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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :  
P52000031513

Project: *Pushpa Apartment CHS Ltd.* , Plot Bearing / CTS / Survey / Final Plot No.: *61 / 3* at *Panvel, Panvel, Raigarh,*  
*410206;*

1. *Swaroop Developers* having its registered office / principal place of business at *Tehsil: Panvel, District: Raigarh,*  
*Pin: 410206.*
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from *25/10/2021* and ending with *30/09/2024* unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabh  
(Secretary, MahaRERA)  
Date: 25-10-2021 12:23:27

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

Dated: 25/10/2021  
Place: Mumbai

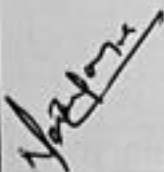


S.A.

*Secretary*

*Naval*

*Pati*

**Execution – Party Details**

Sr. No.	Party Name and Address	Party Type	Signature	Thumb Impression	Photo
9	Name Mr. Narayan Gorakh Gore Pan No.: AECPG9454L Mobile: 9820977905	Witness			

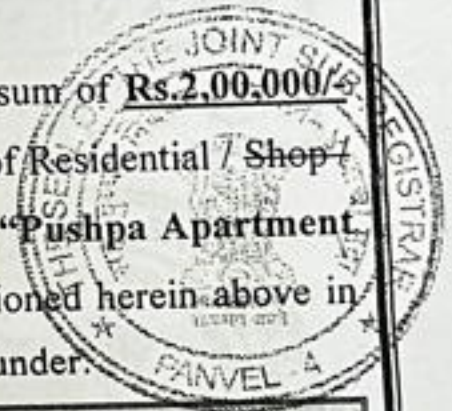
**DECLARATION**

The Purchaser/s declare/s that he/she/they has/have read the agreement got translated the same and fully understood the contents of the agreement and thereafter same have been executed by all the parties and Purchaser/s has/have received the stamped copy of this Agreement.

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**RECEIPT**

RECEIVED of and from the within named PURCHASER/S, the sum of **Rs.2,00,000/-** (Rupees Two Lakhs Only) towards part payment / full and final payment of Residential / Shop / Commercial Premises NO. 303, on the 3<sup>rd</sup> Floor of the building named as "Pushpa Apartment CHS Ltd.", being constructed on the project land more particularly mentioned herein above in Schedule I, and as shown in the FLOOR PLAN thereof hereto annexed as under.



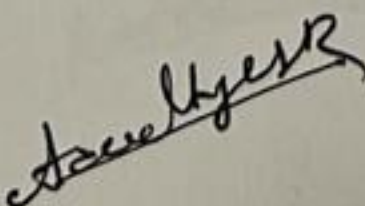
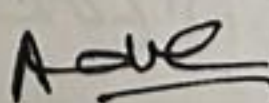

**PAYMENT DETAILS**

AMOUNT	CHEQUE NO.	DATE	BANK / BRANCH
Rs.50,000/-	NEFT	05/02/2023	ICICI Bank
Rs.1,50,000/-	NEFT	13/02/2023	ICICI Bank
Rs.2,00,000 /-	TOTAL		

IN WORDS: **Two Lakhs Only**  
WE SAY RECEIVED

FOR M/s. Swaroop Developers

AUTHORISED PERSON  
PROMOTER

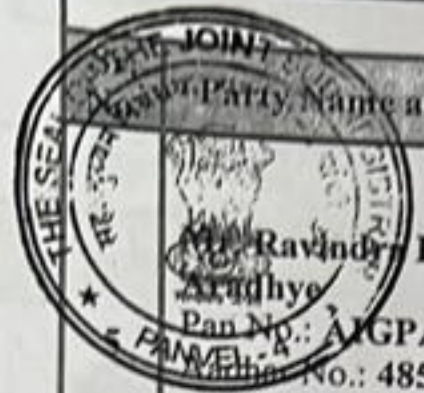
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Execution - Party Details











