

# 19 East

SEAWOODS-NAVIMUMBAI

A PROJECT BY

**MORESHWAR DEVELOPERS**

TYPE OF DOCUMENT:- AGREEMENT FOR SALE

FLAT NO.201, 19 EAST

NAME OF THE FIRST PARTY

M/S.MORESHWAR DEVELOPERS

AND

NAME OF THE SECOND PARTY

MR.VENKATAVELU POONA SELVARAJ

➤ Date	:-	10/03/2023
➤ Reg. No.	:-	THANE-6-3456/2023
➤ Stamp Duty	:-	Rs.12,84,800/-
➤ Registration Fees	:-	Rs.30,000/-

CORP. OFFICE: PLOT NO.52, SECTOR 19A, NEAR WONDER  
PARK, OPP.APOLLO HOSPITALS, NERUL, NAVI MUMBAI 400 706.

**☎ 9321732015**

✉ [info.moreshwardevelopers@gmail.com](mailto:info.moreshwardevelopers@gmail.com)

Receipt (pavti)

336/3456

पावती

Original/Duplicate

Friday, March 10, 2023

नोंदणी क्र.: 39म

5:48 PM

Regn.: 39M

पावती क्र.: 3648 दिनांक: 10/03/2023

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-3456-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वेंकटवेलु पूना सेल्वाराज - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
6:03 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 6

बाजार मुल्य: रु.11843111.7 /-

मोबदला रु.21413000/-

भरलेले मुद्रांक शुल्क : रु. 1284800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1003202305904 दिनांक: 10/03/2023

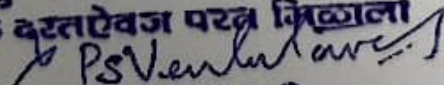
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016583821202223E दिनांक: 10/03/2023

बँकेचे नाव व पत्ता:

**मुळ दस्तऐवज परत दिला**

लिपीक  
सह दुय्यम निबंधक, ठाने प्र. ६  
मुळ दस्तऐवज परत मिळाला  
  
पदाकाराची सही



10/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 3456/2023

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	21413000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी हेतो की पट्टेदार ने नमुद करावे)	11843111.7
(4) भू-मापन, पोटहिम्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णत : इतर माहिती: विभाग क्र 26/283, दर 134300/- प्रति चौ मी सदनिका क्र 201, तुमरा मजला, ई विंग, 19 ईस्ट, प्लॉट नं 52, सेक्टर 19 ए, नेरुळ, नवी मुंबई, ता. व जि. ठाणे, क्षेत्र 73.494 चौ. मी. कारपेट एरिया व बाल्कनी आणि एनक्लोज बाल्कनी 9.638 चौ. मी. + 1 कार पार्किंग सह. ( ( Plot Number : 52 ; SECTOR NUMBER : 19A ; ) )
(5) अक्षर	1) 73.494 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/मिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे मोरेश्वर डेव्हलपर्स तर्फे भागीदार कल्पेश मनजी पटेल तर्फे कु. सु. मंगेश शंकर खंदारे -- वय:-34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं 52 सेक्टर 19 ए बंडर पार्क जवळ अपोलो हॉस्पिटल्स समोर नेरुळ नवी मुंबई, महाराष्ट्र, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABJFM0137G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- वेंकटवेलु पूता सेल्वारज -- वय:-58; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र.सी-202, कल्पतरू, भागोजी कीर रोड, माहीम वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:- AADPV9655M
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3456/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1284800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) अन्न	

सह दुय्यम निबंधक वरम - २ ठाणे क्र - ६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेल्या अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Corporation and annexed to



Valuation ID 202303107992

10 March 2023.05:41:04 PM

रनन6

मूल्यांकनाचे वर्ष 2022  
 जिल्हा ठाणे  
 मूल्य विभाग सातुबा : ठाणे  
 उप मूल्य विभाग 26 / 283- वेस्ट नोड सेक्टर नंबर 19, 19अ, (वेस्ट गेल्हे स्टेशनलाग)  
 क्षेत्राचे नाव Navi Mumbai Municipal Corporation

सर्व्हे नंबर / व. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

सूती जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मांत्रमापनाचे एकक चौ. मीटर
50000	134300	154400	207400	154400	

बांधीय क्षेत्राची परिहारी

बांधकाम क्षेत्र (Built Up)-	80.843चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीय
बांधकामाचे बणीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा रु-	Rs 26620/-
उत्पादन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला वित्तिय घट/वाढ = 100 / 100 Apply to Rate= Rs.134300/-

