

7/03/2
SMB Panvel
T/0 from- PNB Housing
T/0 from- PNB Housing

398/4829

पावती

Original/Duplicate

Friday, July 29, 2016

नोंदणी क्र.: 39म

12:22 PM

Regn.: 39M

पावती क्र.: 6936

दिनांक: 29/07/2016

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-4829-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चायना सुजित मंडल -- -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकूण:

रु. 31760.00

Sub Registrar Panvel 3

बाजार मुल्य: रु.4190000 /-

मोबदला रु.6300000/-

भरलेले मुद्रांक शुल्क : रु. 315000/-

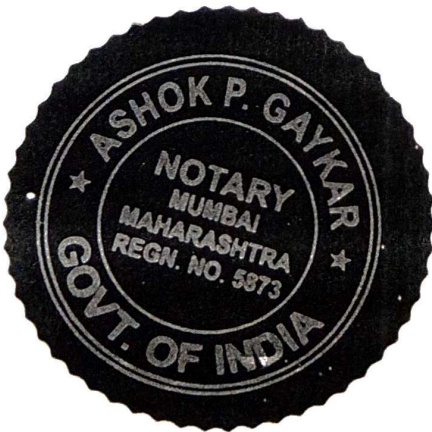
1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003072361201617E दिनांक: 29/07/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1760/-

Chondal





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

29/07/2016

दस्त क्रमांक : 4829/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4190000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र.ए-904,नववा मजला,एस.एम.व्हिजन,प्लॉट क्र.166,से.9,उलवे,ता.पनवेल,जि.रायगड. क्षेत्र 47.630 चौ.मी.कारपेट + 8.734 चौ.मी.टेरेस + कार पार्किंग नं.9((Plot Number : 166 ;))
(5) क्षेत्रफळ	1) 47.63 चौ.मीटर
(6)आकारणो किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.एस.एम.डेव्हलपर्स तर्फे भागीदार शहाजी आनंदराव पाटील व मनोहर लक्ष्मण ओवळेकर यांचे कु.मु.म्हणून प्रकाश आनंदराव पाटील -- - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र.२, प्लॉट क्र.२४, से.९०, नेरूळ, नवी मुंबई., ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAKFM9101A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चायना सुजित मंडल -- - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए-२०१, शिव संगम अपार्टमेंट, प्लॉट क्र.सी-४२/४३, से.२०, नेरूळ, नवी मुंबई., ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AUAPM3845R 2): नाव:-सुजित चंद्रकांत मंडल -- - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए-२०१, शिव संगम अपार्टमेंट, प्लॉट क्र.सी-४२/४३, से.२०, नेरूळ, नवी मुंबई., ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AEVPM6899Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2016
(10)दस्त नोंदणी केल्याचा दिनांक	29/07/2016
(11)अनुक्रमांक,खंड व पृष्ठ	4829/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३

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 mentioned in sub clause (i), or the Influence Areas specified in the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

मूल्यांकनाचे वर्षे 2016
जिल्हा रायगड
तालुक्याचे नांव पनवेल
गावाचे नांव : उलवे,गव्हाण,खारकोपर
प्रमुख मूल्य विभाग 27
उप मूल्य विभाग 27.2
क्षेत्राचे नांव Influence Area

सर्व्हे नंबर /न. भू. क्रमांक :

४५२९
८८
४

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
मूल्यदर
62900

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	57.156चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.62900/-
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर)
= (62900 * (100 / 100))
= Rs.62900/-

मजला निहाय घट वाढ = 1.05 of 62900 = Rs.66045/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 66045 * 57.156
= Rs.3774868.02/-
- C) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य = 11.15चौ. मीटर
= 11.15 * (66045 * 25/100)
= Rs.184100.4375/-
- D) लगतच्या गच्चीचे क्षेत्र
लगतच्या गच्चीचे मूल्य = 8.73चौ. मीटर
= 8.73 * (66045 * 40/100)
= Rs.230629.14/-

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
= A + B + C + D + E + F + G + H
= 3774868.02 + 0 + 184100.4375 + 230629.14 + 0 + 0 + 0 + 0
=Rs.4189598/-

Home

Print

पवल - ३
४५२९/२०१६
१/८८

CHALLAN
MTR Form Number-6

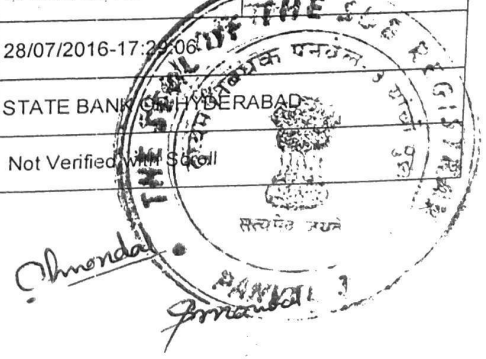
GRN	MH003072361201617E	BARCODE		Date	28/07/2016-17:28:01	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
				Registration Fee			
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR			
Location				RAIGAD			
Year				2016-2017 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				315000.00			
0030063301 Registration Fee				30000.00			
Total				345000.00			
Payment Details				STATE BANK OF HYDERABAD			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No				Bank CIN			
Name of Bank				REF No.			
Name of Branch				01106342016072871462			
				CKA1009188			
				Date			
				28/07/2016-17:28:01			
				Bank-Branch			
				STATE BANK OF HYDERABAD			
				Scroll No. , Date			
				Not Verified with Scroll			

पं. ल - ३
४८२९२०१६
३ / ८८

Remarks (If Any)
PAN2=AAKFM9101A~SecondPartyName=SM
Developers~CA=6300000

Amount In Words
Three Lakh Forty Five Thousand Rupees Only

Mobile No. : Not Available





AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made and entered into at NERUL, NAVI MUMBAI on this 29^m day of July 2016 BETWEEN "M/s. SM Developers" a partnership firm registered under Indian Partnership Act 1932 through its Partners 1) Shri. Shahaji Anandrao Patil, and 2) Shri Manohar Laxman Owalekar, all-Adults, Indian Inhabitants, having office address at "SM Plaza", Shop No.2, Plot No - 24, Sector - 50, Nerul, Navi Mumbai, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include their successor or successors and assign or assignees) of the "ONE PART"

Shri Manohar Laxman Owalekar

Shri Shahaji Anandrao Patil

AND

Mrs. Chaina Sujit Mondal aged 30 years and Mr. Sujit Chandrakant Mondal aged 39 years, Indian Inhabitant residing at Flat No. A-201, Shiv Shangam Apartment, Plot No. C-42/43, Sector 20, Nerul, Navi Mumbai-400706. hereinafter referred to as "THE PURCHASER/S" (Which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the "OTHER PART".

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited, a company incorporated under the Companies Act of 1956 (I of 1956) and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as "THE CORPORATION") is the New Town Development Authority declared for the area designated as a site for the New Town of New Bombay by the Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXII of 1966, hereinafter referred to as "The said Act")
2. The State Government has acquired land and vested the lands in the Corporation for development and disposal.
3. The Corporation laid down plots at Ulwe node, Navi Mumbai Tal. Panvel, Dist. Raigad in its 12.5% Scheme, at Ulwe node, Tal. Panvel, Dist Raigad, Navi Mumbai on one of such piece of land so acquired by the State Government in the Corporation for being leased to its intending leases.