	Party Name and Address	Party Type	Signature	Thumb Impression	Photo
	Mr. Ravindra Haripant Aradhya Pan No.: AIGPA7742K Aadhar No.: 4857 1988 2108 Mobile: 93220 51426	Purchaser	<i>AAde</i>		
6	Mrs. Sucheta Ravindra Aradhya Pan No.: APUPA7317R Aadhar No.: 6936 1091 8394 Mobile: 98330 94854	Purchaser	<i>Aradhya</i>		
7	For Pushpa Apartment CHS Ltd. Mr. Gajanan R. Thakur Chairman Mr. Sameer P. Shahasane Secretary Mrs. Varsha V. Mule Treasurer Power of Attorney holder for above office bearers Ms. Aditi Amit Oze Pan No.: AAHPO7302C Mobile: 9930111343	Confirming Party	<i>AAde</i>		
8	Name Mr. Vijay Pandurang Patil Pan No.: ABUPP8665P Mobile: 9833313355	Witness	<i>Patil</i>		

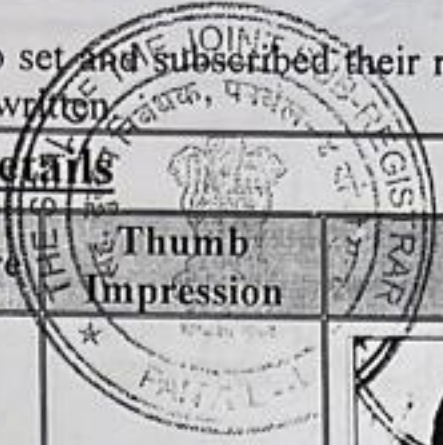
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the years hereinabove written

Execution - Party Details

Sr. No.	Party Name and Address	Party Type	Signature	Thumb Impression	Photo
1	For Swaroop Developers Ms. Aditi Amit Oze Partner Pan No.: AAHPO7302C Mobile: 9930111343	Seller	<u>AAOze</u>		
2	For Swaroop Developers Ms. Smita Narayan Gore Partner Pan No.: AKYPG9161E Mobile: 9702399807	Seller	<u>S.N. Gore</u>		
3	For Swaroop Developers Ms. Aarti Vaibhav Patil Partner Pan No.: BPFPP5755N Mobile: 9967073111	Seller	<u>Patil</u>		
4	For Swaroop Developers Partners Ms. Aditi Amit Oze Ms. Smita Narayan Gore Ms. Aarti Vaibhav Patil Power of Attorney Holder for above Partners Mr. Amit Manohar Oze Pan No.: AABPO3859L Mobile: 9833111343	Seller	<u>Aze</u>		



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sale/allotment of the said PREMISE/S. The consideration to be paid by the PURCHASER/S to the PROMOTER in respect of the said PREMISE/S shall be the consideration as has been mutually agreed upon by the parties hereto and the same shall be paid by the PURCHASER/S to the PROMOTER as per the schedule of payment mentioned hereunder. The sale of the said Premise/s is/are on the basis of the carpet area only. The Purchaser/s is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately THREE percent (3%). The Purchaser/s consents for the same and is aware that the consideration being lump sum will not change.

- (b) The CUPBOARD area, the W.S. area and the balcony area if provided in the PREMISE/S, shall be provided without any separate consideration and shall be attached with the PREMISE/S with the right to exclusive use thereof.
- (c) The PROMOTER shall not be obliged to accept or accede to any request from the PURCHASERS for making any changes in the amenities to be provided by the PROMOTER.
- (d) The nature, extent and description of the common areas and facilities are more specifically described hereunder in SCHEDULE V and the Promoter has agreed to provide specifications in the said Premises which are more particularly described in the SCHEDULE IV hereto.

