

398/9190

पावती

Original/Duplicate

Tuesday, May 23, 2023

नोंदणी क्र. :39म

11:22 AM

Regn.:39M

पावती क्र.: 10277 दिनांक: 23/05/2023

गावाचे नाव: शिरडोण

दस्तऐवजाचा अनुक्रमांक: पवल3-9190-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किशोर कुमार सिंह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 32600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:40 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.2253463/-

मोबदला रु.3563050/-

भरलेले मुद्रांक शुल्क : रु. 213800/-

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

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002395731202324E दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202313778 दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

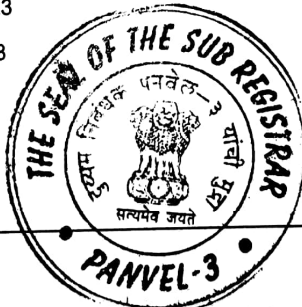
3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202313608 दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

## गावाचे नाव : शिरढोण

पक्षाचा प्रकार	करारनामा
पक्षदला	3563050
बाजारभाव(भाडेपट्ट्याच्या तितपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करणे)	2253463
(4) भू-मापन,पोटहिम्मा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्र 27/1,दर - 42800/- प्रती चौ. मी.,सदनिका क्र -403,4 था मजला,बी - विंग,बिल्डिंग -ईबोनी,बिल्डिंग क्र.04 .साई प्रोविसो काउंटी",जुना सर्वे नं. 154/1(नवीन सर्वे नं. 399/132,399/133,399/134,399/135,399/136,399/137,399/147,399/148,399/148/1,399/170 आणि 399/171),162/3 आणि 154/3,शिरढोण,ता- पनवेल जि - रायगड. क्षेत्रफळ - 36.376 चौ. मी. कारपेट + 2.25 चौ. मी. बाल्कनी + 6.75 चौ.मी टेरेस बिल्टअप( ( Survey Number : 399/132,399/133,399/134,399/135,399/136,399/137,399/147,399/148,399/148/1,399/170 आणि 399/171),162/3 आणि 154/3 ; ) )
(5) क्षेत्रफळ	1) 36.376 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:-मेसर्स प्रोविसो बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार कशिश गुसा यांच्या तर्फे कु. मु. म्हणून जयायंद महतो - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-1201/1202,भुमिराज कोस्तारीका,प्लॉट नं-1 आणि 1 ए,सेक्टर 18, सानपाडा,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFP0856D 2): नाव:-मेसर्स साई प्रोविसो डेव्हलपर्स तर्फे भागीदार ब्रिज गुसा यांच्या तर्फे कु मु म्हणून जयायंद महतो - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-1201/1202,भुमिराज कोस्तारीका,प्लॉट नं-1 आणि 1 ए,सेक्टर 18, सानपाडा,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAQFS4084A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किशोर कुमार सिंह - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-305,महालक्ष्मी अपार्टमेंट, सूरसुध लेन,बोरिंग कणाल रोड जवळ,फुलवारी,पटना, ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन कोड:-800001 पॅन नं:-AIIPS0915L 2): नाव:-नंदिनी - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-305,महालक्ष्मी अपार्टमेंट, सूरसुध लेन,बोरिंग कणाल रोड जवळ,फुलवारी,पटना, ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन कोड:-800001 पॅन नं:-AFEPN9936M
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9190/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	213800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



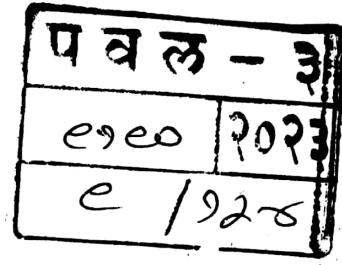
*(Signature)*  
सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area 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**

