Babubhai Valia, 4) Shri. Arunkumar Babubhai VALIA, 5) Shri. Sundram Harihar Krishna, by and way of Sale Deed vide document no. PVL3-01824 - 2011 dated 17/02/2011 to M/s Arihant Abode Limited through it's Director Shri. Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3239.

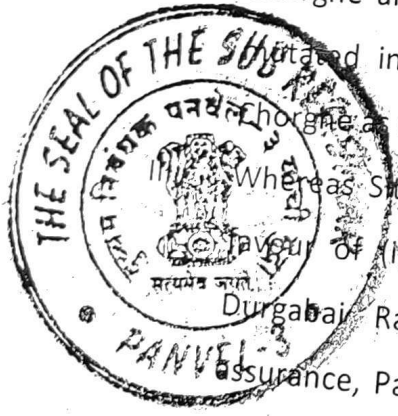
c) In respect of Property Bearing Survey No. 15, Hissa No. 3, admeasuring 0-05-3 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land C" admeasuring 530 Sq. Mtrs. with the status of Non-

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Whereas Kanu Dharma Chorghe died on 30/06/1976 leaving behind his legal heir (i) Shri. Ashok Kanu Chorghe (ii) Smt. Durgabai Kanu Chorghe (iii) Smt. Muktabai Kanu Chorghe and (iv) Smt. Sitabai Ragho Patil and their was mutated in the revenue records as evidenced by the Mutation entry no. 1456.

ii. Whereas Muktabai Kanu Chorghe died leaving behind her legal heir (i) Smt. Durgabai Kanu Chorghe (ii) Smt. Sitabai Ragho Patil and (iii) Shri. Ashok Kanu Chorghe and with their names, name of Smt. Durgabai Kanu Chorghe was mutated in the revenue records as minor guardian of Shri. Ashok Kanu Chorghe as evidenced by the Mutation entry no. 1781.



Whereas Sitabai Ragho Patil executed and registered the Release Deed in favour of (i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre, duly registered before Sub-Registrar of Assurance, Panvel vide no. Panvel-8418/06 dated 07/11/2006 as evidenced by the Mutation entry no. 2967.

iv. Whereas Agreement to Sale executed and registered between i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre, and M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-8927/10 dated 08/09/2010.

v. Whereas Power of Attorney executed and registered in favour of M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of

10. AND WHEREAS, The purchaser demanded from the Promoter and the Promoter has given to the purchaser inspection of all the documents of title relating to the said Project and the plans, designs and specifications prepared by the Architect and all such other documents as are specified under The Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules, 2017 and the Regulations made thereunder, hereinafter referred to as "the said Act" and has satisfied himself/herself about the title of the Promoter to the said plot and its right to develop the same. The purchaser hereby declares that he/she has satisfied himself / herself about the title of the Promoter to the said plot and declares that he/she shall not be entitled to raise any objection or requisition regarding the same or any matter relating to the title or otherwise whatsoever.

11. 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;

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

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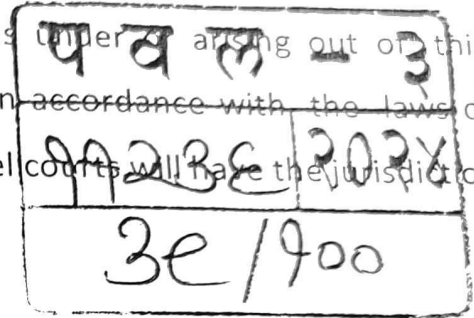
1. The Promoter shall construct the buildings of said project on the said land/property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time including variations or modifications, alteration or addition as required by any Government authorities or due to change in law.

2. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser on basis of carpet area Apartment No.4205 of the type **1 BHK** of carpet area admeasuring 31.12 sq. mtr. on 4th Floor in the building "**Galenia**" wing (Apartment/Flat/unit) of the said project, as shown in the Floor plan hereto annexed and marked as "**ANNEXURE F**" for the consideration of **Rs.4500000/- (Rupees Forty Five Lakh Only)** which includes Rs.100 per square meters being 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 Layout Annexed herewith. The payments shall be due on average basis of work being carried out in relation to the entire building and not in relation to a particular flat's stage of construction.