**6. PAYMENT INSTALLMENTS**

A. In consideration thereof, the Purchaser/s paid and/or agreed to pay to the Promoter, the consideration of the said Premise/s is Rs. 55,10,110/- (Rupees Fifty Five Lakhs Ten Thousand One Hundred and Ten Only), in addition to the said amount the Purchaser has to pay Goods and Service Tax (i.e., GST) amounting Rs.55,101/- (Rupees Fifty Five Thousand One Hundred One Only), the Promoter accepted and/or agreed to accept the said amount from the Purchaser as under being the lumpsum price of the said Premises in the following manner:

**ANNEXURE "A"**

**PAYMENT SCHEDULE OF FLAT**

Sr. No.	Particulars of Work	%
1)	As Earnest Money at the time of booking	10%
2)	After execution and registration of Agreement for Sale	10%

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The Purchaser/s hereinafter shall not be entitled to challenge or question the title of the owner and the right of the Promoter to enter into this Agreement.

**2. NAME OF THE PROJECT AND BUILDING**

The name of the Project and building shall be "Pushpa Apartment Co-Operative Housing Society Ltd."



**3. SANCTIONS**

The Promoter has got sanctioned the layout and building plans and obtained the Building Permission/Commencement Certificate of the said project by Panvel Municipal Corporation.

**4. ALTERATION AND MODIFICATION OF SANCTIONED BUILDING PLANS**

The PROMOTER shall put up and complete construction of the buildings on the Project Land, bearing Final Plot No. 61, Sub Plot No. 3, admeasuring 557.7 Sq. mtrs., situate at Panvel, Tal. Panvel, Dist. Raigad, within the limits of the Panvel Municipal Corporation, more particularly described in the SCHEDULE I hereunder written, in accordance with the plans sanctioned and the construction permission granted by the Panvel Municipal Corporation, which have been seen and approved by the PURCHASER/S with such variations and modifications as the PROMOTER may consider necessary or as may be required by any concerned authorities.

**PROVIDED** that the PROMOTER shall have to obtain prior consent in writing of the PURCHASER/S in respect of variations or modifications which may adversely affect the Premise/s agreed to be purchased by the PURCHASER/S, except any alteration or addition required by any Government authorities or due to change in the law.

The said building shall be known as "Pushpa Apartment Co-Operative Housing Society Ltd" consisting of in STILT AND 7 (SEVEN) UPPER FLOORS, containing in all 28 (Twenty-Eight) flats for residential use, having lift facility.

**5. CONSIDERATION**

(a) Relying on the Purchaser/s representations and the assurances, the Promoter herein has agreed to sell and the Purchaser/s herein agreed to purchase Premise/s No. 303, on the 3<sup>rd</sup> floor, admeasuring 49.86 sq. mtrs. of carpet area + 5.37 sq. mtrs. Enclosed Balcony + 8.91 sq. mtrs. Open Balcony + Covered Stilt Parking C3(L) as shown in the floor plan thereof hereto annexed (hereinafter referred to as "the said PREMISE/S" and more specifically described in the SCHEDULE-II hereunder written) for the lump-sum consideration of Rs. 55,10,110/- (Rupees Fifty Five Lakhs Ten Thousand One Hundred Ten Only) to be paid to the PROMOTER by the PURCHASER/S for the

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to be paid by the Purchaser/s to the Promoter in the manner as described in the payment schedule mentioned herein under.

AND WHEREAS in addition to the aforesaid price, the Purchaser/s shall be liable to pay Registration Fee, required to be paid for the registration of this agreement in respect of the premises and the GST or any other taxes and/or levies which may be levied by the authorities for the time in force and proportionate share of formation and registration organization of the purchasers of the premises in the said Project and also the proportionate share of the Stamp Duty, Registration Fee, required for transfer of the said property/project land together with the building thereon, in favour of the organization that may be formed of the purchasers of the Premises in the said building.