घसा-बांधुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 =(((वार्षिक मूल्यदर - सुट्या जमिनीचा दर ) \* घसा-बांधुसार टक्केवारी )+ सुट्या जमिनीचा दर )  
 = ( ( 134300-50000 ) \* ( 100 / 100 ) ) + 50000 )  
 = Rs.134300/-

- A) मूळ मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 134300 \* 80.843  
 = Rs.10857214.9/-
- E) बाँदिल बांधन मळाचे क्षेत्र  
 बाँदिल बांधन मळाचे मूल्य = 13.94चौ. मीटर  
 = 13.94 \* (134300 \* 25/100 )  
 = Rs.468036/-
- F) तलातका मज्बोचे/खुली बात्कनी क्षेत्र  
 तलातका मज्बोचे/खुली बात्कनी मूल्य = 9.64चौ. मीटर  
 = 9.64 \* ( 134300 \* 40/100 )  
 = Rs.517860.8/-

Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

= मूळ मिळकतीचे मूल्य + तलातकाचे मूल्य + मेन्सरेन मजला क्षेत्र मूल्य + तलातका मज्बोचे मूल्य(खुली बात्कनी) + वरील मज्बोचे मूल्य + बाँदिल बांधन मळाचे मूल्य + सुट्या जमिनीचे मूल्य  
 बाँदिल मज्बोचे मूल्य + इलागी भावतीच्या सुट्या जागेचे मूल्य + बाँदिल बात्कनी + स्वयंपालित वाढतक

= A + B + C + D + E + F + G + H + I + J

= 10857214.9 + 0 + 0 + 0 + 468036 + 517860.8 + 0 + 0 + 0 + 0

=Rs.11843112/-

=  एक करोड आठरा लाख त्रैचाळीस हजार एक से बारा /-

Home

Print



3031	2023
9	900



**CHALLAN**  
**MTR Form Number-6**



GRN	MH016583821202223E	BARCODE			Date	10/03/2023-15:42:46	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	AADPV9655M						
Office Name	THANE THANE NO 6 JOINT SUB REGISTRA	Full Name	VENKATAVELU POONA SELVARAJ						
Location	THANE	Flat/Block No.	FLAT NO 201 2ND FLOOR E WING 19 EAST						
Year	2022-2023 One Time	Premises/Building							
Account Head Details		Amount In Rs.	Road/Street	PLOT NO 52 SECTOR 19A NERUL					
0030046401	Stamp Duty	1284800.00	Area/Locality	NAVI MUMBAI					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	0	0	7	0	6
Remarks (If Any)									
PAN2=ABJFM0137G-SecondPartyName=MORESHWAR									
DEVELOPERS-CA=21413000									
Total		13,14,800.00	Amount In Words	Thirteen Lakh Fourteen Thousand Eight Hundred Rupees Only					

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	6910333203013351175380163				
Cheque/DD No.		Bank Date	RBI Date	10/03/2023-15:44:35 Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll No. 25709426					

Department ID:   
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
 सदर चालान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी घडत चालान लागू नाही.

*PS Venkataraj*

**ट. न. न. ६**  
**३०३ २०२३**  
**२ १००**

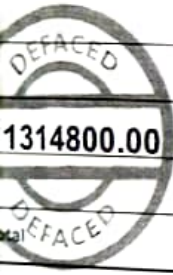


**CHALLAN**  
**MTR Form Number-6**



SRN	MH016583821202223E	BARCODE		Date	10/03/2023-15:42:46	Form ID	25.2
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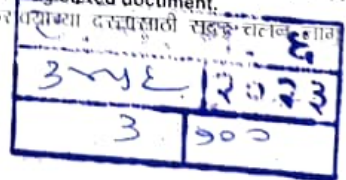
Department	Inspector General Of Registration		Payer Details						
Type of Payment	Stamp Duty Registration Fee								
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRAR		TAX ID / TAN (If Any)						
Location	THANE		PAN No.(If Applicable)	AADPV9655M					
Year	2022-2023 One Time		Full Name	VENKATAVELU POONA SELVARAJ					
Account Head Details	Amount In Rs.	Premises/Building	Flat/Block No.	FLAT NO 201 2ND FLOOR E WING 19 EAST					
			Road/Street	PLOT NO 52 SECTOR 19A NERUL					
130046401 Stamp Duty	1284800.00	Area/Locality	Town/City/District	NAVI MUMBAI					
130063301 Registration Fee	30000.00								
			PIN	4	0	0	7	0	6
			Remarks (If Any)						
			PAN2=ABJFM0137G-SecondPartyName=MORESHWAR						
			DEVELOPERS-CA=21413000						
			Amount In	Thirteen Lakh Fourteen Thousand Eight Hundred Rupee					
			Words	es Only					
			13,14,800.00						