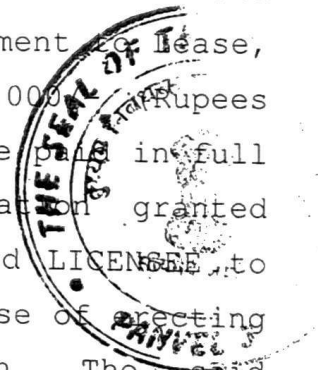
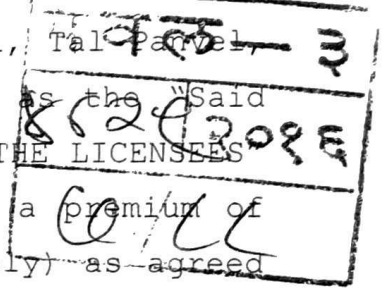
Sujit

Chaina

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4. By an Agreement to Lease dated 17th March, 2008, made between the Corporation (therein referred to as "THE CORPORATION") of the one part and 1) Shri. Vasant Lahu Mhatre 2) Shri. Vilas Lahu Mhatre 3) Smt. Anusaya Lahu Mhatre 4) Shri. Anant Lahu Mhatre 5) Shri. Ganesh Lahu Mhatre 6) Shri. Sunil Lahu Mhatre (therein referred to as "THE LICENSEES") all adults, Indian Inhabitants, residing at Gavan, Taluka - Panvel, District - Raigad, Navi Mumbai, hereinafter referred to as the said "OWNERS" of the "other part" (hereinafter referred to as the said Agreement to Lease"), the corporation has agreed to lease one plot bearing Plot No.166, admeasuring about 4799.05 Sq.mtrs. or thereabout in its 12.5% Scheme at Ulwe node, in Sector - 9, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad (hereinafter referred to as the "Said Plot") to aforesaid OWNERS i.e. the "THE LICENSEES" referred to above in consideration of a premium of Rs. 60,000/- (Rupees Sixty Thousand only) as agreed to be paid by the aforesaid LICENSEE to the Corporation subject to observance of the terms and conditions mentioned in the said Agreement to Lease, which Amount of premium of Rs. 60,000 (Rupees Sixty Thousand only) the LICENSEES have paid in full to the Corporation and the Corporation granted permission or license to the aforesaid LICENSEE to enter upon the said Land for the purpose of erecting a building or buildings thereupon. The said agreement to lease was registered with Sub-Registrar, Panvel-3 on 17th March, 2008, under serial No.:- PVL-3-03228/2008 of the day.



5. The OWNERS have due to their domestic difficulties agreed to sell, convey, transfer, assign their all rights, titles and interest in/or benefits under the said agreement to lease dated 17th March, 2008 pertaining to the said plot, hereinafter referred to as the "SAID PROPERTY" to the Developers for consideration, and by TRIPARTITE AGREEMENT dated 2nd

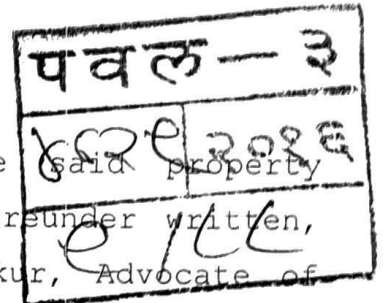
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8. The Town Planning Officer (BP) (Navi Mumbai & Khopta) of City & Industrial Development Corporation of Maharashtra Limited hereinafter referred to as the said CIDCO Ltd. has sanctioned the plan for proposed residential building/s on the said property vide his order No. CIDCO/BP-12069/TPO(NM&K)2014/576 dated 16th June, 2014. As per the aforesaid development permission the Developers are entitled to enjoin upon to construct a building on the said property in accordance with the said order (hereinafter referred to as the said plans). The copy of Development permission granted by Town Planning Officer(BP) (Navi Mumbai & Khopta) of CIDCO Ltd. (i.e; "commencement certificate") is hereto annexed and marked as **ANNEXURE "A"**.

9. **AND WHEREAS:**

The certificate of title to the said property described in the first Schedule hereunder written, issued by Shri Suresh Mahadeo Thakur, Advocate of the Developers is annexed hereto and marked **ANNEXURE 'B'** has been inspected by the Purchaser/s.



10. **AND WHEREAS:**

The Purchaser demanded from the Developer and Developers have given inspection to the purchaser the all documents of the title relating to the said Property, Tripartite agreement made with OWNER the said Property, the said order of the Town Planning Officer (BP) (Navi Mumbai & Khopta) of CIDCO Limited, the commencement certificate, the agreement and the plans, design and specification prepared by the Developers Architect and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management, and transfer) Act, 1963, (hereinafter referred to the "Said Act") and rules made thereunder.



[Signature] *[Signature]*

Chmondal

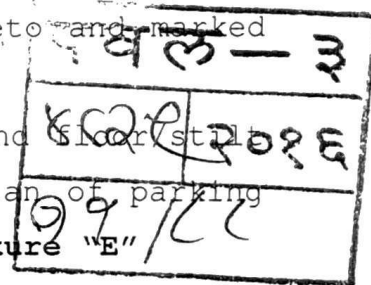
Jmondal

agreement), the DEVELOPERS/OWNERS shall execute the necessary Deed of Conveyance / Deed of Assignment of the said property together with the building/s thereon in favour of such Co-operative Housing Society.

14. **AND WHEREAS:**

On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser hereby agrees to purchase **Flat No. A 904** on the **Ninth Floor**: admeasuring about **47.630** sq. meters Carpet Area & Terrace area is **8.734** sq. meters or thereabouts in the Project known as "**SM Vision**" for a total consideration of **Rs 63,00,000/- (Rupees Sixty Three Lac Only)** with full notice of the terms and conditions contained in the documents referred to hereinabove and subjects to terms and conditions hereinafter appearing. (hereinafter referred to as the said Premises) The typical floor plan of the said flat is annexed hereto and marked with **Annexure "C"**.

And whereas the Parking No. **9** on ground floor is allotted to the purchaser. The plan of parking is annexed hereto and marked with **Annexure "E"**.



15. **AND WHEREAS:**

The Purchaser demanded form the Developer and Developers have given to the Purchaser in full inspection of all the documents of title relating to the said property viz. Certificate of the Title issued by the Advocate of the Developers, Agreement to Lease, Tripartite Agreement, and other documents and the plans, designs and specifications prepared by the Architect of the Builder and or such other documents as are specified under "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act 1963", (hereinafter referred to as "the said Act") and the Rules made thereunder and the Purchaser declares



[Signature]

[Signature]

[Signature]

[Signature]

written in accordance with the plans, designs and specifications approved by the Town Planning Officer of the CIDCO Ltd. which have been kept at their office and the Building site for inspection and which the purchaser has seen and approved; the purchaser also agreed that the Developers may make such variations and modification thereto as the Developers may consider necessary or as may be required by the concerned Local Authority/The Town Planning Officer CIDCO Ltd. or the State/Central Government to be made in by them or any of them.

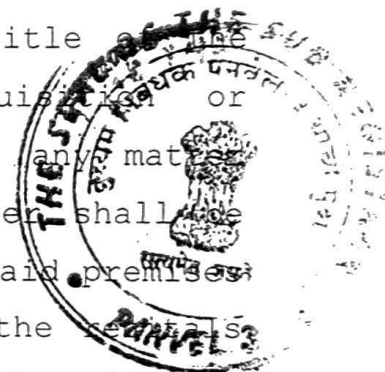
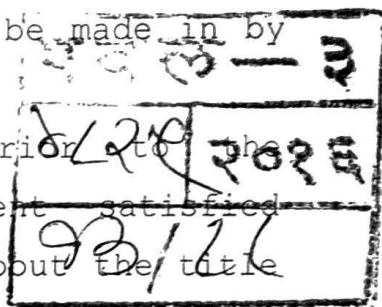
3. The Purchaser has/have prior to the execution of this agreement satisfied themselves/himself/herself about the title of the Developers to the said properties and they/he/she shall not be entitled further to investigate the title of the said property and no requisition or objection shall be raised on any matter relating thereto. The purchaser shall be deemed to have purchased the said premises on the condition set out in the above. A copy of the certificate of title issued by Advocate pertaining to the title of the Developers to the said property is hereto annexed and marked **Annexure "B"**.