AND WHEREAS in this Agreement the term 'PREMISE/S' shall include the residential, commercial premises, rights hereby agreed to be sold and the term "PURCHASER/S" shall include purchaser or purchasers of flats or rights hereby agreed to be sold and also include the plural, neuter, feminine and masculine genders of the purchaser/s.

AND WHEREAS under Section 13 (1) of the RERA, the Promoter is required to execute a written Agreement in respect of the sale of the said premises with the Purchaser/s, being in fact these presents and upon this Agreement when lodged for registration under the Registration Act, 1908 with the SUB-REGISTRAR concerned by the Purchaser/s and the Promoter being informed about the same, the Promoter will admit the execution thereof before the Sub-Registrar concerned, through his authorized person.

AND WHEREAS the parties hereto 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 desirous to enter into this Agreement on the terms and conditions agreed between them as hereinafter appearing.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AS UNDER:

- 1. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE**  
The Promoter has made full and true disclosure of the title of the Project Land as well as the encumbrances, if any, known to the Promoter. The Promoter has also disclosed to the Purchaser/s nature of his/her/their right, title, interest and right to construct and sell building/s on the Project Land. The Promoter has also given inspection of all documents to the Purchaser/s. The Purchaser/s has carried out the search and investigated the title by appointing his own Advocate in regard to his title, interest, building plans, NA orders etc. The Purchaser/s having acquainted and satisfied himself/herself/ themselves with all the facts and nature of the right of the Promoter and has/have entered into this Agreement.

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AND WHEREAS the Promoter proposes to sell flats in the said building to the prospective purchasers on an ownership basis by entering with them the proto-type AGREEMENTS, as contemplated under the law for the time being in force.

AND WHEREAS the Purchaser/s has read and understood all the contents of the indemnity bonds/ undertakings, etc., given by the Promoter to the Panvel Municipal Corporation or any other authority, and terms and conditions mentioned in permissions/ Commencement certificate (if any) and Purchaser/s agrees that this agreement is subject to the said terms and are also binding on him/her/them.

AND WHEREAS the Purchaser/s is aware of the fact that the Promoter has entered or will enter into similar and /or separate Agreements with several other Purchaser/s, persons and parties in respect of Residential Premises in the said building/project.

AND WHEREAS relying on the Purchaser/s representations and the assurances and subject to the terms and conditions mentioned in this agreement, the Promoter herein has agreed to sell and the Purchaser/s herein agreed to purchase Residential Premises Premise/s No. 303, on the 3<sup>rd</sup> floor, admeasuring 49.86 sq. mtrs. of carpet area + 5.37 sq. mtrs. Enclosed Balcony + 8.91 sq. mtrs. Open Balcony + Covered Stilt Parking C3(L) subject to fluctuation of both areas not more than three percent situated on the 3<sup>rd</sup> floor which Residential Premises is more particularly described in Schedule III and shown delineated and demarcated in red colour in ANNEXURE "E" annexed hereto, at or for mutually concluded and agreed lump sum consideration of Rs. 55,10,110/- (Rupees Fifty Five Lakhs Ten Thousand One Hundred Ten Only) excluding expenses for stamp duty, registration fees, Goods and Service Tax (GST) or any other taxes levied or other expenses related to the registration shall be paid by Purchaser/s separately. The sale of the said Premises is on the basis of carpet area only. The Purchaser/s is/are aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately 3%. The Purchaser/s consents for the same and is aware that the consideration being lump sum will not change. The promoter has agreed to provide the amenities in the said Residential Premises which are more particularly described in the Schedule IV written hereto. The Purchaser/s agrees not to question or challenge the said consideration the same having been settled on a lump-sum basis after considering all aspects and other terms of the agreement.