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910332623031013511723930403			
Cheque/DD No.		Bank Date	RBI Date	10/03/2023-15:44:38	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID: [Blank]  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 Mobile No. 9029709426



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-336-3456	0008268027202223	10/03/2023-17:48:06	IGR118	
2	(IS)-336-3456	0008268027202223	10/03/2023-17:48:06	IGR118	30000.00
<b>Total Defacement Amount</b>					<b>1284800.00</b>
					<b>13,14,800.00</b>

# AGREEMENT FOR SALE

FLAT NO. 201, 2<sup>nd</sup> FLOOR, WING E

BLDG. KNOWN AS "19 EAST"

PLOT NO.52, SECTOR 19A, NERUL, NAVI MUMBAI.

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CARPET AREA IN SQ MTRS. : 73.494

ADDITIONAL EXCLUSIVE AREA : 9.638

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SALE PRICE : Rs.2,14,13,000/-

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STAMP DUTY : Rs.12,84,800/-

REGISTRATION FEE : Rs.30,000/-

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ट. न. न. ६	
३०५६	२०२३
६	९००

This AGREEMENT FOR SALE is made and entered into at NAVI

MUMBAI, on this the 10<sup>th</sup> day of March, 2023.

*Kalpesh*  
*10/3/23*

*Ps Venkatesh*

**BETWEEN**

**M/s. MORESHWAR DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having **PAN No.ABJFM0137G** and having its administrative office at **PLOT NO.52, SECTOR 19A, NEAR WONDER PARK, OPP. APOLLO HOSPITALS, NERUL, NAVI MUMBAI, 400 706.** through its Partner **MR.KALPESH MANJI PATEL**, hereinafter referred to as "**The Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof include the partners of the said firm for time being, surviving partner or partners and heirs, executors, administrators of last surviving partner or partners and his or their assigns) of the **ONE PART**

**AND**

**MR.VENKATAVELU POONA SELVARAJ** aged 58 (having Permanent Account Number:**AADPV9655M**) (**AADHAR NO.4414 9334 6226**) Indian Inhabitants, residing at **FLAT NO.C-202, KALPATARU, BHAGOJI KEER ROAD, MAHIM WEST, MUMBAI 400 016.** Hereinafter referred to as the "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, successors, executors, administrators and assigns) of the **OTHER PART.**

The Promoter and Purchaser shall be collectively referred to as "**Parties**" and individually as "**Party**".

*Kalpesh Manji Patel*

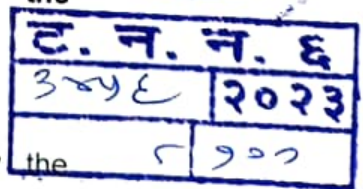


*PS Venkatesh*



**WHEREAS:**

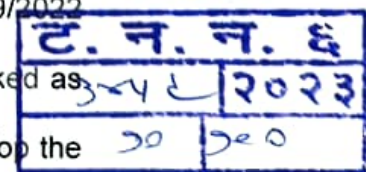
- A. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as the "Corporation") having its registered office at Nirmal, 2<sup>nd</sup>Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-section 1 and 3A of section 113 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said MRTP Act").
- B. By virtue of being the Development Authority, the Corporation has been empowered under section 118 of the said MRTP Act to dispose-off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said MRTP Act.
- C. Pursuant to the above, the Corporation, on 20<sup>th</sup> June, 2018 floated a public tender being Scheme No.: MM-I/03/NL/2018-19 *inter alia* inviting public at large to bid for the purpose of grant of lease Residential cum Commercial Plot at Nerul, Navi Mumbai being Plot bearing No. 52, Sector 19A, Nerul east, Navi Mumbai- 400706 admeasuring 13,619.47 sq. meters (herein referred to as "the said Plot").
- D. Upon the aforesaid tender document being floated by the Corporation, the Promoter, along with other bidders bid for acquiring the leasehold rights with respect to the said Plot. After completion of the bidding process, the Promoter was declared as the highest bidder.



