



22/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 10695/2022

नोंदणी :

Regn:63m

गावाचे नाव : वहाळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	2392000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र. 7, दर 56700/- सदनिका क्र.101,पहिला मजला,साई रोजेट्स,प्लॉट क्र.250,सेक्टर 25-ए,पुष्पक वहाळ,ता.पनवेल,जि.रायगड. क्षेत्र 38.35 चौ.मी.कारपेट((Plot Number : 250 ; SECTOR NUMBER : 25-A ;))
(5) क्षेत्रफळ	1) 38.35 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.भगत इन्द्रा बिल्डर्स अँड डेव्हलपर तर्फे भागीदार जनक किशोर सिंह -- वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस क्र.२५५, सेन्ट्रल फॅसिलीटी -२, ए.पी.एम.सी.मार्केट, से.१९, वाशी, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAUFB2086P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केशव भल्यनारायण सोनी -- वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.२०१, प्लॉट क्र.१९१, अष्टविनायक सोसायटी, प्लॉट क्र.१९१, से.५, सानपाडा, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ECNPS6024M 2): नाव:-दिशा केशव सोनी -- वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.२०१, प्लॉट क्र.१९१, अष्टविनायक सोसायटी, प्लॉट क्र.१९१, से.५, सानपाडा, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-MXMPS7102L
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10695/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	216000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

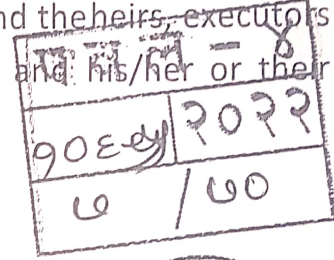


AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at C.B.D., Belapur, Navi Mumbai, on this 18th day of AUG 2022.

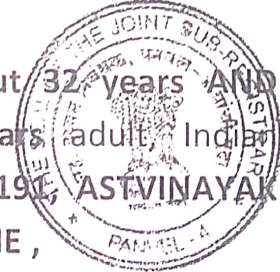
BETWEEN

M/s. Bhagat Infra Builders and Developer, a Partnership firm registered under the Indian Partnership Act, 1932 (through its Partner 1.Mr. Janak Kishor Singh 2.Mr.Ankit Janak Kishor Singh, 3. Mrs. Guddi Janak Kishor Singh) having its registered address at Office No.255, Central Facility-II, Phase-II, APMC Market, Sector-19, Vashi, Navi Mumbai-400 703, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include the Partner or Partners for the time being of the said Firms the survivor or survivors of them and the heirs, executors and administrators of the last surviving Partner and his/her or their assigns) of the **ONE PART**.



AND

MR. KESHAV SATYANARAYAN SONI aged about 32 years AND MRS.DISHA KESHAV SONI aged about 22 years adult, Indian Inhabitant & residing Room no.201, PLOT NO. 191, ASTVINAYAK SOCIETY, SEC 5, SANPADA, NAVI MUMBAI , THANE , MAHARASTRA 400705 hereinafter referred to as "the Purchaser / Allottee " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors administrators and assigns) of the **Other Part**.



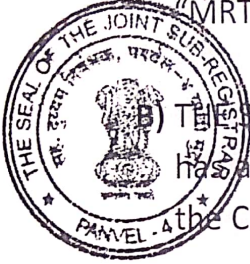
WHEREAS:

A) The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi

केशव सत्यनारायण सोनी
दिशा केशव सोनी

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Mumbai, as declared by the Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under Sub-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the "MRTP ACT, 1966).



B) THE STATE Government, in pursuant to Section 113-A of said Act has acquired lands described therein and vested such lands in the Corporation for development and disposal.

- C) The Corporation as a part of the development of Navi Mumbai, has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government. (hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto).
- D) Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the project, were notified for acquisition before 01-01-2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA ACT, 1894" by the State Government.
- E) The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01-2014 replacing the LA Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 1-1-2014. Therefore, as per S.24 the LARR

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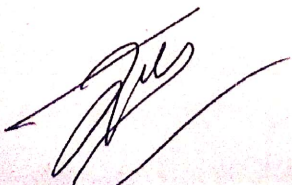
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Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

F) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 1st March 2014 (hereinafter referred to as the G. R. dated 01-03-2014") has in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

G) There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 (hereinafter referred to as the "G.R. dated 28-5-2014) has taken the decision to grant plots and other benefits to the concerned structures owners for their resettlement as a Special Case. In accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dated 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014) the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated



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That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.



29. Stamp Duty and Registration: The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.
30. Dispute Resolution: Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the concerned authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of India for the time being in force and the Navi Mumbai / Raigad district courts will have the jurisdiction for this Agreement

SCHEDULE "I"

All the piece and parcel of land bearing Plot No.250, admeasuring about 410 sq. mtrs. lying being and situated at Sector-25A, Village Pushpak Vahal, Taluka Panvel, District Raigad or thereabout and bounded as follows:

On or towards the North by:

On or towards the South by:

On or towards the West by :

On or towards the East by

: लक्ष्मी शिरोडकर दिवा लीला

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SCHEDULE "II"

Flat No. 101 on the first floor of the building known as SAI ROSEATES, admeasuring about Carpet area 38.35 Sq. Mtrs. lying being and situated at Plot No.250, Sector-25A, Village Pushpak Vahal, Taluka Panvel, District Raigad



