

529/10563

Saturday, June 24, 2023

12:01 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 11665 दिनांक: 24/06/2023

गावाचे नाव: विहीघर

दस्तऐवजाचा अनुक्रमांक: पवल5-10563-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जयेंद्र गणपत पिंगळे ..

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 90

रु. 29000.00

रु. 1800.00

एकूण:

रु. 30800.00

Joint Sub Registrar Panel 5

सह दुय्यम निबंधक वर्ग-२,

(पनवेल-५)

बाजार मुल्य: रु.1685482.1 /-

मोबदला रु.2900000/-

भरलेले मुद्रांक शुल्क : रु. 174000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2306202312407 दिनांक: 24/06/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.29000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004122534202324E दिनांक: 24/06/2023
बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

मुळदस्तावेज परत मिळाल्या.

स्वीकार

सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

6/24/2023

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at _____ on this 24th day of June, 2023;

BETWEEN

M/s Anant Builders, Pan No. ABKFA6285G, having office at: A/402, Vishveshwar Nagar, Behind Umiya Mata Temple, Aarey Road, Goregaon East, Mumbai-400063 hereinafter referred to as "the PROMOTER/DEVELOPERS" (Which expression shall mean and include partners or partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns) OF THE FIRST PART;

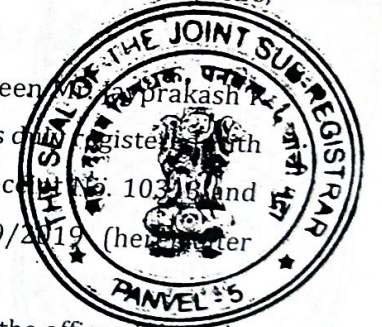
AND

1) Mr. Jayendra Ganpat Pingale, Age: 54 years, Pan No. BAYPP2710H, Aadhar No. 624021024873 & 2) Mrs. Jayeshree Jayendra Pingale, Age: 51 years, Pan No. BASPP8232N, Aadhar No. 862172550142 all residing at Narendra Apartment, Shivshakti Seva Sangh, Gazdhar Bandh, Khar (West), Mumbai, Maharashtra - 400052, hereinafter

referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless in repugnant to the context or meaning thereof shall be deemed to mean and include her/his/their heirs, executors, administrators and assigns) OF THE SECOND PART;

WHEREAS:

पवेल-५
१०५६३/२०२३
५६/६०



- (a) All that pieces and parcels of agriculture land situated at Village: Vihingar, Taluka: Panvel, District: Raigad bearing Survey no. /Hissa no. 48/3 admeasuring about 4000 sq.mtrs, (hereinafter referred to as "the said property").
- (b) By virtue of the Development Agreement dated 18/09/2019 between Jayprakash Shinde, Mr. Shailendra R Shinde and M/s Anant Builders the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No. 10315 and Registration Document Serial No. Pvl-5-10092/2019 on 18/09/2019 (hereinafter referred to as "the said Development Agreement").
- (c) A separate Power of Attorney dated 18/09/2019 duly registered in the office of the Sub Registrar of Assurance at Panvel; vide its Registration Receipt No. 10315 and Registration Document Serial No. PVL-5-10094/2019 dated 18/09/2019 in favour of the Promoter/partners of the Promoter firm (hereinafter referred to as "the said Power of Attorney") in pursuance to the said Development Agreement.
- (d) By virtue of the Supplementary Development Agreement dated 22/02/2021 between Mr. Jayprakash R Shinde, Mr. Shailendra R Shinde and M/s Anant Builders, the parties have mutually decided to share the constructed area amongst themselves. The same is duly registered with the Sub-Registrar of Assurances at Panvel, under Registration Document Serial No. PVL-3-3626/2021 on 22/02/2021 (hereinafter referred to as "the said Supplementary Development Agreement").
- (e) By virtue of the said Development Agreement, Supplementary Development Agreement

32) STAMP DUTY AND REGISTRATION:-

The charges towards stamp duty and registration of this Agreement shall be borne by Allottee/s.