Kalpana Patel

P.S. Venkatesh

- I. The Promoter has the sole and exclusive right to sell the flats in the buildings to be constructed on the said Plot and to enter into agreement/s with the prospective Purchaser/s and to receive the sale price in respect thereof.
- J. The Promoter has entrusted the architectural works to “**M/s Soyuz Talib Architects Private Limited (STAPL)**” (hereinafter referred to as the “**Architect**”) to develop, design, to prepare layout and specifications for construction of the buildings on the said Plot.
- K. The Promoter has appointed a structural engineer, **M/s. Structural Concepts** (hereinafter referred to as “**the Structural Engineer**”) for the preparation of the structural designs and drawings of the buildings to be constructed on the said Plot and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the buildings to be constructed on the said Plot.
- L. Navi Mumbai Municipal Corporation (hereinafter referred to as “**NMMC**”), by its letter bearing No. NMMC/TPO/BP/Case 20191CNMMC15819/3730/2019 dated 24<sup>th</sup> September, issued the Commencement Certificate which is annexed hereto and marked as “**Annexure A**” and further Commencement Certificate by its letter bearing No. NMMC/TPO/BP/3339/2022 dated 18<sup>th</sup> October, 2022 which is annexed hereto and marked as “**Annexure A-1**”, whereby it granted its permission to develop the said Plot and to construct buildings on the said Plot for residential cum commercial purpose subject to the terms and conditions as contained therein and thereby approved and sanctioned the plans in respect of the said project named “**19 EAST**” consisting of 3



*Kalpesh  
Talib*

- X. The Purchaser/s intends to purchase and the Promoter has offered for sale to the Purchaser/s, **Flat bearing No.201**, admeasuring **73.494 sq. meters. Carpet area as per RERA**, on the **2<sup>nd</sup> floor in Wing E** in the said Project, "**19 EAST**" along with **1 (ONE) car parking** car parking (hereinafter referred to as "**the said Flat**") being constructed on the said Plot by the Promoter. In addition thereto, the Purchaser/s shall be entitled to use the additional area of enclosed balcony and balcony aggregating to **9.638 sq. meters** for his/her/its/their exclusive use.
- Y. On demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Plot and the plans, designs, permissions and specifications prepared by the Promoter's Architect and of such other documents as are specified under the said Act and the Rules and Regulations made there under.
- Z. The Purchaser/s has/have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoter may change the said building plans from time to time and/or as may be required by NMMC and/or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter. A Layout Plan of the said plot is annexed hereto and marked as "**Annexure D**".
- AA. The copy of the floor plans and specification of the said Flat agreed to be purchased by the Purchaser/s as sanctioned and approved by NMMC has been annexed hereto and marked as "**Annexure E**". The said Flat is more particularly described in **SECOND SCHEDULE** hereunder written.

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BB. The carpet area of the said Flat is **73.494 Sq. Meters** and "carpet area" means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under the services shafts, exclusive balcony appurtenant to the said Flat for the exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the said Flat. In addition thereto, the Purchaser/s shall be entitled to use the additional area of enclosed balcony and balcony aggregating to **9.638** sq. meters for his/her/its/their exclusive use.

CC. The parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter.

DD. Prior to the execution of these presents, the Purchaser/s has paid to the Promoter a sum of **Rs.42,39,774/- (RUPEES FORTY TWO LAKHS THIRTY NINE THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY)** towards the said Flat agreed to be sold by the Promoter to the Purchaser/s being the part payment of the sale consideration of the said Flat agreed to be sold by the Promoter to the Purchaser/s as advance payment or application fee (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Purchaser/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



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*Kalpana [Signature]*

*Ps Venkatesh [Signature]*

necessary and/or beneficial or as may be required by the NMMC .Provided that the Promoter shall have to obtain prior permission or consent in writing of the Purchaser/sin respect of such variations or modifications which may adversely affect the Purchaser's Flat (as defined herein below) except any alteration or addition as may be required by any Government Authorities or due to change in law. Needless to state that the Purchaser/s is/are bound by all orders, acts, rules and regulations passed by Governmental/Statutory authorities. Accordingly, in case the Promoter is bound to make any alterations, amendments or changes to the layout and/or the said Flat in compliance with such order/act/rules or regulation passed by any of the governmental or statutory authority, the Purchaser/s hereby consent/s that he/she/it/they will be bound by any such amendment, change or alteration carried out by the Promoter.

2. The Purchaser/s hereby agree/s that he/she/it/they has/have fully satisfied himself/herself/itself/themselves about the title of the Promoter to the said Plot and shall not raise any objection with respect to the same.