4. The Purchaser/s hereby agree/s to acquire Flat No. **A 904** on the **Ninth floor** in the said building hereinafter called "The Said Premises" as shown on the said typical floor plan hereto annexed and surrounded by red colored boundary line thereon as per the plan and specifications seen and approved by them/him/her for **Rs 63,00,000/- (Rupees Sixty Three Lac Only)**. The said price is fixed on lumpsum basis

[Signature]

[Signature]

[Signature]



and has no bearing on the actual measurement. The carpet area of the said premises is **47.630** sq. meters & Terrace area is **8.734** sq. meters as per the said sanctioned plans. The said area is liable to vary on actual measurements and the Purchaser shall not be entitled to claim any rebate in price if the variation in the area is upto 5%.

5. The said price shall be paid by the Purchaser/s to the Developers in the manner given below:-

8529	208E
98	100

20% of the total purchase price as booking charges on or before the execution of this agreement.

15% of the total purchase price on account and towards part payment on completion of plinth work.

7% of the total purchase price on account and towards part payment on casting of First Slab.

3% of the total purchase price on account and towards part payment on casting of Second Slab.

3% of the total purchase price on account and towards part payment on casting of Third Slab.

3% of the total purchase price on account and towards part payment on casting of Fourth Slab.

3% of the total purchase price on account and towards part payment on casting of Fifth Slab.

3% of the total purchase price on account and towards part payment on casting of Sixth Slab.



Flat/Shop to such person and at such price as the Developers may in their absolute discretion think fit.

11. If the Purchaser surrenders his/her/their Premises for any reason of whatsoever nature at any stage during the construction, the Developers is entitled to forfeit the 25% of the amount paid by the Purchaser and will refund the balance amount without any interest. In this case the Purchaser will not be entitled to any claim in respect of Registration Fees, Stamp Duty, VAT, Service Tax or interest paid by him.

12. The fixtures, fittings and amenities to be provided by the Developers in the said building and the flat are those that are set out in Annexure "D" annexed hereto.

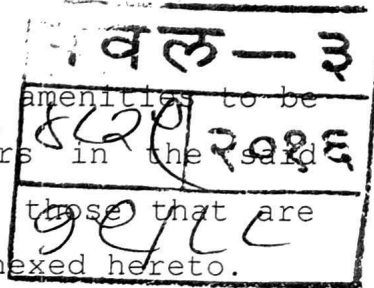
13. The Developers shall give possession of the said flat to the Purchaser on or before 30th October 2018. If the Developers fail or neglect to give possession of the flat/shop to the Purchaser on account of reasons beyond their control and of their agents as per the provisions of section 8 of the Maharashtra Ownership Flat Act, by the aforesaid date or the date prescribed in Section 8 of the said of the Act, then the Developers shall be liable, on demand, to refund to the Purchaser the amounts already received by them in respect of the flat with simple interest at nine percent per annum from the date Developers received the sums till the date the amounts thereon is repaid.

Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of flat/shop on the

Shri Shri

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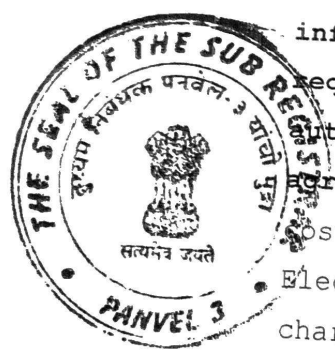


has not compliance with any of the terms and conditions of this agreement and he/she obtains previous consent in writing of the Developers.

30. Any delay or indulgence by the Developers in enforcing the terms of this agreement or any forbearance or giving of time to the Purchasers shall not be construed as a waiver on the part of the Developers of any breach of non-compliance of any of the terms and conditions of this agreement and until he/she obtains previous consent in writing of the Developers.

पवल-३	
४२९	२०१९
३०/८८	

31. The Purchaser/s shall pay to the Developers additional all such amounts required to be paid to the concerned authorities, Vat, Service tax, Labour Cess, PSIDC Charges required to be paid to CIDCO, Electric Connection charges to be paid to MSEDC, Water Charges, infrastructure charges, any amount etc required to be paid to be concerned authority before execution of this agreement and all such amount towards the cost of electric connection, cost of Electric Transformer and installation charges of transformer. The purchaser shall also pay additional all such amount required to be paid to the concerned authorities, to the Developers towards the water connection charges. Above amount should be paid after the completion of plinth Slab or whenever Developers Demands.



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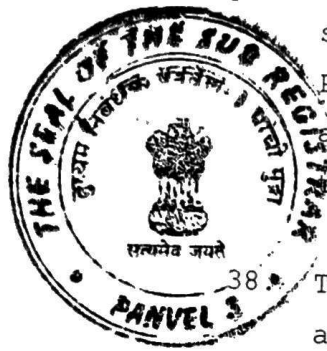
of the Flat/Shops for the aforesaid purpose by the Purchaser thereof.

35. In the event of any portion of the said property being required by the Electricity board for putting an electric Sub-station, the Developers shall be entitled to give such portion to any other person for such purpose on terms and conditions as the Developers shall think fit.

36. In the event of the any portion of the property being notified for set back prior to the transfer of the property to a Co-operative Housing Society the Developers alone shall be entitled to receive the amount of compensation for set-back of land.

पवल-३	
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37. The Developers shall hand over possession of the said property to the Co-operative society, body to be formed by all the Purchasers, Subject to compliance of terms and conditions of clause No. 26, 31, 32 of this Agreement.



38. The parties hereto specifically declare and confirm that:

- a) The possession of said premises shall not be transferred to the purchaser before the execution, or at the time of execution or after the execution of the Agreement, without executing the conveyance.
- b) The explanation to Article 25 of the Bombay Stamp Act, 1958 (introduced with effect from 10/12/1985) is not applicable to this agreement.

[Signature]

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regards unsold Premises / Car parking and the disposal thereof.

51. All notices to be served on the Purchaser/s, as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser/s by registered Post A.D./Under Certificate of posting at his/her address specified below:- Flat No. A-201, Shiv Shangam Apartment, Plot No. C-42/43, Sector 20, Nerul, Navi Mumbai-400706.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that pieces or parcels of lands or ground hereditaments bearing Plot No.166, measuring 47.99.05 Sq. mtrs. or thereabout lying and situated in Ulwe Node in Sector No. 20 in Ulwe Tal. Panvel, Dist. Raigad in 12.5% scheme, at Ulwe Node, Tal. Panvel, Dist. Raigad, within the limits of Panvel Taluka Panchayat Samitee within the Registration District and Division Raigad, Sub-District and Sub-Registrar Panvel and bounded as follows:-

On or towards the North by: 30 Mtrs wide Road
 On or towards the South by: Plot No. 165
 On or towards the East by : 15 Mtrs wide Road
 On or towards the West by : Plot No. 167

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS' AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

Signed, Sealed And Delivered by
 within named "M/s SM Developers"
 " through its Partners

1) Shri. Shahaji Anandrao Patil,

Shahaji



2) Shri Manohar Laxman Owalekar, Mohar
"The Developers", The Party of
"The First Part" in the presence
of.....



- 1) B. E. Totaketao B. E. Totaketao
- 2) A. C. Shinde A. C. Shinde

Signed, Sealed And Delivered By
The Withinnamed 'Purchaser'

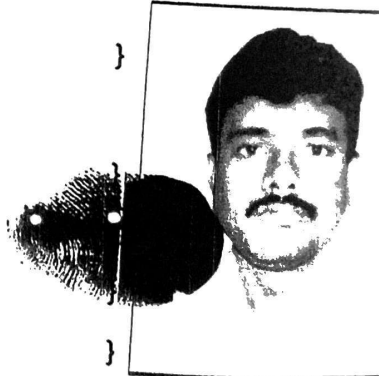
1. Mrs. Chaina Sujit Mondal Chmondal



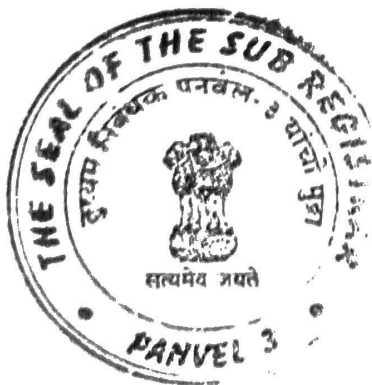
2. Mr. Sujit Chandrakant Mondal Smondal

The Party Of "The Second Part"
In The Presence Of

- 1) MD. Naseem N. Khan - Naseem N. Khan
- 2) Sankar N. Malhotra Sankar N. Malhotra



पवल-३	
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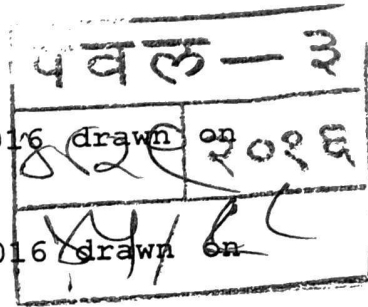


RECEIPT

Received of and from within named purchaser Mrs. Chaina Sujit Mondal & Mr. Sujit Chandrakant Mondal sum of Rs. 30,00,000/- (Rupees Thirty Lac Only) being amount of token money / part payment / amount of sale price in full of the said Flat No. A 904 on Ninth floor, of the said building to be constructed upon the said property more particularly described in First Schedule written hereinabove.