AND WHEREAS on or before the execution of these presents, the Purchaser/s has / have paid to the Promoter the sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as earnest or as part payment of sale consideration of the Premises agreed to be sold by the Promoter to the Purchaser/s (the payment and receipt whereof the Promoter do hereby admit and acknowledge), leaving balance amount of Rs.53,10,110/- (Rupees Fifty Three Lakhs Ten Thousand One Hundred Ten Only) (being the balance sale price) of Rs. 55,10,110/- (Rupees Fifty Five Lakhs

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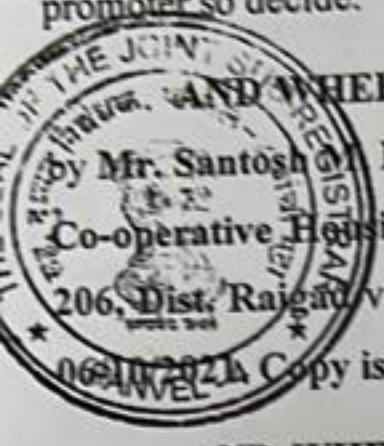
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Right to change such Architects and Structural Engineers before the completion of the buildings if promoter so decide.



AND WHEREAS title of the Society & Promoter to the Project Land has been certified by Mr. Santosh D. Lad, Advocate, High Court, having his office at 104, 1<sup>st</sup> floor, Aditya Vihar Co-operative Housing Society, Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad vide his **CERTIFICATE OF TITLE/SEARCH & TITLE REPORT** dated 06/10/2021. Copy is annexed as ANNEXURE "C".

AND WHEREAS the Promoter has registered the project under the provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 with the MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY at MUMBAI, having REGISTRATION NO. P52000031513 dated 25/10/2021, an authenticated Copy is annexed as ANNEXURE "D".

AND WHEREAS the Promoter has, accordingly, commenced the construction of the building to be known as "Pushpa Apartment Co-Operative Housing Society Ltd." on the aforesaid property/project land in accordance with the plans sanctioned and the construction permission granted by the Panvel Municipal Corporation. The said building consists of STILT AND 7 (SEVEN) UPPER FLOORS, containing all 28 (Twenty-Eight) Flats for residential use, having a lift facility.

AND WHEREAS the Purchaser/s herein being desirous of purchasing a Premise/s, applied to the Promoter for allotment of Premise/s No. 303, on the 3<sup>rd</sup> floor, admeasuring 49.86 sq. mtrs. of carpet area + 5.37 sq. mtrs. Enclosed Balcony + 8.91 sq. mtrs. Open Balcony + Covered Stilt Parking C3(L) in the project known as "Pushpa Apartment Co-Operative Housing Society Ltd" to be constructed on the Project Land.

AND WHEREAS the Purchaser/s herein has demanded from the Promoter and the Promoter has given inspection to the Purchaser/s, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs, and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA or the said Act") and Rules and regulations made thereunder. After the Purchaser/s inquiry, the Promoter herein has requested the Purchaser/s to carry out an independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Purchaser/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein.

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AND WHEREAS the Promoter has completed all the legal formalities with respect to the right, title, and interest in respect of the project land on which the said project is to be constructed. The Promoter herein in terms of the development agreement has right to sell the Premises in the said project to be constructed by the Promoter on the Project land and is fully competent to enter into agreement/s with the Purchaser/s, lessee, mortgagee, of the Premises and to receive the sale price, rent, lease premium, license fees, deposits etc., in respect thereof.

AND WHEREAS the Promoter declares that there are no impediments attached to the Project Land. There is no illegal encroachment on the said property/project land. The Promoter further declares that no permission was required from any authorities concerned, in the absence whereof, the title of the Promoter would have been affected and the Promoter is absolutely entitled to the same. There is no mortgage or lien or charge whatsoever on the Project Land. So also, the Promoter is entitled and enjoined to construct the proposed building on the Project Land.