3. The Purchaser/shereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Flat No. 201 in Wing E on 2<sup>nd</sup> Floor, admeasuring 73.494 sq. metres RERA carpet area as shown in the floor plan hereto annexed and marked "Annexure E" along with 1 (ONE) car parking and along with right to use common premises, terrace, passage, lifts in the said Project and other common utility areas in the said Project being constructed on the said Plot for a total consideration amount



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*PS Venkatesh*

of **RS.2,14,13,000/- (RUPEES TWO CRORE FOURTEEN LAKHS THIRTEEN THOUSAND ONLY)**. In addition thereto, the Purchaser/s shall be entitled to use the additional area of enclosed balcony and balcony aggregating to 9.638 sq. meters for his/her/its/their exclusive use.

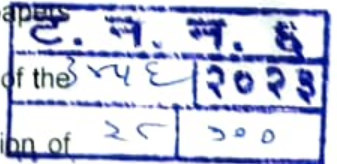
4. Prior to the execution of this Agreement, the Purchaser/s has paid a sum of **Rs.42,39,774/- (RUPEES FORTY TWO LAKHS THIRTY NINE THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY)** as booking amount adjustable towards the total consideration amount of the said Flat agreed to be sold by the Promoter to the Purchaser/s. The Purchaser/s shall pay to the Promoter the total consideration of **RS.2,14,13,000/- (RUPEES TWO CRORE FOURTEEN LAKHS THIRTEEN THOUSAND ONLY)**. as follows;
- i. **Rs.42,39,774/- (RUPEES FORTY TWO LAKHS THIRTY NINE THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY)**, paid by Purchaser/s to the Promoter prior to the execution hereof (the payment and receipt whereof the Promoter doth hereby admits and acknowledges).
- ii. The balance consideration of **RS.1,71,73,226/- (RUPEES ONE CRORE SEVENTY ONE LAKHS SEVENTY THREE THOUSAND TWO HUNDRED TWENTY SIX ONLY)** shall be paid as per the following schedule:-

*Kalpana*  
*1/11/17*



*PS Venkatesh*

27. Upon receiving a written intimation from the Promoter, the Purchaser/s shall take possession of the said Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Flat to the Purchaser/s. In case the Purchaser/s fail/s to take possession within the time provided herein, such Purchaser/s shall continue to be liable to pay maintenance charges and the aforesaid upkeep charges as applicable.
28. The Purchaser/s shall use the said Flat or any part thereof or permit the same to be used only for residential purpose as the case may be and for no other purpose.
29. The Purchaser/s understand/s and agree/s with the Promoter that he/she/it/they shall not have any right whatsoever as far as the remaining Flat(s) or any other common areas which shall be dealt with by the Promoter at its sole discretion.
30. The Purchaser/s along with other purchasers of Flats in the said Project shall join in forming and registering the society/limited company/condominium or any such association of purchasers and for this purpose shall from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the society/limited company/condominium or any such association of persons and for becoming a member, including the byelaws of the proposed society/limited company/condominium or any such association of persons and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by



*Kalpesh  
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*P. S. Venkatesh*

## SECOND SCHEDULE

Details of the said Flat

**Flat No. 201** on the **2<sup>nd</sup> Floor**, in **Wing E**, admeasuring **73.494 Square meters (RERA Carpet Area)** In addition thereto, the Purchaser/s shall be entitled to use the additional area of enclosed balcony and balcony aggregating to **9.638 sq. meters** for his/her/its/their exclusive use in the Building/Project Known as **"19 EAST"** to be constructed on **Plot No. 52, Sector -19A** at **NERUL EAST, NAVI MUMBAI -400706** admeasuring **13619.47 Square meters** or thereabouts and which is more particularly described in the First Schedule mentioned hereinabove.

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*PS Venkatesh*





IN WITNESS WHEREOF Parties hereinabove named have signed their respective hands and signed this Agreement for Sale at NAMI MUMBAI in the presence of attesting witness, signing as such on the day first hereinabove written.



**Signed, sealed and delivered**

By the within named "PROMOTER"

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**M/s. MORESHWAR DEVELOPERS**

Through its partner,

**MR.KALPESH MANJI PATEL**

*Kalpesh Patel*

In the presence of

- 1.
- 2.



**Signed, sealed and delivered**

By the within named "PURCHASER/S"

**MR.VENKATAVELU POONA SELVARAJ**

*PS Venkataraj*

In the presence of

- 1.