Paul Suresh

86. The Purchaser 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.
87. That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.
88. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the MAHA RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
89. 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 courts will have the jurisdiction for this Agreement.

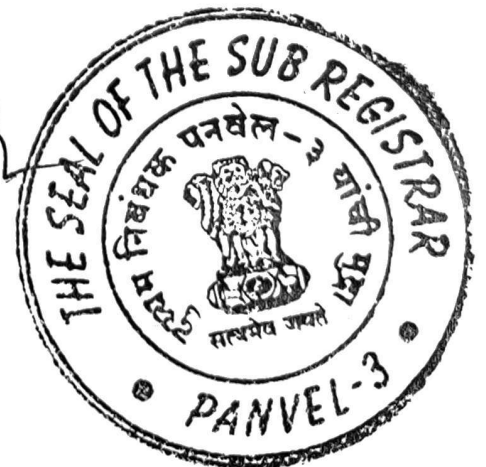


SCHEDULE OF THE PROPERTY

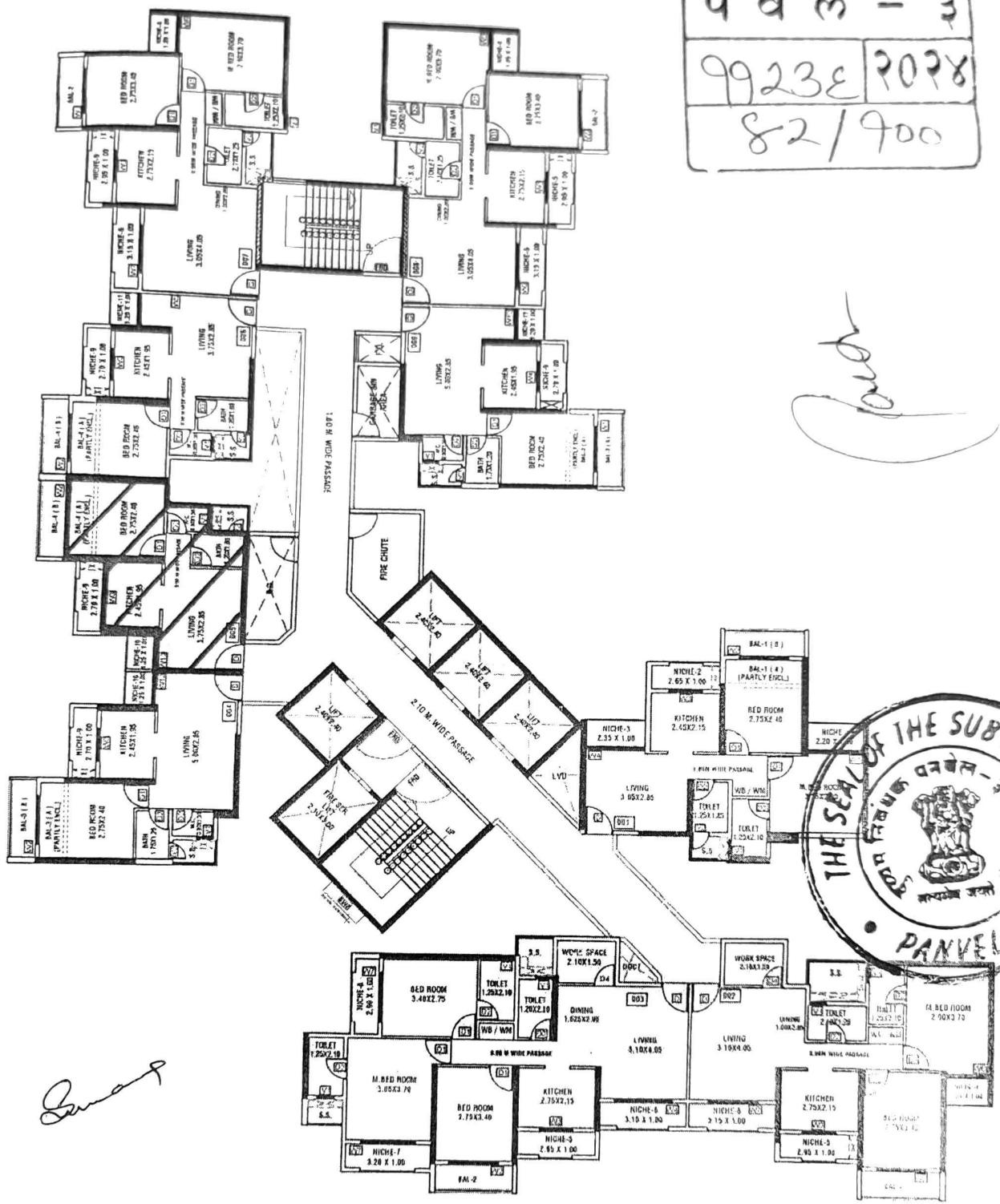
The **1BHK Flat No. Galenia - 4205** in the project "**ARIHANT ASPIRE PHASE II**" and admeasuring **31.12 Sq. mtrs.** Carpet area situated on portion of land identified as said lands situated at Village Palaspe, Taluka Panvel, District Raigad, within the limits of Grampanchayat Palaspe, Panchayat Panvel, Zilla Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel.