AND WHEREAS initially the Confirming Party by his application dt. 23/07/2021 had requested the Panvel Municipal Corporation to grant building permission and approval of the plan. Panvel Municipal Corporation by its letter dt. 29/09/2021 bearing certificate No. PMC/TP/Panvel/61/3/22-21/16210/1972/2021 Dt. 29/09/2021 has granted Commencement Certificate for construction of 1 building having 24 residential units u/s 44 of The Maharashtra Raigad & Town Planning Act 1966. Panvel Municipal Corporation has also approved building plans for the same. Copy is annexed as ANNEXURE "B".

AND WHEREAS the Confirming Party through their Architect Application No. 11571 Dt. 17/05/2022 and Application No. 22884 Dt. 11/10/2022 had applied for amended/ revised permission for Development from the Panvel Municipal Corporation and has obtained amended development permission and amended Commencement Certificate Dt.22/11/2022 bearing reference No. PMC/TP/Panvel/61/3/22-22/16210/2781/2022 under Section 45 of the Maharashtra Regional and Town Planning Act, 1966. That the Panvel Municipal Corporation has permitted the Promoter to construct a building of Stilt + 7 Floors having 28 residential units. A copy of the same is annexed herewith.

AND WHEREAS the Promoter herein has appointed Mrs. Anjali Damle / Nadgaundi, having their Office at Office No.11, Wing B1, Ashoka Gardens, Panvel as their Architects (hereinafter referred to as "the Architect") and Dr. N. G. Gore, having their address at B-207, Munot Residency, Opp. HOC Colony, Panvel as their Structural Engineers (hereinafter referred to as "the Structural Engineer") and accepted the professional supervision of Architects and the Structural Engineers till the completion of the buildings but the Promoter herein have reserved the

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557.7 Sq. meters along with old building constructed thereon (now being demolished) (hereunder written and is hereinafter referred to as "the said property" or "Project Land") situate lying in Village Panvel, in Taluka Panvel of District Raigad in the State of Maharashtra and within the jurisdiction of Panvel Municipal Council of Panvel (since 01/10/2016 Panvel City Municipal Corporation) (more particularly described in the **FIRST SCHEDULE** herein underwritten.

**AND WHEREAS** the Deputy District Registrar, Raigad at Alibag has granted the application of the society for the deemed conveyance of the said property in favour of the said Society and on Dt. 27/02/02015, a deemed conveyance deed of said property was executed by the Erstwhile Owner through an authorized officer of the District Deputy Registrar of Co-Operative Society in favour of said society which is registered with Sub-Registrar Panvel-1 on the same day at document bearing the Serial No. PVL1-1380/2015. Effect of sale conveyance deed was given to revenue record on 07/06/2016 and said property is mutated in the name of said society as absolute owner thereof.

**AND WHEREAS** old building standing on the said property was in dilapidated condition, therefore, all the members of the said society in their **Special General Body Meeting** decided to demolish the old building and construct a new building on the said property with the help of the recognized Developer.

**AND WHEREAS** in furtherance of their intention to develop the said property the Society had invited offers/tenders for the redevelopment of the said property. That the Developer had offered for re-development rights. That in the **Special General Meeting** held in the presence of the Representative of the Assistant Registrar, Cooperative Department, Panvel, on Dt. 08/04/2021 the offer of the Developer being lucrative was accepted by the said Society and re-development of the said property was entrusted to the Developer.

**AND WHEREAS** Owner Society by their application Dt. 22/03/2021 had applied to the Assistant Registrar of Co-operative Societies, Panvel for grant of permission for re-development. That the Assistant Registrar of Co-operative Societies by its letter Dt. 19/04/2021 has granted permission for re-development here to annex is a copy of the said permission.

**AND WHEREAS** furtherance of the acceptance of an offer of the Promoter for re-development said Society has entered into a **Re-Development Agreement** with the Promoter on Dt. 29/06/2021 with respect to said property. The said development agreement is registered with Sub-Registrar Panvel 5 on Dt. 29/06/2021 at document bearing serial No. PVL5- 7609/2021.