IN WITNESS WHERE OF THE parties hereto have hereunto set and subscribed their respective hands & seal the day and year first herein above written:

SIGNED, SEALED & DELIVERED

BY THE WITHIN NAMED PROMOTERS

M/s. Bhagat Infra Builders and Developer
(through its Partner 1.Mr. Janak Kishor Singh
(PAN NO.AAUFB2086P)

Janak Kishor Singh



in the presence of

1. *M. Balu*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED

BY WITHIN NAMED PURCHASER

MR. KESHAV SATYANARAYAN SONI, *केशव सत्यनारायण सोनी*
(PAN NO.ECNPS6024M)



MRS. DISHA KESHAV SONI

दिशा सोनी

(PAN NO.MXMPS7102L)

in the presence of

1. *M. Balu*

2. *[Signature]*



Reference No. : CIDCO/BP-16582/TPO(NM & K)/2019/4598

Date : 25/5/2019



COMMENCEMENT CERTIFICATE

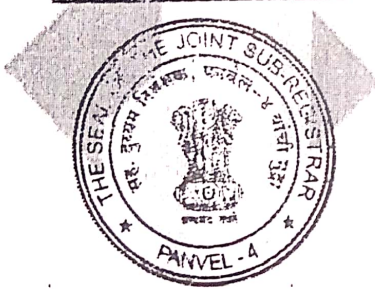
To,
MR. KRISHANA RAMCHANDRA KOLI OTHER 2
AT- GANESHPURI, POST- ULWE, TAL-PANVEL,
DIST- RAIGAD.
PIN - 410206

Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. Plot No-250 , Sector 25A at
Pushpak(New) , Navi Mumbai.

Ref : 1. Your Architects Online Application dated 10.05.2019
2. Agreement to lease on 15.11.2018
3. CIDCO/ACL& SO(NMIA)/2019/ 1376 DATED 10.04.2019(Old Construction Demolition)

Dear Sir / Madam,

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CIDCO

WE MAKE CITIES

Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>
Validity Unknown

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

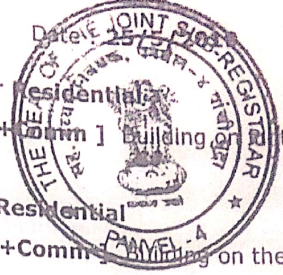
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१०६६५/२०२२
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Reference No. : CIDCO/BP-16582/TPO(NM & K)/2019/4598

Please refer to your application for Development Permission for [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on the

No. Plot No-250, Sector 25A at Pushpak(New), Navi Mumbai.

The Development Permission is hereby granted to construct Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on the plot mentioned above.

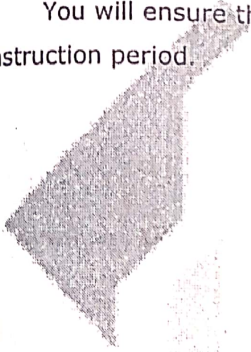


The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

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 stilt, the finished stilt 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 by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

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



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Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>,
Validity Unknown.

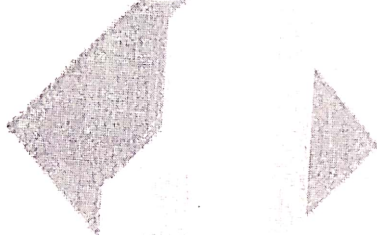
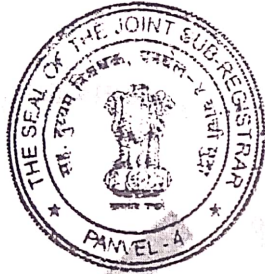
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Reference No. : CIDCO/BP-16582/TPO(NM & K)/2019/4598

Date : 25/5/2019

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

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Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>
Validity Unknown

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

पवल - ४
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५६/६०

Reference No. : CIDCO/BP-16582/TPO(NM & K)/2019/4598

Date :



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 MR. KRISHANA RAMCHANDRA KOLI, AT- GANESHPURI, POST- ULWE, TAL-PANVEL, DIST- RAIGAD. for Plot No. Plot No-250, Sector 25A, Node Pushpak(New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 1Ground Floor + 4Floor Net Builtup Area [Residential [Resi+Comm] =529.63, Mercantile / Business (Commercial) [Resi+Comm] =66.29 Other [Others] =08.62 Total BUA = 604.54 Total BUA = 604.54] Sq m.

Nos. Of Residential Units :- 16, Nos. Of Mercantile / Business (Commercial) Units :- 5

A. 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.

B. Applicant Should Construct Hutments for labors at site.

C. Applicant should provide drinking water and toilet facility for labors at site.

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.

2. The applicant shall :-

Certification signature by PATIL MITHILESH JANARDHAN <mithilesh.patil@gmail.com>, Validity Unknown

Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO



प व ल - ४	
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५८/५०	

Reference No. CIDCO/BP-16582/TPO(NM & K)/2019/4598

Date : 25/5/2019

- 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.
3. 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.
4. 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.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of Rs _____/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
7. "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".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>
Validity Unknown

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
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पवल - ४
१०६६५/२०२२
५२/००

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Date : 25/5/2022

9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/UD-11 dated 19th July, 1994 for all buildings following additional conditions shall be :-

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



11. 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.

Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>
Validity Unknown
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
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