Signature

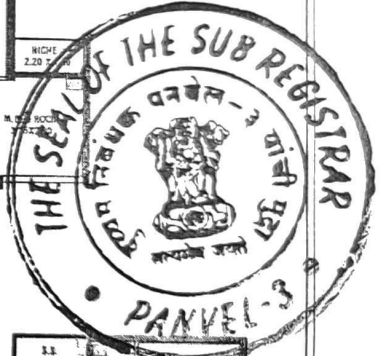
Signature



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3RD TO 6TH, 8TH TO 10TH, 12TH TO 14TH, 16TH TO 18TH, 20TH TO 22ND, 24TH TO 26TH, 28TH TO 30TH, 32ND TO 34TH, 36TH TO 38TH & 40TH TO 43RD FLOOR PLAN

FLAT
 SHOP NO. 4205 IN Galenia WING, FLOOR 42nd

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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८१/१००	

This registration is granted under section 5 of the Act to the following project under project registration number : P52000050712

Project: ARIHANT ASPIRE PHASE II, Plot Bearing / CTS / Survey / Final Plot No.: Survey No. 7/5, 14/6, 14/7, 15/2 (1 to 6), 15/1 & 3, 16, 18/1A, 18/1B, 23/3 & 4, 24/1A, 149/1 to 5, 15/1 to 7, at Palaspe, Panvel, Ralgarh, 410221;

1. Arihant Abode Limited having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400705.
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;
CR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 28/04/2023 and ending with 31/12/2030 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary-Incharge, MahaRERA)
Date: 28-04-2023 16:32:37



Dated: 28/04/2023
Place: Mumbai

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

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८८ / १००	



CIDCO
CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA'S UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Dated : 16 Mar 2023

Certificate No. : CIDCO/NAINA/Panvel/Palaspae/BP-00006/ACC/2023/0345

AMENDED COMMENCEMENT CERTIFICATE

The Amended Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

(A) Location Survey Number : 7/5, 14/6, 14/7, 15/2(1to6), 15/1&3, 16, 18/1A, 18/1B, 23/3&4, 24/1A, 149/1 to 5, 15/1. TO
7 at Village : Palaspae, Tahsil : Panvel, District : Raigad