Mode of Payment:

- 1) Rs. 4,00,000/- Ch. No. 321300 dt. 11/06/2016 drawn on State Bank of Mysore, Nerul Branch.
- 2) Rs. 3,00,000/- Ch. No. 640614 dt. 09/07/2016 drawn on State Bank of India, Nerul Branch.
- 3) Rs. 3,00,000/- Ch. No. 640615 dt. 12/07/2016 drawn on State Bank of India, Nerul Branch.
- 4) Rs. 10,00,000/- Ch. No. 505373 dt. 19/07/2016 drawn on State Bank of Mysore, Nerul Branch.
- 5) Rs. 10,00,000/- Ch. No. 505372 dt. 22/07/2016 drawn on State Bank of Mysore, Nerul Branch.



WE SAY RECEIVED RUPEES 30,00,000/-

(
Shri. Shahaji Anandrao Patil
Shri. Manohar Laxman Owalekar
)

For

"M/s SM Developers"

WITNESS :

- 1) B. F. Tetakkar
- 2) A. C. Shinde

ANNEXURE "A"



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933
CIDCO/BP-12069/TPO(NM&K)/2014/

HEAD OFFICE:

CIDCO Bhavan, CBD Bakhru,

Nav Mumbai - 400 014

PHONE: 00-91-22-2791 8100

FAX : 00-91-22-2791 8100

575---

Ref. No. To,

M/s. S. M. Developers,
Through its Partner, Mr. Shahaji A. Patil & Other One,
SM Plaza, Shop No.2, Plot No.24, Sector-09,
Nerul, Navi Mumbai.

Date: 16 JUN 2014

ASSESSMENT ORDER NO.37/2014-16 REGISTER NO.01 PAGE NO.37

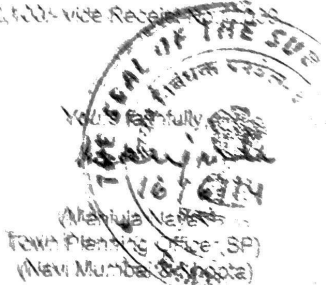
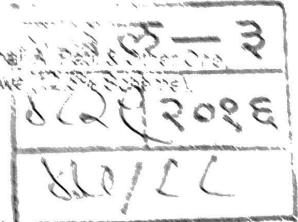
Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	2	3	3	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Building on Plot No.166,
Sector-09 at Ulwe (12.5% Scheme), Navi Mumbai

REF:- 1) Your architects application dated: 21/01/2013, 17/03/2013, 15/07/2013, 15/04/2014 & 12/06/2014

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1988)**

- | | | |
|----|--|--|
| 1. | Name of Assessee | > M/s. S. M. Developers
Through its Partner, Mr. Shahaji A. Patil & Other One |
| 2. | Location | > Plot No.166 Sector-09 at Ulwe (12.5% Scheme),
Navi Mumbai |
| 3. | Land use | > Residential |
| 4. | Plot area | > 4792.05 Sq. mts |
| 5. | Permissible FSI | > 1.50 |
| 6. | GROSS BUA FOR ASSESSMENT | > 19334.00 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | > 19334.00 Sq.mtrs. X 13500.00 = Rs.261009000.- |
| B) | AMOUNT OF CESS | > Rs.261009000.- X 1% = Rs.2610090.00 |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.26,10,000/- vide Receipt
dtd. 04/2014 |



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan,
 Navi Mumbai - 401
 PHONE: 00-91-22-6650 0900
 FAX : 00-91-22-6650 0933

Ref. No. CIDCO/BP-12069/TPO(NM&K)/2014/

575---

Date: 96 JUN 2014

To,
 M/s. S. M. Developers,
 Through its Partner, Mr. Shahaji A. Patil & Other One,
 SM Plaza, Shop No.2, Plot No.24, Sector-50,
 Nerul, Navi Mumbai.

ASSESSMENT ORDER NO.37/2014-15 REGISTER NO.01 PAGE NO.37

SUB:- Payment of development charges for Residential Building on Plot No.166, Sector-09 at Ulwe (12.5% Scheme), Navi Mumbai

- REF:-
- 1) Your architects application dated. 21/01/2013, 17/05/2013, 15/07/2013, 15/04/2014 & 12/06/2014
 - 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/977/2013, dtd.18/02/2013
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/977/2013, dtd.18/02/2013
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-I/NOC/MUM/12/NM/NOCAS/624, dtd.22/11/2012
 - 5) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/6034/2014, dtd.11/03/2014
 - 6) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCOEE(Elect-II)/14/UL-0411/762, dtd.03/04/2014
 - 7) Final transfer order issued by M(TS) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/977/2008, dtd.08/04/2008
 - 8) MSEDCL NOC issued by EE(Nerul) vide letter No. EE(Nerul/Tech)/000295, dtd.23/01/2014
 - 9) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/977/2014, dtd.11/06/2014
 - 10) 50% IDC paid of Rs.24,00,000/- vide Receipt No.12009, dtd.15/04/2014

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

<p style="font-size: 24pt; font-weight: bold;">पवड-३</p> <p>(AS PER Name of Assessee)</p>	
<p>12/02/2014</p> <p>Location</p>	<p>2085</p>
<p>3. Land use</p> <p>4. Plot area</p> <p>5. Permissible FSI</p> <p>6. Rates as per Stamp Duty Ready Reckoner, for Sec-09, Ulwe</p>	<p>Residential</p> <p>14560</p> <p>1.5</p> <p>Rs.14560/-</p>

7. AREA FOR ASSESSMENT FOR COMMERCIAL

8. DEVELOPMENT CHARGES FOR COMMERCIAL

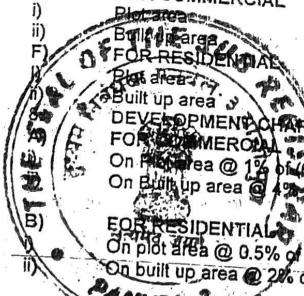
On Plot area @ 1% of (6) above

On Built up area @ 4% of (6) above

9. DEVELOPMENT CHARGES FOR RESIDENTIAL

On plot area @ 0.5% of (6) above

On built up area @ 2% of (6) above



9. Total Assessed development charges
 10. Date of Assessment
 11. Due date of completion
 12. Development charges paid of Rs.27,93,800/- vide Receipt No.12009, dtd.15/04/2014
- Unique Code No. 2014 03 021 02 3235 01 is for this Development Permission on Plot No.166, Sector-09 at Ulwe (12.5% Scheme), Mumbai

:- M/s. S. M. Developers,
 Through its Partner, Mr. Shahaji A. Patil & Other One,
 :- Plot No.166, Sector-09 at Ulwe (12.5% Scheme), Navi Mumbai
 :- Residential
 :- 4799.05 Sq. mtrs
 :- 1.5
 :- Rs.14560/-
 :-
 :- 683.196 Sq.mtrs..
 :- 1024.795 Sq.mtrs.
 :-
 :- 4115.854 Sq.mtrs.
 :- 6173.469 Sq.mtrs.
 :-
 :- 683.196 Sq.mtrs. X 14560 X 1% = Rs. 99473.337
 :- 1024.795 Sq.mtrs. X 14560 X 4% = Rs.596840.608
 TOTAL = Rs.696313.945