33) DISPUTE RESOLUTION:-

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the regulatory authority as per the provisions of Real estate Regulation and Development Act 2016 and the Rules and Regulation framed thereunder.

34) GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

SCHEDULE I

THE SAID PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of plot of land bearing Survey No. 48/3, admeasuring about 1000

Sq. Mtrs, lying, being and situated at Village: Vihigar, Tal: Panvel and Dist: Raigad

bounded as follows:

- On or towards the North by : Survey No. 47
On or towards the South by : Survey No. 46 and 50
On or towards the East by : Survey No. 49
On or towards the West by : Survey No. 48/2

पवेल - ५
३०/१०/२०२३
३५ / १०



SCHEDULE II

SAID APARTMENT ABOVE REFERRED TO:

Apartment bearing No. 101, admeasuring about 28.75 Sq. Meters. of Carpet area plus 2.30 Sq. Meters. of Open Balcony, 1.96 Sq. Meters. of Enclosed Balcony (E.B), 3.78 Sq. Meters. of Terrace, 0.65 Sq. Meters. of Cupboard along with One stilt/Covered parking on the First Floor B Wing of the said building known as "Anant Residency" which is constructed in or upon the above referred said Plot, which apartment is shown on the floor plan thereof as Annexure 'D'.



CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA IS UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Vihighar/BP-00003/ACC/2021/0074

Dated : 05 Feb 2021

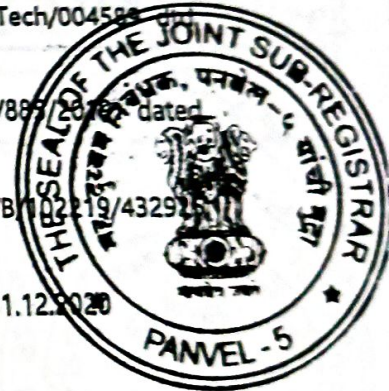
To,
Jayprakash R Shinde- Shallendra R Shinde & M/S Anant Builders Through Partner Jitesh
Pramod Agarwal (POA holder of Jay Prakash R Shinde and Shallendra R Shinde)
VASHI VASHI 410 Punit Chambers, Sector 18, Vashi, Navi Mumbai - 400703,
410206

Sub: Amended Development Permission for proposed Resi + comm building on land bearing Survey No. 48/3 at
Village-Vihighar, Tahsil - Panvel City/ District - Raigad.

File No. : CIDCO/NAINA/BP-00003/2007/Amm1

- Ref: 1. Your application letter regarding Amended development permission on subject land received to this office dated 31.12.2020.
2. Measurement map issued by Dy. S L R vide no. 489/27.09.2019.
3. NOC issued for deriving access from Executive Engineer, Raigad ZP, vide no CB-1/2867/2020 D/ dated 30.01.2020.
4. NOC issued for Electric supply from MSEDCL vide No. EE/PNL-U/18-19/NOC/Tech/004588 dated 16.10.2019.
5. Letter of Senior Geologist, GSDA, Raigad, Alibag No GSDA/RG/Tech/LGW/895/2019 dated 30.11.2019, regarding quality and availability of potable water.
6. NOC issued for Height clearance of building from AAI, vide No. NAVI/WEST/B/102219/43292 dated 26.10.2019.
7. Provisional Fire NOC issued by CIDCO vide no. CIDCO/Fire/HQ/2020/E-2223 dtd 31.12.2020

पवल - ५	
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४३/१०	



Sir/ Madam

With reference to your application No. CIDCO/NAINA/BP-00003/2007/Amm1 dated 17 Jun 2020 for grant of Amended Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on Survey No.48/3 at Village-Vihighar, Tahsil - Panvel City/ District - Raigad, the Amended Commencement Certificate, vide letter No. CIDCO/NAINA/Panvel/Vihighar/BP-