**AND WHEREAS** in furtherance of the said development agreement the office bearers of the said Society on Dt. 12/07/2021 have executed a **Power of Attorney** in favour of the Promoter. The said Power of Attorney is registered with Sub-Registrar Panvel-5 on the same day at document bearing serial no. PVL5 -8241/2021.

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**AGREEMENT FOR SALE**

This Agreement is made and entered into at Panvel on this the 23<sup>rd</sup> day of the month of February in the Christian Year 2023

**BETWEEN**

M/s. Swaroop Developers, office at D-103, Panvel City Center CHS Ltd., Plot No. 197, Dr. Babasaheb Ambedkar Marg, Panvel - 410206, Dist. Raigad represented by its Partner 1) Mrs. Smita Narayan Gore, age 45 years, 2) Mrs. Aditi Amit Oze, age 48 years, 3) Mrs. Aarti Vaibhav Patil, age 39 years, hereinafter referred to as "THE PROMOTER" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or partners, for the time being, their survivor or survivors, heirs, nominee, executors, administrators and assigns of such firm or last survivor) **OF THE FIRST PART;**

**AND**

1) MR. RAVINDRA HARIPANT ARADHYE, Age 52 years, residing at Flat No. 4, A Wing, Shivlok Co-operative Housing Society Limited, Sector 10, New Panvel, District Raigad, Maharashtra, Pincode - 410206 2) MRS. SUCHETA RAVINDRA ARADHYE, Age 49, residing at Flat No. 4, A Wing, Shivlok Co-operative Housing Society Limited, Sector 10, New Panvel, District Raigad, Maharashtra, Pincode - 410206 hereinafter called and referred to as the "PURCHASER/S" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) **OF THE SECOND PART;**

**AND**

PUSHPA APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED, is being a registered Society formed under the provisions of the Maharashtra Co-operative Societies Act, 1960 (XXIV of 1960) under registration No. RGD/PWL/H.S.G./(T.C.)/2084/2008-2009 Dt. 16/10/2008 having their office in Final Plot No. 61/3, Old Thana Naka Road, Panvel 410206, Dist. Raigad hereinafter called and referred to as the "OWNER-CONFIRMING PARTY and/or SOCIETY" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and the present and the future office bearers their heirs, executors, administrators, and assignees) **OF THE THIRD PART.**

WHEREAS Owner-Confirming Party, is registered under the Maharashtra Co-Op. Societies Act, 1960 having its registration No. RGD/PWL/H.S.G./(T.C.)/2084/2008-2009 dt.16/10/2008 is the absolute owner of land bearing Final Plot No. 61/3, total admeasuring

S.N. Gore  
AAOze  
Aditye  
Patil

नोंबरी :

Regn:63m

गावाचे नाव : पनवेल

करारनामा

5510110

4508712

गार

1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग 1/4, दर 62400/- प्रती चौ. मी. - सदनिका नं. 303, लिसरा मजला, पुण्या अपार्टमेंट को. ऑप. हौसिंग सोसायटी लि., फायनल प्लॉट नं. 61, सब प्लॉट नं. 3, मोजे पनवेल, ता. पनवेल, जि. रायगड, क्षेत्र. 49.86 चौ. मी. कारपेट एरिया + 5.37 चौ. मी. एन्क्लोज्ड बाल्कनी एरिया + 8.91 चौ. मी. ओपन बाल्कनी एरिया + कवर्ड स्टील पार्किंग नं. सी3(एल)या मिळकतीचे ( ( Final Plot Number : फायनल प्लॉट नं. 61, सब प्लॉट नं. 3 ; ) )

1) 49.86 चौ.मीटर

हा.