:- 4115.854 Sq.mtrs. X 14560 X 0.5% = Rs. 299634.171
 :- 6173.469 Sq.mtrs. X 14560 X 2% = Rs.1797714.172
 TOTAL = Rs.2097348.343
 :- 8(i) & 8(ii) = Rs.2793662.28, Say Rs.2793663/-
 :- 02/05/2014
 :- Upto 15/03/2015

Yours faithfully,

 1646114
 (Manjula Nayak)
 Town Planning Officer(BP)
 (Navi Mumbai & Knopta)

RASHTRA
OFFICE:
Bhavan, CBD Belapur,
Mumbai - 400 614
PHONE: 00-91-22-6791 8100
FAX: 00-91-22-6791 8166



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933
CIDCO/BP-12069/TPO(NM&K)/2014/

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. Unique Code No. **576** Date: **16 JUN 2014**

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To,
M/s. S. M. Developers,
Through its Partner, Mr. Shahaji A. Patil & Other One,
SM Plaza, Shop No.2, Plot No.24, Sector-50,
Nerul, Navi Mumbai.

SUB:- Payment of development charges for Residential Building on Plot No.166, Sector-09 at Ulwe (12.5% Scheme), Navi Mumbai

- REF:-
- 1) Your architects application dated. 21/01/2013, 17/05/2013, 15/07/2013, 15/04/2014 & 12/06/2014
 - 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/977/2013, dtd.18/02/2013
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/977/2013, dtd.18/02/2013
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-I/NOC/MUM/12/NM/NOCAS/624, dtd.22/11/2012
 - 5) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/6034/2014, dtd.11/03/2014
 - 6) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCOEE(Elect-II)/14/JUL-0411/762, dtd.03/04/2014
 - 7) Final transfer order issued by M(TS) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/977/2008, dtd.08/04/2008
 - 8) MSEDCL NOC issued by EE(Nerul) vide letter No. EE(Nerul/Tech)/000295, dtd.23/01/2014
 - 9) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Ulwe/977/2014, dtd.11/06/2014
 - 10) 50% IDC paid of Rs.24.00,000/- vide Receipt No.12009, dtd.15/04/2014

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Please refer to your application for development permission for Residential Building on Plot No.166 Sector-09 at Ulwe (12.5% Scheme), Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above. The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained from the applicant from the concerned Executive Engineer, CIDCO, prior to the commencement of the construction work.

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

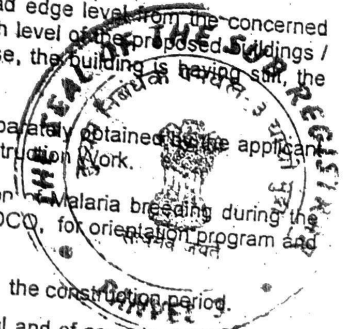
You will ensure that the building materials will not be stacked on the road during the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.24.00,000/- vide Receipt No.12009, dtd.15/04/2014, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,
Manjula
1616714
(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khopta)



REF.NO.CIDCO/B.P.-12069/TPO (NM&K)/2014

576-3

DATE 16 JUN 2014

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. S. M. Developers, through its Partners, Shri. Shahaji A. Patil & Other One, on Plot No- 166 Sector- 09 at Ulwe (12.5% Scheme), Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 1st Floor Podium parking + 2nd Floor Recreational Floor + 15th Floor),

Resi.BUA= 6173.469 Sq.Mt., Comm.BUA= 1024.795 Sq.Mt., Total BUA= 7198.264 Sq.Mt.,
[Free of FSI Area Fitness Centre Area = 122.992 Sq.Mts & Society Office Area = 24.850 Sq.Mts]
(Nos. of Residential Units - 125, Nos. of Commercial units - 31)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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 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.

The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.

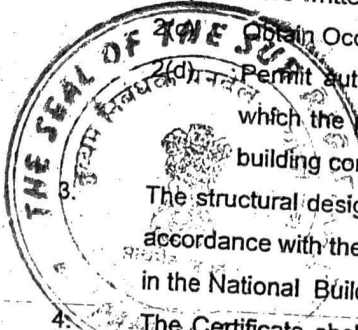
2(b) Give written notice to the Corporation regarding completion of the work.

2(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.

The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 24,000/- 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.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94

Dated 19th July, 1994 for all buildings following additional conditions shall apply.

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

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11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition, shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

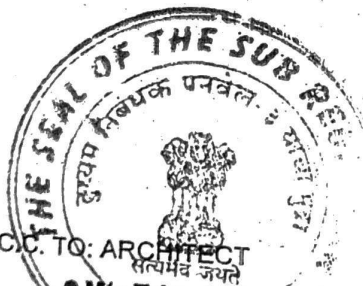
a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

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8029/2005
42/1



C.C. TO: ARCHITECT
M/s Triarch Design Studio

C.C. TO: DEVELOPER

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE (WS)

Murjina
16/6/14
TOWN PLANNING OFFICER (BP)
(Navi Mumbai & Kopta)

Suresh M. Thakur

B.Com.(Hon's): L.L.B

Advocate High Court

Address:- B-3/7/0:2, Sector - 2, Vashi, Navi Mumbai, Dist. Thane, - 400 703.

Dated: 08/08/2014.

TITLE CERTIFICATE

This is to certify that I have investigated the title of "SM DEVELOPERS" a Partnership firm registered under Indian Partnership Act 1932 through its Partners 1) Shri. Shahaji Anandrao Patil and 2) Shri Manohar Laxman Owalekar, both-adults, Indian Inhabitants, having address at "S.M.Plaza", Shop No.2, Plot No-24, Sector - 50, Nerul, Navi Mumbai, over the property described below, on the basis of Deeds and Documents produced before me and I have also taken search from the office of Sub-Registrar of Panvel relating to the said property and my observations are as under:-

DESCRIPTION OF THE PROPERTY

All that pieces or parcels of lands or ground hereditaments allotted by CIDCO Ltd bearing Plot No.166, admeasuring 4799.05 Sq. mtrs. or thereabout lying, being and situated in Village Ulwe, in Sector No. 9, in Ulwe, Tal. Panvel, Dist. Raigad in 12.5% scheme of CIDCO Ltd at Village Ulwe Node, Tal. Panvel, Dist. Raigad, within the limits of Panvel Taluka Panchayat Samitee within the Registration District and Division Raigad, Sub-District and Sub-Registrar Panvel and bounded as follows

On or towards the North by: 30 Mtrs wide Road

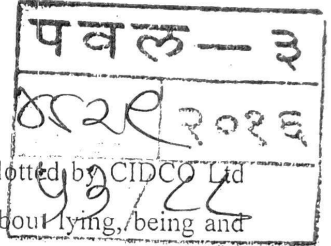
On or towards the South by: Plot No.165

On or towards the East by: 15 Mtrs Wide Road

On or towards the West by: Plot No.167

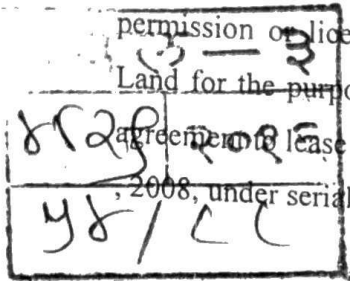
1. By an Agreement to Lease dated 17th March, 2008, made between the Corporation (therein referred to as "THE CORPORATION") of the one part and 1) Shri. Vasant Lahu Mhatre 2) Shri. Vilas Lahu Mhatre 3) Smt. Anusaya Lahu Mhatre 4) Shri. Anant Lahu Mhatre 5) Shri. Ganesh Lahu Mhatre 6) Shri. Sunil Lahu Mhatre (therein referred to as "THE LICENSEES") all adults, Indian Inhabitants, residing at post Gavan, Taluka - Panvel, District - Raigad, Navi Mumbai, hereinafter referred to as the said "OWNERS" of the