AGREEMENT FOR SALE is made at Navi Mumbai this 23 day of May, 2023  
**BETWEEN**

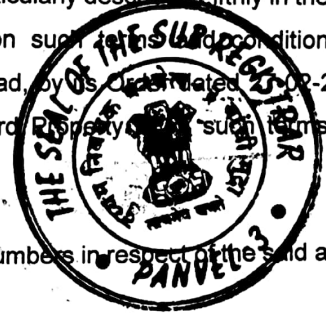
1) **M/S PROVISO BUILDERS AND DEVELOPERS**, (PAN NO. **AAKFP0856D**), a Partnership Firm, registered under Indian Partnership Act, represented by its authorized Partner **MR. KASHISH GUPTA**, having its address at 1201/2, Bhumiraj Costarica Commercial Complex, Plot No. 1/1A, Sector 18, Sanpada, Navi Mumbai – 400 705 and 2) **M/S SAI PROVISO DEVELOPERS**(PAN-NO. **AAQFS4084A**), a Partnership Firm, registered under Indian Partnership Act, represented by its authorized Partner **MR. BRIJ GUPTA**, having its address at 1201/2, Bhumiraj Costarica Commercial Complex, Plot No. 1/1A, Sector 18, Sanpada, Navi Mumbai – 400 705, hereinafter collectively referred to as the said “**PROMOTERS**” (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of each of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**.

**AND**

**MR. KISHORE KUMAR SINGH** of Mumbai, aged 55 years, Indian Inhabitant, (PAN NO. **AIIPS0915L**) & **MRS. NANDINI** of Mumbai, aged 49 years, Indian Inhabitant, (PAN NO. **AFEPN9936M**) Residing at **A-305 MAHALAKSHMI APARTMENT, SURSUDH LANE, EAR BORING CANAL ROAD, PHULWARI, PATNA-800001**, hereinafter referred to as “**THE PURCHASER/S/ ALLOTTEE/S**” [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the **OTHER PART**:

*K* *Brij* *Kashish* *Nandini*

पथल - ३  
 ११ / १२४



1st Schedule hereunder written for such consideration and upon such terms and conditions as mentioned therein, as the Owners thereof.

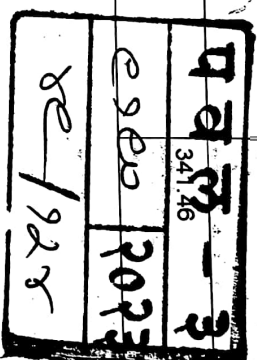
7. By virtue of Agreement to Sale dated 26<sup>th</sup> October, 2016, the Promoter herein are well and sufficiently entitled to all that pieces and parcel of land bearing CTS No. 274, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 09 R - 28 P (hereinafter referred to as the said **Fifth Property**) and the same is more particularly described Fifthly in the First Schedule hereunder written for such consideration and upon such terms and conditions as mentioned therein, as the Owners thereof. The Collector, Raigad, by his Order dated 25-02-2015, permitted the Non Agricultural use in respect of the said Third Property, upon such terms and conditions as are mentioned in the said Order.

8. Thereafter, the revenue authorities issued new Survey Numbers in respect of the said above First property as follows:

SR NO	OLD SURVEY NO.	NEW SURVEY NO.	AREA (H-R-P)
1	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 1	399/ 146	0-24-46
2	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 2	399 / 147	0-12-87
3	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 3	399 / 148	0-06-50
4	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 4	399 / 148 / 1 (wrongly mentioned as 399 / 148 A in Commencement Certificate)	0-08-37
5	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 5	399 / 132	0-11-78
6	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 6	399 / 133	0-11-16
7	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 7	399 / 134	0-08-47
8	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 8	399 / 135	0-08-37
9	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 9	399 / 136	0-09-01

Handwritten signatures and initials: *PT*, *BS*, *Prakash*, *Handlini*

4	837	16.74
5	1178	23.56
6	1116	22.32
7	847	16.94
8	837	16.74
9	901	18.02
10	1136	22.72
11	Survey No. 399/168	55.90
12	Survey No. 399/169	24.25
13	Survey No. 399/170	144.64
14	Survey No. 399/171	3414.625

**SECONDLY,**

ALL THAT pieces and parcel of land bearing Survey No. 162, Hissa No. 3, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 37 R - 4 P and is bounded as follows:

On or towards the East :- Survey No. 154/1  
 On or towards the North :- Survey No. 154/1  
 On or towards the West :- Survey No. 188/2 (Part).  
 On or towards the South :- Survey No. 162/2.