24/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 2442/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5510110
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4508712
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग 1/4,वर 62400/- प्रती चौ. मी. - सदनिका नं. 303,तिसरा मजला,पुष्पा अपार्टमेंट को. ऑप. ह्रीसिंग सोसायटी लि., फायनल प्लॉट नं. 61,सब प्लॉट नं. 3,मौजे पनवेल,ता. पनवेल,जि. रायगड,क्षेत्र. 49.86 चौ. मी. कारपेट एरिया + 5.37 चौ. मी. एन्क्लोज्ड बाल्कनी एरिया + 8.91 चौ. मी. ओपन बाल्कनी एरिया + कव्हर्ड स्टील्ट पार्कींग नं. सी3(एल)या मिळकतीचे( ( Final Plot Number : फायनल प्लॉट नं. 61, सब प्लॉट नं. 3 ; ) )
(5) क्षेत्रफळ	1) 49.86 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:-मे. स्वरुप डेव्हलपर्स तर्फे भागीदार अदिती अमित ओझे तर्फे अखत्यारी म्हणुन अमित मनोहर ओझे वय:-53; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: डी-103, पनवेल सिटी सेंटर सीएचएस ली., प्लॉट नं. 197, डॉ. बाबासाहेब आंबेडकर मार्ग, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AEKFS0509Q 2): नाव:-मे. स्वरुप डेव्हलपर्स तर्फे भागीदार स्मिता नारायण गोरे तर्फे अखत्यारी म्हणुन अमित मनोहर ओझे वय:-53; पत्ता:-प्लॉट नं. ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: डी-103, पनवेल सिटी सेंटर सीएचएस ली., प्लॉट नं. 197, डॉ. बाबासाहेब आंबेडकर मार्ग, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AEKFS0509Q 3): नाव:-मे. स्वरुप डेव्हलपर्स तर्फे भागीदार आरती वैभव पाटील तर्फे अखत्यारी म्हणुन अमित मनोहर ओझे वय:-53; पत्ता:-प्लॉट नं. ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: डी-103, पनवेल सिटी सेंटर सीएचएस ली., प्लॉट नं. 197, डॉ. बाबासाहेब आंबेडकर मार्ग, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AEKFS0509Q 4): नाव:-संमती देणार - पुष्पा अपार्टमेंट सीएचएस ली., तर्फे चेअरमन गजानन आर. ठाकुर, सेक्रेटरी समिर पी. शहासने आणि ट्रेझरर वर्षा व्ही. मुळे या सर्वांच्या वतीने अखत्यारी म्हणुन अदिती अमित ओझे वय:-48; पत्ता:-प्लॉट नं. ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फायनल प्लॉट नं. 61/3, ओल्ड ठाणा नाका रोड, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AAHPO7302C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविंद्र हरिपंत आराध्ये . . वय:-52; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सदनिका नं. 4,अे विंग, शिवलोक को. ऑप. ह्रीसिंग सोसायटी लि., सेक्टर 10, नविन पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AIGPA7742K 2): नाव:-सुचेता रविंद्र आराध्ये . . वय:-49; पत्ता:-प्लॉट नं. ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सदनिका नं. 4,अे विंग, शिवलोक को. ऑप. ह्रीसिंग सोसायटी लि., सेक्टर 10, नविन पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-APUPA7317R
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2442/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	385708
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,  
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Receipt (pavli)

528/2442

Thursday, February 23, 2023

5:33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2660 दिनांक: 23/02/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल4-2442-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रविंद्र हरिपंत आराध्ये . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

एकूण:

रु. 32800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:50 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panyel 4

सह दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

बाजार मूल्य: रु. 4508712/-

मोबदला रु. 5510110/-

भरलेले मुद्रांक शुल्क: रु. 385708/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2102202314556 दिनांक: 21/02/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2102202314445 दिनांक: 21/02/2023  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015685239202223E दिनांक: 23/02/2023  
बँकेचे नाव व पत्ता:

मूळ दस्तऐवजाचे प्रिंट मिळाले

पक्षकाराचा/यांचा  
लिपीत

सह दुय्यम निबंधक पनवेल