Sobhan



"other part" (hereinafter referred to as the said "Agreement to Lease"), the Corporation has agreed to lease one plot bearing Plot No. 166, admeasuring about 4799.05 Sq.mtrs. in its 12.5% Scheme at Village Ulwe, in Sector - 9, Ulwe, Navi Mumbai, Tal Panvel, Dist. Raigad (hereinafter referred to as the "Said Plot") to aforesaid OWNERS i.e. the "THE LICENSEES" referred to above in consideration of a premium of Rs. 60,000/- (Rupees Sixty Thousand only) as agreed to be paid by the aforesaid LICENSEES to the Corporation subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

2. The aforesaid Licensees have paid the said amount of premium of Rs. 60,000/- (Rupees Sixty Thousand only) in full as agreed to be paid by the aforesaid LICENSEES to the Corporation and the Corporation granted permission or license to the aforesaid LICENSEES to enter upon the said Land for the purpose of erecting a building or buildings thereupon. The said agreement to lease was registered with Sub-Registrar, Panvel-3, on 17th March, 2008, under serial No.:-03228/2008 of the day.



3. The OWNERS referred to above have due to their domestic difficulties agreed to sell, convey, transfer, assign their all rights, titles and interest in/or benefits under the said agreement to lease dated 17th March 2008 pertaining to the said plot hereinafter referred to as the "SAID PROPERTY" to M/s. SM Developers for consideration, and by TRIPARTITE AGREEMENT dated 2nd April 2008 made between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED as Party of FIRST PART and the aforesaid LICENSEES / OWNERS 1) Shri. Vasant Lahu Mhatre 2) Shri. Vilas Lahu Mhatre 3) Smt. Anusaya Lahu Mhatre 4) Shri. Anant Lahu Mhatre 5) Shri. Ganesh Lahu Mhatre 6) Shri. Sunil Lahu Mhatre referred to above as party of "SECOND PART" and "M/s SM Developers" a through its Partners 1) Shri. Shahaji Anandrao Patil 2) Shri. Manohar Laxman Owalekar, both - adults, Indian Inhabitants, having address at SM Plaza, Shop No. 2, Plot No. 24, Sector - 50, Nerul, Navi Mumbai, as party of "THIRD PART" and as the "THE NEW LICENSEES" the aforesaid LICENSEES/OWNERS have transferred, conveyed, assigned and alienated, relinquished and released all their rights, titles, benefits, interest, claims or demands of whatsoever in and upon the said plot and in and upon the said agreement to lease dated 17th March, 2008 and the aforesaid TRIPARTITE AGREEMENT dated 2nd April 2008 was registered with Sub-Registrar Panvel - 3 on 2nd April, 2008 under serial No.03705/2008 of the day, in favour of the said M/s. SM




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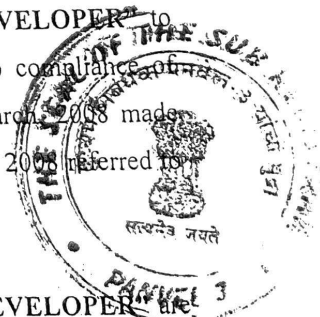
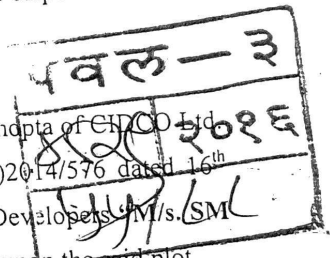
Developers and the CIDCO LTD. has substituted the said SM DEVELOPERS as "NEW LICENSEE" for the aforesaid "original licensee / Owners" in the said agreement to lease dated 17th March, 2008 with all the rights, obligations, liabilities, benefits and equities accordingly thereunder.

4. The Owners have also delivered vacant and peaceful possession of the aforesaid plot to the New Licensee M/s. SM Developers.
5. The said M/s. SM DEVELOPER are Owners of and in actual, possession of the said Plot and otherwise well entitled to deal with and dispose of the said Plot.
6. That the Town Planning Officer (BP) Navi Mumbai & Khodta of CIDCO Ltd. has vide his letter No. CIDCO/BP-12069/TPO(NM&K)2014/576 dated 16th June, 2014 granted his Development permission to the Developers "M/s. SM DEVELOPER" for construction of residential Building upon the said plot.

7. In my opinion the title of the Developers "M/s. SM DEVELOPER" to aforesaid property is clear, legal and marketable subject to compliance of conditions laid down in Agreement to lease dated 17th March, 2008 made with CIDCO Ltd. and Tripartite Agreement dated 2nd April 2008 referred to above.

8. By virtue of aforesaid Tripartite Agreements M/S. "SM DEVELOPER" are Owners of the said Plot and are entitled to development of the said plot and also entitled to deal with or dispose off, alienate, sale, transfer entire construction in the building/s to be constructed upon the said plot.


(Suresh M. Thakur)
Advocate





<p>PROPOSED RESIDENTIAL (C/M, COMMERCIAL BUILDING ON, PLOT NO. - 166, SECTOR-09, ULWE, NAVI MUMBAI.</p>
<p>DEVELOPERS</p>
<p>S. M. DEVELOPERS SHOP NO. - 02, SM PLAZA, PLOT NO. - 24/25, SECTOR-50, NERUL, NAVI MUMBAI-400 706. TEL NO. - 022 3258 3859.</p>
<p>FLAT/SHOP NO. :</p>
<p>CARPET AREA (SQ.M.) :</p>
<p>BUYER'S SIGN : 1)</p>
<p>BUYER'S SIGN : 2)</p>
<p>DEVELOPER'S SIGN :</p>
<p>NORTH</p>
<p>ARCHITECTS</p>
<p>TRIARCH DESIGN STUDIO ARCHITECTS AND INTERIORS IN SHARDA MUMBAI REGD. OFFICE: 101, SHARDA APARTMENTS, 101, SHARDA BRANCH OFFICE: 101, SHARDA APARTMENTS, 101, SHARDA 201, SHARDA APARTMENTS, 101, SHARDA</p>

Smith *Chandak* *Chandak* *Chandak*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJIT CHANDRAKANT MONDAL
CHANDRAKANT HARIPATI MONDAL

17/09/1977

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Smondal



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Smondal

Smondal



आयकर विभाग
INCOME TAX DEPARTMENT
CHAIINA SUJIT MONDAL
RABINDRANATH MAITY

भारत सरकार
GOVT. OF INDIA

02/11/1985

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Smondal

336/3333

Monday, April 18, 2016

7:14 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-3333-2016

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्रं

सादर करणाऱ्याचे नाव: प्रकाश आनंदराव पाटील --

पावती क्र.: 3632 दिनांक: 18/04/2016

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 280.00

पृष्ठांची संख्या: 14

एकूण: रु. 380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:34 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

बाजार मुल्य: रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

मोबदला: रु. 0/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 280/-

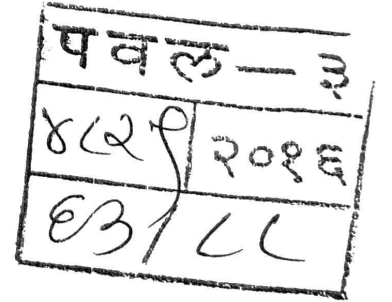
मुळ दस्तऐवज परत दिले

लिपीक

सह मुख्यम अधिक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाले

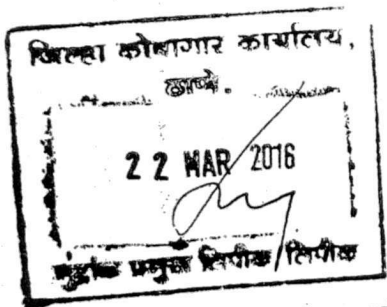
पदाकाराची सही





महाराष्ट्र MAHARASHTRA

2015



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16 APR 2016 W 545444

SM DEVELOPERS
 SM Plaza-Chs., Plot No. 24/25, Pooakash A
 Sector-50 (Old), Nerul,
 Navi Mumbai - 400 706.
 Tel. No.: 022-3258 3858