**THIRDLY,**

ALL THAT pieces and parcel of land bearing Survey No. 154, Hissa No. 3, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 32 R - 1 P and is bounded as follows:

On or towards the East :- Survey No. 154/3  
 On or towards the North :- Survey No. 154/4  
 On or towards the West :- Survey No. 162/3  
 On or towards the South :- Survey No. 154/1

**FOURTHLY,**

ALL THAT pieces and parcel of land bearing Survey no. 399/146, 399/168, 399/169, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 14 R - 0 P and is bounded as follows:



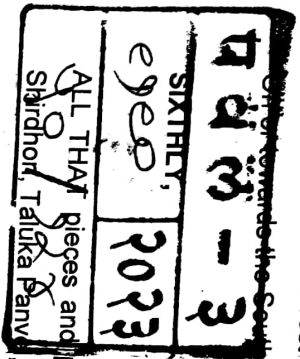
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*Nandiani*

- On or towards the East :- Amenity Plot
  - On or towards the North :- 188/1
  - On or towards the West :- National Highway
  - On or towards the South :- 188/3
- FIFTHLY,**

ALL THAT pieces and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 14 R - 0 P and is bounded as follows:

- On or towards the East :- Gaathan
- On or towards the North :- Gaathan
- On or towards the West :- Survey No.154/1
- :- CTS No. 274



ALL THAT pieces and parcel of land bearing CTS No. 274, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 08 R - 28 P and is bounded as follows:

- On or towards the East :- Gaathan
- On or towards the North :- Survey No.398/6
- On or towards the West :- Survey No.154/1
- :- Survey No.154/2



**FIRSTLY, PANVEL THE SECOND SCHEDULE ABOVE REFERRED TO (Said property)**

ALL THAT pieces and parcel of land bearing Survey No. 399 / 132, 399 / 133, 399 / 134, 399 / 135, 399 / 136, 399 / 137, 399 / 147, 399 / 148, 399 / 148 A, 399 / 170 & 399 / 171 (Old Survey No. 154 / 1) situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad, the details whereof are more particularly given hereinbelow:

S.R. NO.	SURVEY NO. / HISSA NO.	AREA (H-R-P)	ASSESSMENT RS. PA
1	399 / 132	0-11-78	117.8
2	399 / 133	0-11-16	111.60
3	399 / 134	0-08-47	84.70
4	399 / 135	0-08-37	83.70

*[Handwritten signatures and initials]*  
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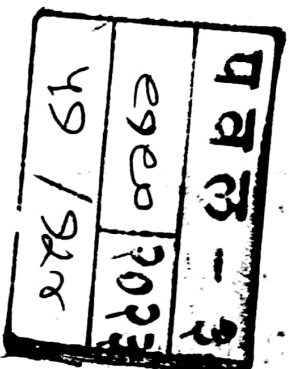
5	399 / 136
6	399 / 137
7	399 /
8	
9	
10	

and being  
bounded

5	399 / 136	0-09-01	90.10
6	399 / 137	0-11-36	113.60
7	399 / 147	0-12-87	128.70
8	399 / 148	0-06-50	65.00
9	399 / 148 / 1 (wrongly mentioned as 399 / 148 A in Commencement Certificate)	0-08-37	83.70
10	399 / 170	0-14-46	144.64
11	399 / 171	0-34-14	341.46

And is bounded as follows:

On or towards the East :- Gaathan  
 On or towards the North :- Survey No.191  
 On or towards the West :- Survey No.399/146  
 On or towards the South :- Survey No. 154/4



### SECONDLY,

ALL THAT pieces and parcel of land bearing Survey No. 162, Hissa No. 3, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 37 R - 4 P and is bounded as follows:

On or towards the East :- Survey No. 154/1  
 On or towards the North :- Survey No. 154/1  
 On or towards the West :- Survey No. 188/2 (Part). New  
 On or towards the South :- Survey No. 162/2.