Document certified by SHUBHANGI
BHISHNURKAR <an.shubhang107@gmail.com>.
Name : SHUBHANGI BHISHNURKAR
Designation : Associate Planner
Organization : CIDCO LTD.
Certificate : 116600E

NAINA OFFICE: Tower, No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

BP-00003/ACC/2021/ Page 1 of 11



CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA IS UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Vihighar/BP-00003/ACC/2021/0074

Dated : 05 Feb 2021

AMENDED COMMENCEMENT CERTIFICATE

The Amended Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

(A) Location Survey Number :48/3 at Village :Vihighar, Tahsil :Panvel, District :Raigad
(B) Land use (predominant): Urban villages

(C) Proposed Use : Residential

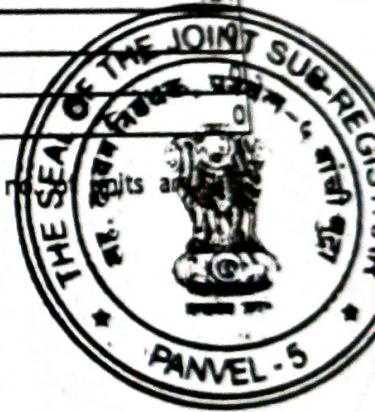
(D) Total Net Built-up Area		प ४३२६१०५ - ५
a) Sale Component		
b) EWS Component		
c) Commercial / Convenient Shops		२०९६३०२३

(E) Details of the Buildings are as follows:

Total No. of buildings : 2

No. of units proposed		124
a) Residential - Sale Component		
Residential - EWS Component		
b) Commercial		

Note : Total Built up area (BuA) is 3826.105 sq.m. Residential BuA is 3745.185 sq.m and no. of units are 124
Commercial BuA is 80.92 sq.m and no. of units are 7



Document certified by SHUBHANGI
BHISHNURKAR <an.shubhangi07@gmail.com>
Name : SHUBHANGI BHISHNURKAR
Designation : Associate Planner
Organization : CIDCO LTD
Certificate : 116600E



CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA'S UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Vihighar/BP-00003/ACC/2021/0074

Dated : 05 Feb 2021

F) This Amended Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Vihighar/BP-00003/ACC/2021/0074, dated 05 Feb 2021.

ब्र ल - 4
२०२३
GENERAL CONDITIONS

G) This Amended Commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.

GENERAL CONDITIONS :

This Amended Commencement 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 thereof 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 Managing Director, CIDCO, is satisfied that the Amended Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such 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 (MR&TP) Act, 1966.

The applicant shall :-

- Inform to the Corporation immediately after starting the development work in the land under reference.
- Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain the occupancy certificate from the Corporation.
- Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.



Document certified by SHUBHANGI
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Certificate : 118600E

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Vihighar/BP-00003/ACC/2021/0074

Dated : 05 Feb 2021

f) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.

g) Always exhibit a certified copy of the approved plan on site.

h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply

i. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' at a conspicuous place on site indicating following details:-

a) Name and address of the owner/developer, Architect and Contractor.

b) Survey Number/City survey Number, Ward number, village and Tahsil name of the 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 Corporation.

d) FSI permitted.

e) Number of Residential flats/Commercial Units with their areas.

f) Address where copies of detailed approved plans shall be available for inspection.

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20/20	

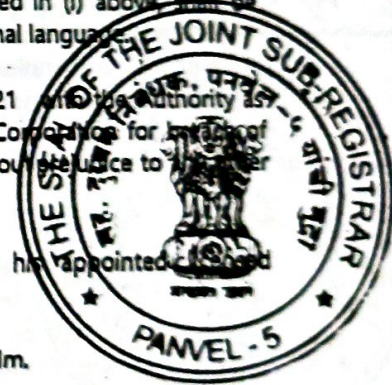
ii. A notice in the form of an advertisement, giving all the details mentioned in (f) above, shall be published in two widely circulated newspapers one of which should be in regional language.