(B) Land use (predominant): Urban villages

(C) Proposed Use : Residential

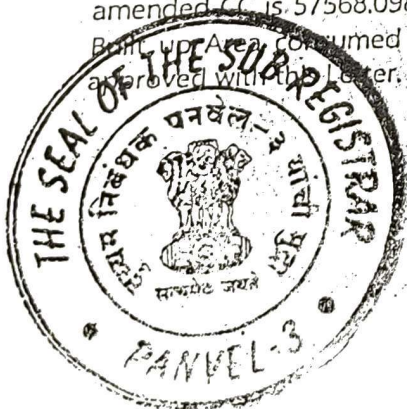
(D) Total Net Built-up Area	735.89 sq.m
a) Sale Component	
b) EWS Component	
c) Commercial / Convenient Shops	

(E) Details of the Buildings are as follows:

Total No. of buildings : 1

No. of units proposed	
a) Residential - Sale Component	
Residential - EWS Component	
b) Commercial	

Note : The figures for Built up area and No of Tenement reflected above are wrong. The Built up area for current amended CC is 57568.098 Sq.M. with 714 tenement with hold on floors mentioned in condition no 87. Over Built up Area consumed for RHS is 149227.608 Sq.M and details are elaborated in the Proforma I of plan approved with the Letter.



Document certified by ABHIJEET RAMESH PAWAR <pawarabhi@gmail.com>

Name : ABHIJEET RAMESH PAWAR
Designation : Associate Planner
Organization : CIDCO LTD
Certificate : 15BA022



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

CITY & REGIONAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Certificate No. : CIDCO/NAINA/Panvel/Palasppe/BP-00006/ACC/2023/0345

Dated : 16 Mar 2023

F) This Amended Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Palasppe/BP-00006/ACC/2023/0345, dated 16 Mar 2023.

G) This Amended Commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.

GENERAL CONDITIONS :

1. This Amended Commencement 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 thereof 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 Managing Director, CIDCO, is satisfied that the Amended Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such 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 (MR&TP) Act, 1966.

2. The applicant shall :-

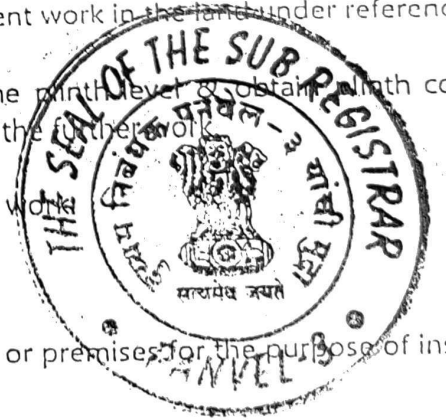
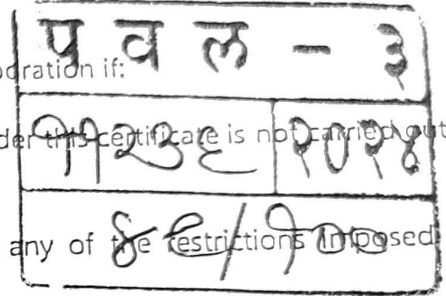
a) Inform to the Corporation immediately after starting the development work in the land under reference.

b) Give written notice to the Corporation on completion up to the ninth level & obtain a certificate for each building separately, before the commencement of the other work.

c) Give written notice to the Corporation regarding completion of the work.

d) Obtain the occupancy certificate from the Corporation.

e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.



Document certified by ABHIJEET RAMESH PAWAR <pawarabhi@gmail.com>

Name : ABHIJEET RAMESH PAWAR
Designation : Associate Planner
Organization : CIDCO LTD
Certificate : 15BA022

SCHEDULE I
PAYMENT SCHEDULE

The purchaser had negotiated the said consideration by offering to pay in the following manner which has been accepted by the promoter:

Sr.No	Stage of Work	Amount towards Flat Consideration In Rupees
1	On Booking	Rs.450000/-
2	On Agreement	Rs.450000/-
3	On Commencement of Work	Rs.438750/-
4	On Commencement of Basement 3	Rs.101250/-
5	On Commencement of Basement 2	Rs.101250/-
6	On Commencement of Basement 1	Rs.101250/-
7	On Commencement of Stilt Slab	Rs.101250/-
8	On Commencement of 1st Slab	Rs.101250/-
9	On Commencement of 3rd Slab	Rs.101250/-
10	On Commencement of 5th Slab	Rs.101250/-
11	On Commencement of 7th Slab	Rs.101250/-
12	On Commencement of 9th Slab	Rs.101250/-
13	On Commencement of 11th Slab	Rs.101250/-
14	On Commencement of 13th Slab	Rs.101250/-
15	On Commencement of 15th Slab	Rs.101250/-
16	On Commencement of 17th Slab	Rs.101250/-
17	On Commencement of 19th Slab	Rs.101250/-
18	On Commencement of 21st Slab	Rs.101250/-
19	On Commencement of 23rd Slab	Rs.101250/-
20	On Commencement of 25th Slab	Rs.101250/-
21	On Commencement of 27th Slab	Rs.101250/-
22	On Commencement of 29th Slab	Rs.101250/-
23	On Commencement of 31st Slab	Rs.101250/-
24	On Commencement of 33rd Slab	Rs.101250/-
25	On Commencement of 35th Slab	Rs.101250/-
26	On Commencement of 37th Slab	Rs.101250/-
27	On Commencement of 39th Slab	Rs.101250/-
28	On Commencement of 41st Slab	Rs.101250/-
29	On Commencement of 43rd Slab	Rs.101250/-
30	On Commencement of Plumbing of Building	Rs.101250/-
31	On Commencement of Flooring & Tiling	Rs.101250/-
32	On Commencement of External Painting	Rs.25000/-
33	On Possession	Rs.450000/-
	Total	Rs.4500000/-

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PERSONAL DETAILS

Customer: Yes No

CIF No/ Account No. 10536157641

First Name

Middle Name

Last Name

SUVARNA SATAPA KOKAT

Birth: 26071981

PAN: AJAPN4089P

9987591971

KOKATESSUVARNA@GMAIL.COM

of Spouse:

of Father:

SATAPA PARSU KOKATE

Gender:

Male Female Third Gender

Status:

Single Married Divorced Widowed

Types of KYC (Minimum one to be filled)

Ahaar / UID No.

989473239585

Other ID No.

Passport No.:

Driving License No.

MNREGA Job card No.

Address issued by National Population Register Containing Name and Address:

Residential Status:

Resident Indian (RI)

Non-Resident Indian (NRI)

Person Of Indian Origin (PIO)

Foreign Citizen

DEFENCE PERSONNEL:

Indian Army

Indian Navy

Indian Air force

YOUR SERVICE UNDER:

Defined Benefit Pension

New Pension Scheme

Residential Address:

Existing SBI A/C No.

Tie up
(If applicable)

RLMS No.

Take Over / Resale

Applicant Name : SUVARNA KOKATE

Co - Applicant Name :

Co - Applicant Name :

Contract (Resi.) Mobile :

Loan Amount : 30,00,000

Tenure : 360

Interest Rate :

EMI :

Loan Type :

SBI LIFE : YES / NO

Hsg. Loan :

Term Loan :

Maxgain (OD)

Moratorium

Months

EMI Date

Property Location :

Project Cost :

Property Cost :

Name of Developer / Vendor :

RBO - SION

Zone :

Branch :

V.S. Bhavani

Code No. :

Name S.S.L. Co ordinator along with Mob. No. :

Abhyeet Adsew

Name HLC Co ordinator along with Mob. No. :

9833817601

Name of HLST / MPST / BM / FS alongwith Mob. No. :

STRUCTURE

SEARCH - 1

SEARCH - 2

VALUATION - 1

VALUATION - 2

ITR Verification

RESIDENT VERIFICATION

OFFICE VERIFICATION

SITE INSPECTION

Samsth

25/03/25
Vastukela

Sourcing Person Name / Mobile