### THIRDLY,

ALL THAT pieces and parcel of land bearing Survey No. 154, Hissa No. 3, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 32 R - 1 P and is bounded as follows:

On or towards the East :- Survey No. 154/1  
 On or towards the North :- Survey No. 154/1  
 On or towards the West :- Survey No. 188/2 (Part).  
 On or towards the South :- Survey No. 162/2.

### THE THIRD SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO (Said property)

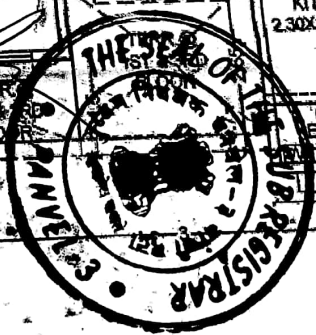
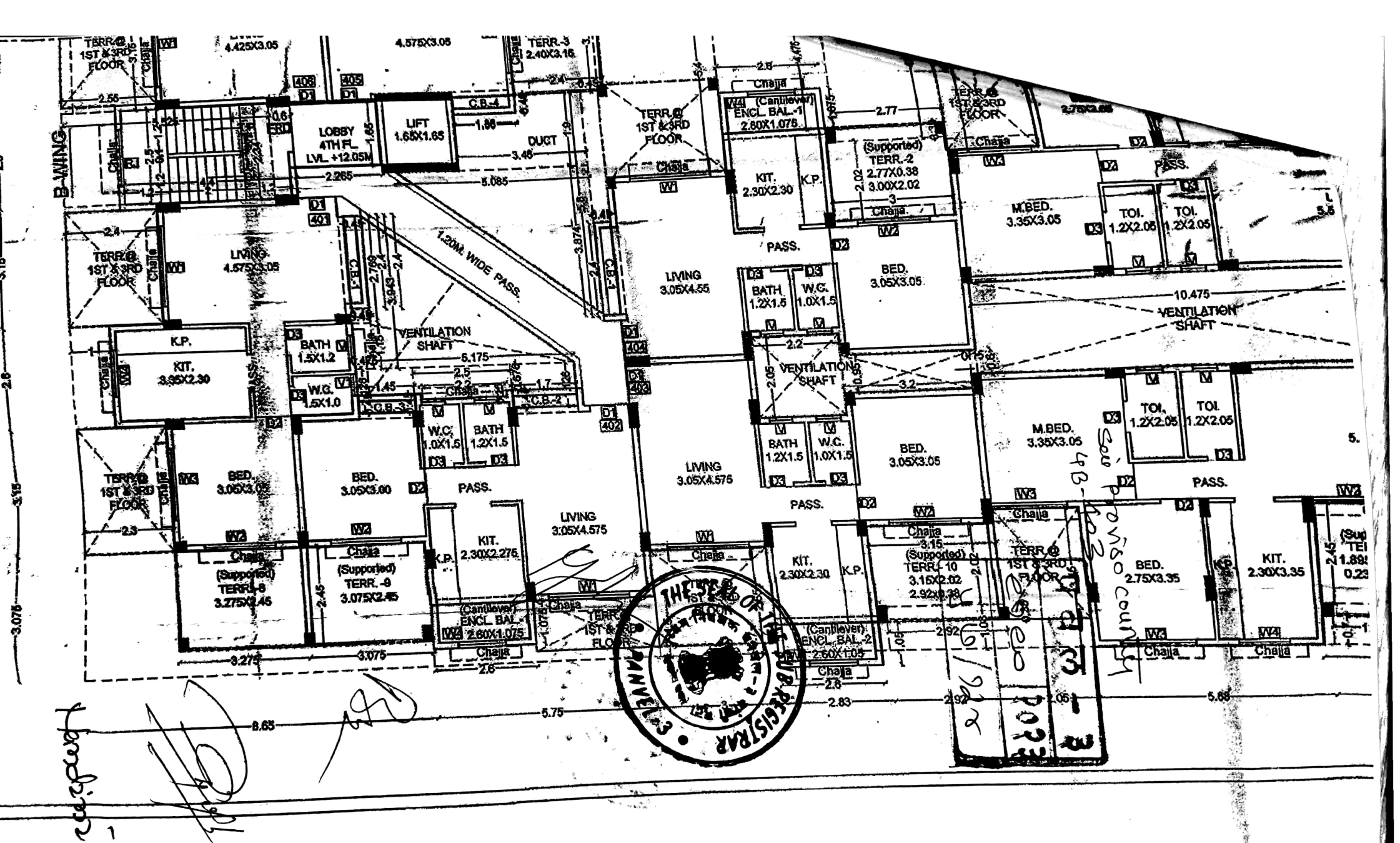
An area admeasuring 20,600 Sq. Meters from and out of the Larger Property more particularly described in the 2<sup>nd</sup> Schedule hereunder written and as demarcated on the plan annexed hereto and marked as Annexure B situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad.