500

पत्र - 3

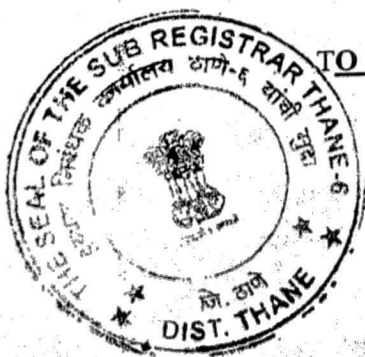
8/29/2016

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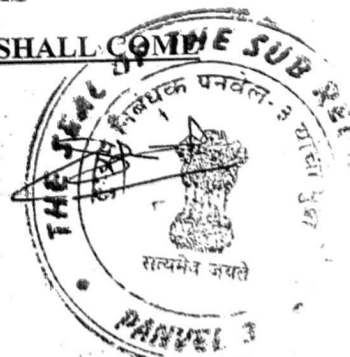
GENERAL POWER OF ATTORNEY

M/s. SM DEVELOPERS

TO ALL TO WHOM THESE PRESENTS SHALL COME



Handwritten signature



We 1) MR. SHAHAJI ANANDRAO PATIL 2) MR. MANOHAR LAXMAN OWALEKAR, Partner of M/s. SM DEVELOPERS having its office address SM Plaza, Shop No.2, Plot no. 24 & 25, Sector 50, Nerul, Navi Mumbai - 400 706.

WHEREAS:

We 1) MR. SHAHAJI ANANDRAO PATIL, 2) MR. MANOHAR LAXMAN OWALEKAR, Partner of M/s. SM DEVELOPERS are the owner of Plot No.166, Sector 9, Ulwe, Navi Mumbai and we are constructing building namely "SM VISION" on the same plot, allotted by the City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

AND WEHREAS:

Due to business activities we are not able to come for registration in the Office of the Sub Registrar at Panvel. Therefore we wish to appoint our partner MR. PRAKASH ANANDRAO PATIL as our Attorney to do certain things, matters which appeared hereinafter.

NOW KNOW AND THESE PRESENTS WITNESSETH THAT

We, 1) MR. SHAHAJI ANANDRAO PATIL 2) MR. MANOHAR LAXMAN OWALEKAR, Partner of M/s SM DEVELOPERS do hereby nominate constitute and appoint MR. PRAKASH ANANDRAO PATIL adult, Indian Inhabitants, residing at 31, Apurva CHS Ltd; Plot 23A, Sector 8, Airoli, Navi Mumbai to be our true and lawful attorney to do in our name and on our behalf all or any of the following acts, deeds, matters and things namely.

That is to Say:

To appear before the Sub Registrar of Assurances at Panvel, to present for registration of documents, executed by us.

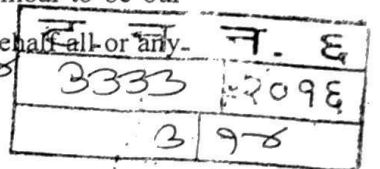
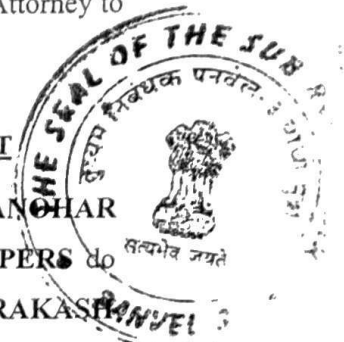
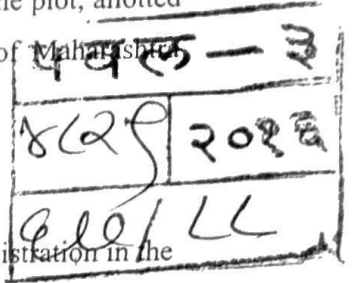
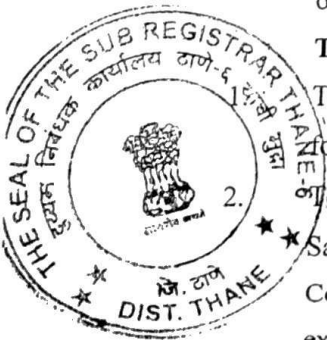
To admit execution of all the documents such as Agreement for Sale, Sale Deed, Deed of Rectification, Tripartite Agreement, Deed of Confirmation and any other documents which may be required to be executed by us.

3. AND GENERALLY to do any things matters, which may be required for registration of the documents signed by us before the Sub-Registrar of Assurance, Panvel.

4. WE HEREBY agree that all acts, deeds, matters and things lawfully done or cause to be done by our Attorney shall be construed by us. And

[Signature]
[Signature]

[Signature]



We hereby RATIFY AND CONFIRM and agree to RATIFY all and whatsoever our said ATTORNEY shall do or caused to be done for us, shall be by virtue of these presents.

The specimen signature of our Attorney MR. PRAKASH ANANDRAO PATIL is appended herein below and we identify and confirm the same.



Prakash Anand Rao Patil

पवल-३
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IN WITNESS WHEREOF WE, 1) MR. SHAHAJI ANANDRAO PATIL AND 2) MR. MANOHAR LAXMAN OWALEKAR, Partners of M/s. SM DEVELOPERS hereto have hereunto set and subscribed our hands of this 18 day of April 2016 at Navi



Identified by us.

MR. SHAHAJI ANANDRAO PATIL



ट. न. न. ६
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Manohar

2. MR. MANOHAR LAXMAN OWALEKAR



Witnesses:

① Atchay Patil *Atchay Patil*

② Atul Shinde *Atul Shinde*





महाराष्ट्र स्टेट इलेक्ट्रीसिटी डिस्ट्रीब्यूशन कंपनी लि.
बीज आकार देयक

CIN: U40109MH2005SGC153645

www.mahadiscom.in

बिलिंग युनिट : 4642 / nerul sub div / NERUL O&M DIVISION
 ग्राहक क्रमांक : 000336498970
 नाव : M/S S M DEVELOPERS
 पत्ता : SHOP NO 002 PLOT NO 25 SECTOR 50 / NERUL - 400706
 एम/एस एस एम डेवेलोपर्स
 शांप नं 002 प्लॉट नं 25 सेक्टर 50 रेल 400706
 मोबाइल/इमेल: GGN.201602664200449

V 2.4.8 2/753 175:
 वीज देयक माहे फेब्रुवारी-2016
 देयक रक्कम 2960.00
 देय दिनांक 14/03/16

देयक भरणा 26/02/16 पर्यंत विद्यारत घेतला आहे

पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. 6/28/9025/0002/4534252 GIS DTC/POLE:
 दर संकेत ** : 52/LT II Comm 1Ph <20 KW पोल नं :
 जुर भार : 1.00 KW पुरवठा दिनांक: 16/08/05

मिटर क्रमांक	वातु रिडिंग	मागील रिडिंग	गुणक अक्यव	युनिट	समा युनिट	एकूण वीज वापर
7620816141	3371	3095	1	276	0	276

विवरण

स्थिर आकार	220.00
बीज आकार	2033.00
बीज शुल्क 2%	41.62
इंधन समायोजन आकार	178.52
बीज विक्री कर	2495
बीज सरासरी देयकाची रक्कम	0.00
व्याज	0.00
इतर आकार	0.00
एकूण	2967.09
निव्वळ थकबाकी/जमा	16.72
समायोजित रक्कम	-20.64
व्याजाची थकबाकी	0.00
एकूण थकबाकी/जमा	392
देयकाची निव्वळ रक्कम	2963.17
पूर्णांक देयक	2960.00
09/03/16 या तारखेपर्यंत भरल्यास	2940.00
तत्पर देयक भरणा सुट	24.32
मागील पावतीचा दिनांक	08/02/16
सुरक्षा ठेव जमा	2500.00
विलंब आकार	क.50.34