# नवी मुंबई महानगरपालिका

# Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,  
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,  
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.  
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५  
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,  
Near Kille Gaothan, Palmbeach Junction,  
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.  
Tel : 022 - 2756 7070 / 1/2/3/4/5  
Fax : 022 - 2757 7070

जा.क्र.नमुंमपा/नरवि/वां.प./<sup>333e</sup>  
दिनांक १८/१०/२०२२

प्रति,  
मे. मोरेश्वर डेव्हलपर्स,  
भुखंड क्र. ५२, सेक्टर १९ए,  
नेरूळ, नवी मुंबई.

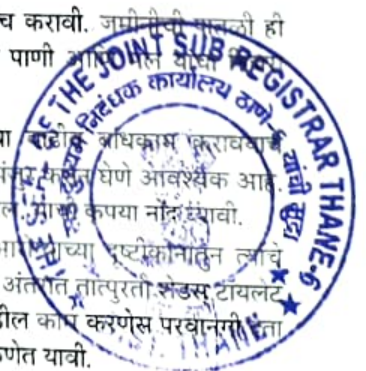
विषय : नवी मुंबई, नेरूळ नोडमधील सेक्टर १९ए, भुखंड क्र. ५२ या भुखंडावर निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत.

संदर्भ : आपले वास्तुविशारद मे. स्टेपल (सोयुझ तालिब) आर्किटेक्टस् यांचा दिनांक २१/०९/२०२१, २१/०९/२०२२ व २३/०९/२०२२ रोजी प्राप्त अर्ज. :

महोदय,

नवी मुंबई, नेरूळ नोडमधील सेक्टर १९ए, भुखंड क्र. ५२ या भुखंडामध्ये निवासी व वाणिज्य या वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन अर्जांन्वये प्राप्त झालेला आहे. संदर्भाधिन भुखंडावर निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दिनांक ०३/१२/२०२० पासून नवी मुंबई महानगरपालिका क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भुखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते १४ अटी व सुधारीत बांधकाम प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भुखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि नाले यांचे योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही अशी भुखंडाची पातळी तयार करावी.
- इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा बदल बांधकाम करायचे नसेल असेल त्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर करणे आवश्यक आहे. मंजूर नकाशा ब्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल. याची कृपया नोंद घ्यावी.
- इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भुखंडाचे हद्दीत आणण्याच्या प्रयोजनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भुखंडाचे एका बाजूचे सामासिक अंतर्गत तात्पुरते टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जीता लेव्हलचे पुढील काय करणेंस परवानगी देणेत येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने काढून टाकणेत यावी.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

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

NO.NMMC/TPO/BP/3339/2022

DATE : 18/10/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2<sup>nd</sup> December 2020, which is also applicable to NMMC & came in to force with the effect of 3<sup>rd</sup> December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Moreshwar Developers, Plot No.52, Sector 19A, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

**Plot Area = 13619.470 M<sup>2</sup>, as per UDCPR Table 6G Msx. Building Potential on Plot including in situ FSI = 3.50, and ancillary FSI (60% & 80%) accordingly Permissible Built Up Area = 76677.616 M<sup>2</sup>, Proposed Up Area Residential - 50959.744 M<sup>2</sup> + Commercial 3142.663 M<sup>2</sup> Total Proposed Built up Area = 54102.407 M<sup>2</sup>, Residential cum Commercial Building, Number of Residential Unit : 383 Nos. & Commercial Unit : Shop - 85 Nos. (As per 'p' Line Concept of Unified Development Control & Promotional Regulation)**

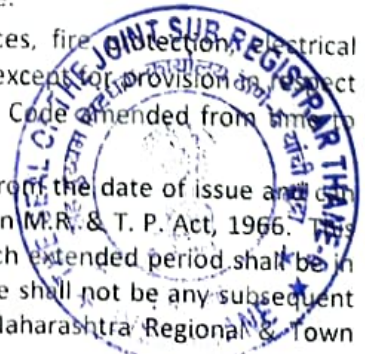
- 1) The Certificate is liable to be revoked by the Corporation if :
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same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

2) **THE APPLICANT SHALL :**

- a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

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

- 4) The Certificate shall remain valid for a period of **one year** from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also on successors and every person deriving title through or under them.



*Handwritten signature*

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# P.G.DANAVALE

(B.COM. LL.B.)