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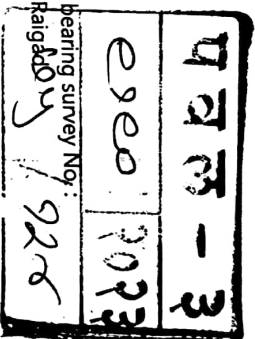
4B-102  
 2023-26/92

## Navi Mumbai Airport Influence Notified Area (NAINA)

**Certificate No:** CIDCO/NAINA/Panvel/Shirdhon/BP-00005/OC/Full/2023/0356 **Dated:** 02 May 2023

### OCCUPANCY CERTIFICATE

To,  
M/s. Proviso Builders & Developers/Sai Proviso Developers  
Maharashtra NaviMumbai



**Sub :** Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. 154/3 & Others of Village : Shirdhon , Taluka : Panvel , Dist. : Raigad.

**Ref :** 1.Your application No BP-05 dated 22 Jan 2020

2. File No BP-05

3. Joint Site Inspection dated 21 Jul 2022

4. Application seeking Occupancy Certificate received from M/s. Proviso Builders & Developers through partner Mr.Kashish Gupta and M/s Sai Proviso Developers through partner Sai Proviso Developers dtd. 06.07.2022 through NIAMS. (Hard copy submitted on 07.07.2022)

5. NA permission granted by District Collector Raigad, vide no. 28/2024 dated 07.07.2022

6. Development permission (CC) granted by this office vide no. CIDCO/NAINA/Panvel/Shirdhon/BP-05/CC/2015/2224 & 2225 dated 27.11.2015

7. Amended development permission (ACC) granted by this office vide no. CIDCO/NAINA/Panvel/Shirdhon/BP-05/Amended CC/2019/217 & 218 dated 12.02.2019.

8. Amended development permission (ACC) granted by this office vide no. CIDCO/NAINA/Panvel/Shirdhon/BP-00005/ACC/2020/0068 dated 28.12.2020.

9. Architect's building completion certificate dated 25.07.2022 received on 03.01.2023 in NIAMS.

10. Access road NOC issue by GM(Tech) & Project Director of National Highways Authority of India vide letter no. NHAI/PIU/Panvel/PI/Access/2019/420 dated 17.06.2019 along with the certified drawing regarding final access.