मागील वीज वापर

माहिना	युनिट
JAN-16	241
DEC-15	282
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SEP-15	218
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JUL-15	194
JUN-15	213
MAY-15	263
APR-15	207
MAR-15	306

आमचा संपर्क : Call Centre No. 18002333435/18002003435
 For Billing Complaint contact IGRG :- VIDYUT_SECTOR-17,WASHI /Phone No. 2786730EXT202 कवे तक्रारीचे निवारण समाधानकारक न झाल्यास ग्राहक पुढील ठिकाणी तक्रार दाखल करू शकतो CGRF :- VIDYUT BHAVAN, BHANDUP Ph:25664316

1.03 महिन्याचे देयक/ मागील तत्पर देयक भरणा सुट समायोजन क. -20.64/ इ.सी.एन. : BILL_DESC/ /NO LONG QUEUES, PAY ONLINE./

** विद्युत नियामक आयोगाने दिनांक 01.06.2015 पासून निघारीत केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याचे वीज कमरेसाठी आणखी. ₹

वाणिज्यिक(एल टी 2)	युनिट	0-200	> 200
स्थिर आकार रु. 220/- प्रति जोड जो/माहिना	बीज-आकार (रु.)	0-0	9.02
	इ.स.आ.(रु.)	5649	8879

LED बल्ब
₹40/- - विजनीचा
आकार ₹100/- मध्ये

विद्युत मंत्रालय
महाराष्ट्र सरकार

**विज बचत
पैसे बचत**
अधिक 7% चाले

एनर्जी इफिशिएन्सी सर्विसेस लिमिटेड
ENERGY EFFICIENCY SERVICES LIMITED

विद्युतीचा वापर कसा आहे?

- घरात विद्युतची योग्य वापर
- 100 रुपये वीज बचाव मिळे
- 30 रुपये अडवण्यात परत व इतर 65 रु.
- 30 घंटेचा संपन घरातील इतर भाग
- अडवण्या 4 घंटे संपन घरातील इतर भाग
- 1000 रुपये वीज बचाव मिळे

योग्यता लाभ कसा घ्यावा?

- वीज विभागी क्षेत्रीय व आर्ये पुरे नगदी पत्रे भरवण्यासाठी
- अडवण भरणा करीता वीज बिल, जोडवण पत्र, अडवण इतर विद्युत
- वीज बिल व वीज बिल भरणा पत्रा अडवण
- वीज बिल पत्रे पूर्ण परतले जावे.



and agree to RATIFY
 or caused to be done
 MR. PRAKASH
 we identify and

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAKASH ANANDA PATIL
ANANDA DHONDIRAM PATIL
01/06/1976
Permanent Account Number
AJYPP1983C



Signature

पवल - ३	
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८ १४	





भारत निवडणूक आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ANR6441885



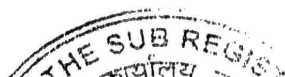
मतदाराचे नांव : अक्षय राम पाटील
Elector's Name : Akshay Ram Patil
वडिलांचे नांव : राम पाटील
Father's Name : Ram Patil
लिंग / Sex : पुरुष / MALE
जन्म तारीख/Dale of Birth : XXXX/1994



पवल -	
४८२९	२०१९
७३/८८	



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आयकर विभाग

INCOME TAX DEPARTMENT

ATUL C SHINDE

CHANDRAKANT BABU SHINDE

12/11/1988

BWGPS3482P

Handwritten signature

भारत सरकार

GOVT OF INDIA



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAMMAD NASEEM GANNIKHAN

MOHAMMAD GANNI KHAN

10/11/1976

Permanent Account Number

AIYPK1487F

Signature



31102006

प व ल - ३
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८३/८८



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. S. M. Developers, through its Partners, Shri. Shahaji A. Patil & Other One, on Plot No- 166 Sector- 09 at Ulwe (12.5% Scheme), Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 1st Floor Podium parking + 2nd Floor Recreational Floor + 15th Floor).

Resi.BUA= 6173.469 Sq.Mt., Comm.BUA= 1024.795 Sq.Mt., Total BUA= 7198.264 Sq.Mt.,

[Free of FSI Area Fitness Centre Area = 122.992 Sq.Mts & Society Office Area = 24.850 Sq.Mts]

(Nos. of Residential Units – 125, Nos. of Commercial units – 31)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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 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.

The applicant shall:-

2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.

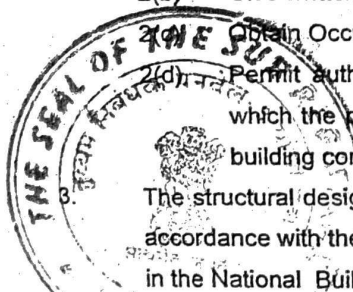
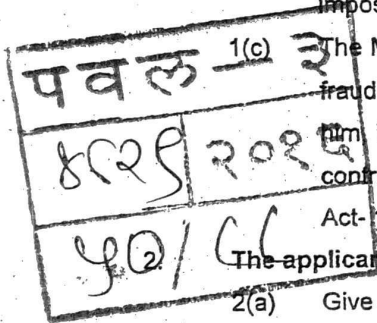
2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(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.

The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section – 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs – 1975.



Annexure – "B"

Suresh M. Thakur

B.Com.(Hon's): L.L.B
Advocate High Court

Address:- B-3/7/0:2, Sector – 2, Vashi, Navi Mumbai, Dist. Thane, - 400 703.

Dated: 08/08/2014.

TITLE CERTIFICATE

This is to certify that I have investigated the title of "SM DEVELOPERS" a Partnership firm registered under Indian Partnership Act 1932 through its Partners 1) Shri. Shahaji Anandrao Patil and 2) Shri Manohar Laxman Owalekar, both-adults, Indian Inhabitants, having address at "S.M.Plaza", Shop No.2, Plot No-24, Sector – 50, Nerul, Navi Mumbai, over the property described below, on the basis of Deeds and Documents produced before me and I have also taken search from the office of Sub-Registrar of Panvel relating to the said property and my observations are as under:-

DESCRIPTION OF THE PROPERTY

All that pieces or parcels of lands or ground hereditaments allotted by CIDCO Ltd bearing Plot No.166, admeasuring 4799.05 Sq. mtrs. or thereabout lying, being and situated in Village Ulwe, in Sector No. 9, in Ulwe, Tal. Panvel, Dist. Raigad in 12.5% scheme of CIDCO Ltd at Village Ulwe Node. Tal. Panvel, Dist. Raigad, within the limits of Panvel Taluka Panchayat Samitee within the Registration District and Division Raigad, Sub-District and Sub-Registrar Panvel and bounded as follows:

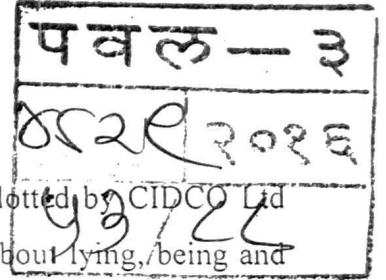
On or towards the North by: 30 Mtrs wide Road

On or towards the South by: Plot No.165

On or towards the East by: 15 Mtrs Wide Road

On or towards the West by: Plot No.167

1. By an Agreement to Lease dated 17th March, 2008, made between the Corporation (therein referred to as "THE CORPORATION") of the one part and 1) Shri. Vasant Lahu Mhatre 2) Shri. Vilas Lahu Mhatre 3) Smt. Anusaya Lahu Mhatre 4) Shri. Anant Lahu Mhatre 5) Shri. Ganesh Lahu Mhatre 6) Shri. Sunil Lahu Mhatre (therein referred to as "THE LICENSEES") all adults, Indian Inhabitants, residing at post Gavan, Taluka – Panvel, District - Raigad, Navi Mumbai, hereinafter referred to as the said "OWNERS" of the



Suresh M. Thakur