ADVOCATE HIGH COURT MUMBAI

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai- 400 709

Mob. 8082018739

E-mail : [pandurangd\\_2007@rediffmail.com](mailto:pandurangd_2007@rediffmail.com)

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Date: 15/10/2019



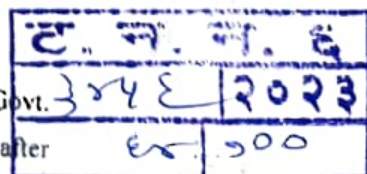
## TO WHOMSOEVER IT MAY CONCERN

Sub: Title Certificate of Moreshwar Developers with respect to Plot bearing No. 52, Sector 19A, Nerul east, Navi Mumbai- 400706 admeasuring 13.619.47 sq. meters (hereinafter referred to as "the said Plot")

I have been requested by Moreshwar Developers, a Partnership firm formed under the provisions of the Indian Partnership Act, 1932, consisting of (1) Mr. Bhogilal Mavji Vora, (2) Mr. Rocky Rasiklal Vora, (3) Mr. Dharmendra Manji Patel, (4) Mr. Kalpesh Manji Patel, (5) Mr. Mahesh Narayan Gothi, (6) Mr. Mitesh Naran Gothi, (7) Mr. Hiren Shamji Ravariya, (8) Mr. Ambavi Mahadev Gothi (9) Mr. Anil Bachubhai Arethiya, (10) Mr. Kishore Bhachubhai Mujal and (11) Mr. Ishwarlal Ratilal Thakkar having partnership PAN No. ABJFM011 and having their administrative office at Plot bearing No. 52, Sector 19A, Nerul east, Mumbai- 400706, to investigate their title with respect to the said Plot and issue a title certificate in their favour in this regard.

Pursuant to the above request made by Moreshwar Developers, I have investigated their title to the said Plot and my findings with respect to the same are as follows:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (1 of 1956) (hereinafter referred to as the "Corporation") having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the





## 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 :  
P51700025055

Project: 19 EAST, Plot Bearing / CTS / Survey / Final Plot No.: 52 at Navi Mumbai (M Corp.), Thane, Thane, 400706;

1. **Moreshwar Developers** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400706.

2. This registration is granted subject to the following conditions, namely:-

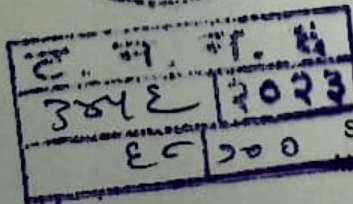
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 18/03/2020 and ending with 30/12/2025 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

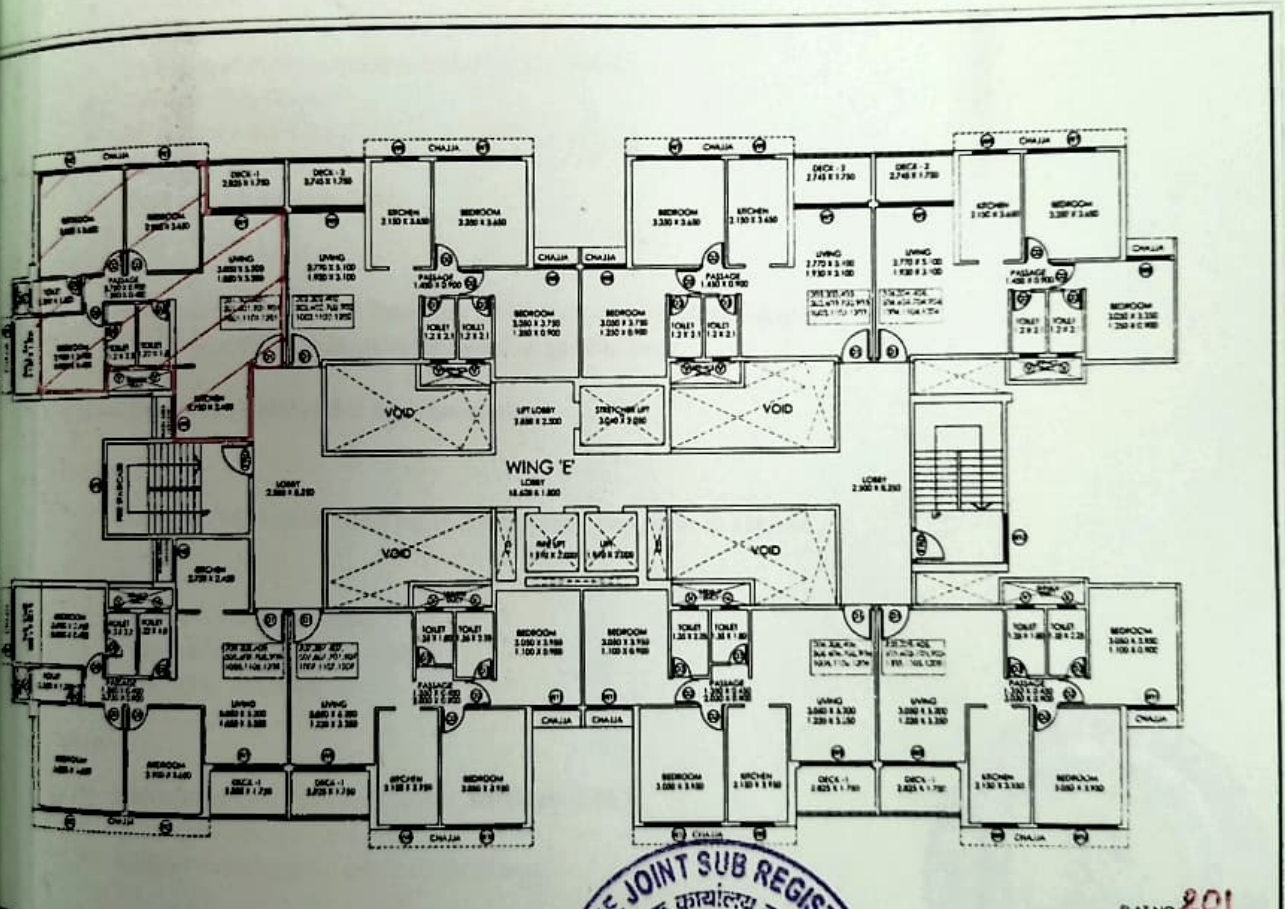
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted hereunder as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 03-01-2023 15:48:03