11. - Letter of Dy. Executive Engineer, M.S.E.D. Co. Ltd, Panvel (II) Sub Division, vide No E.E./PLN (I)/Tech./1670 dated 08.08.2014., regarding NOC for giving power supply.- Registered Lease Agreement vide no. PVI3-5177-2022 dated 25.03.2022.

12. - Attested copy of Letter of Executive Engineer (M.J.P.) water management division vide no. 3281/2013



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

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

**Navi Mumbai Airport Influence Notified Area (NAINA)**

**Certificate No:** CIDCO/NAINA/Panvel/Shirdhon/BP-00005/OC/Full/2023/0356 **Dated:** 02 May 2023

dated 26.12.2013 regarding provision of potable water supply. - Letter of Sub Divisional Engineer of New Panvel vide no. O/W NO. MJPVUDIV/NP/198/2023 dated 24.01.2023. - Agreement executed between applicant and Maharashtra Jeevan Pradhikaran dated 24.01.2023. - Acknowledgment copy of payment made to MJP by the applicant dated 30.01.2023.

13. NA Measurement map issued by Land Record Office bearing no. 380/31.08.2017 dated 15.09.2017.  
14. NOC issued by AAI regarding Height clearance, vide NOC ID:- NAVI/WEST/B/102119/432851 dated 22.10.2019.

15. Final stage verification of building height issued by M/s 7-12 Solution vide no. Cert/21-22/003 dated 15.02.2023 received on 17.02.2023.

16. Environmental clearance vide no. SIA/MH/MIS/191176/2021 dated 05.08.2021.

17. Consent to Operate vide No. :- Format1/0/JD (WPC)/UAN No. 0000137978/CO/2207000804 dated 18.07.2022.

18. Applicant's request letter regarding development of Amenity plot dated 05.12.2022.  
19. Letter regarding EWS/LIG tenements submitted by applicant on 19.07.2022.

20. Drawing submitted by the applicant dated 29.11.2022  
21. Letter dated 26.09.2022, 03.10.2022 and 01.02.2023.

22. Letter through NIAMS dated 21.07.2022, 21.12.2022, 22.02.2023  
23. Letter by this office vide no. CIDCO/NAINA/Panvel/Shirdhon/BP-05/OC/2023/44 dated 20.04.2023 regarding development of Amenity as Public Garden

24. Letter dated 20.04.2023 regarding Development of Amenity as Public Garden vide No. CIDCO/NAINA/Panvel/Shirdhon/BP-05/OC/2023/44 dated 20.04.2023.  
25. Letter dated 26.04.2023 regarding Maintaining the Amenity as Public Garden.



Document certified by ABHIJEEET RAMESH PAWAR <paawarabhi@gmail.com>  
Name : ABHIJEEET RAMESH PAWAR  
Designation : Assistant Town Planner  
Organization : CIDCO LTD  
Certificate : 15BA022





## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

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This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Sai Provviso County Plot Bearing / CTS / Survey / Final Plot No.: 154/1 New Survey No.399/132 to 399/137, 399/147, 399/148, 399/148 A, 399/170, 399/171, 162/3, 154/3 at Shirdhon, Parvel, Raigarh, 410221*, registered with the regulatory authority vide project registration certificate bearing No P51700002042 of

1. **Proviso Builders And Developers** having its registered office / principal place of business: *Thane, District: Thane, Pin: 400705.*

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

- The promoter shall execute and register a conveyance deed in favour of 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) Regulations, 2017.
- 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 ~~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 me/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 for 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 up to 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.



Dated: 28/04/2023

Place: Mumbai

Signature valid  
Digitally Signed by  
Mr. Arun Pasasheb Nadagoudar  
(Secretary Incharge, MahaRERA)  
Signature Date: 28/04/2023 16:58:22  
Officer  
Maharashtra Real Estate Regulatory Authority