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

Dated: 03/01/2023  
Place: Mumbai



FLAT NO 201

2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH FLOOR PLAN (WING - E)

*Kalpana*



*PS Venkatesh*

2023  
62 900

25.11.2022

**CARPET AREA STATEMENT (AS PER MUNICIPAL)**

This is to certify that carpet areas of the Shops/flats on Plot No.- 52, Sector - 19A, Nerul, Navi Mumbai.  
As per Plans approved by NMMC vide letter for Development Permission and Commencement Certificate  
No.- NMMC / TPO/BP/3339/2022 dated 18/10/2022 admeasure as follows:-

RESIDENTIAL (WING - E)					
FLOOR NO.	FLAT No.	CARPET AREA AS PER RERA (In Sq. Mts.)	ENCLOSED BALCONY (In Sq. Mts.)	BALCONY (In Sq. Mts.)	AREA OF NATURAL TERRACE (In Sq. Mts.)
1 <sup>st</sup>	01	73.494	4.695	0.000	42.221
	02	61.677	0.000	0.000	49.451
	03	61.677	0.000	0.000	49.451
	04	60.457	0.000	0.000	49.451
	05			STILT	
	06			STILT	
	07			STILT	
	08			STILT	
2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> & 12 <sup>th</sup>	01	73.494	4.695	4.943	0.000
	02	61.677	0.000	4.803	0.000
	03	61.677	0.000	4.803	0.000
	04	60.457	0.000	4.803	0.000
	05	63.885	0.000	4.943	0.000
	06	63.885	0.000	4.943	0.000
	07	63.885	0.000	4.943	0.000
	08	73.494	4.695	4.943	0.000
8 <sup>th</sup> , 13 <sup>th</sup>	01			REFUGE AREA	10.009
	02	68.437	0.000	4.803	0.000
	03	61.677	0.000	4.803	0.000
	04	60.457	0.000	4.943	0.000
	05	63.885	0.000	4.943	0.000
	06	63.885	0.000	4.943	0.000
	07	63.885	0.000	4.943	0.000
	08	73.494	4.695	4.943	0.000
14 <sup>th</sup>	01	73.494	4.695	4.803	0.000
	02	61.677	0.000	4.803	0.000
	03	61.677	0.000	4.803	0.000
	04	60.457	0.000	4.943	0.000
	05	63.885	0.000	4.943	0.000
	06	63.885	0.000	4.943	0.000
	07	63.885	0.000	4.943	0.000
	08	73.494	4.695	4.943	0.000



Ar. Soyuz Talib.  
Reg. no.: CA/94/17095.



2. 11. 2022  
3/2/23  
68 200