3. The amount of 133500/-in.(rupees), deposited via NAINA/6288/20-21.Dated : 12/01/2021 and the authority is 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 stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any remedy or right of the Corporation.

4. The responsibility of authenticity of the documents vests with the applicant and his appointed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Amended Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.



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BHISHNURKAR <an.shubhang107@gmail.com>
Name : SHUBHANGI BHISHNURKAR
Designation : Associate Planner
Organization : CIDCO LTD
Certificate : 116600E



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 10563/2023

नोदणी :

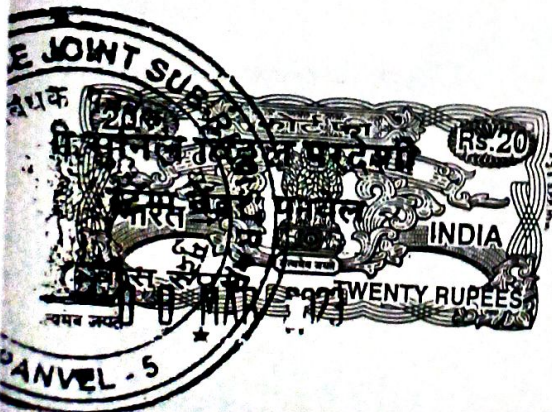
Regn.63m

गावाचे नाव : विहीघर

करारनामा	2900000
पट्ट्याच्या बाबतितपट्टाकार पट्टेदार ते नमुद करावे)	1685482.1
हस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: , इतर माहिती: 14/4,दर 44300/- प्रती चौ. मी. - सदनिका नं. 101,पहिला मजला,बी विंग,अनंत रेसिडेन्सी,सर्व्हे नं. 48/3,मीजे विहीघर,ता. पनवेल,जि. रायगड,क्षेत्र. 28.75 चौ. मी. कारपेट एरिया,2.30 चौ. मी. ओपन बाल्कनी एरिया,1.96 चौ. मी. पुन्वलोड बाल्कनी एरिया,3.78 चौ. मी. टेरेस एरिया आणि 0.65 चौ. मी. कपबर्ड एरिया अलाँग विथ वन स्टल्ट/कवर्ड पार्किंग या मिळकतीचे(Survey Number : 48/3 ;)
जुडी देण्यात असेल तेव्हा.	1) 28.75 चौ.मीटर
न देणा-या/लिहून ठेवणा-या वा दिवाणी न्यायालयाचा आदेश असल्यास,प्रतिवादिचे	1): नाव:-मे. अनंत बिल्डर्स तर्फे भागीदार जितेश प्रमोद अग्रवाल तर्फे अखत्यारी म्हणुन रतन पुंडलिक केणी वय:-33; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अ/402, विश्वेश्वर नगर, उमिया माता मंदिरा मागे, आरे रोड, गोरगांव-पुर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-ABKFA6285G
न घेणा-या पक्षकाराचे व किवा हुकुमनामा किवा आदेशाचे नाव व पत्ता	1): नाव:-जयेंद्र गणपत पिंगळे . . वय:-54; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: नरेंद्र अपार्टमेंट, शिवशक्ती सेवा संघ, गजधर बांध, खार-पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-BAYPP2710H 2): नाव:-जयश्री जयेंद्र पिंगळे . . वय:-51; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: नरेंद्र अपार्टमेंट, शिवशक्ती सेवा संघ, गजधर बांध, खार-पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-BASPP8232N
न दिल्याचा दिनांक	24/06/2023
केल्याचा दिनांक	24/06/2023
ड व पृष्ठ	10563/2023
गाणे मुद्रांक शुल्क	174000
गाणे नोंदणी शुल्क	29000

वारात घेतलेला तपशील:-:

गरताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक घर्गा-२,



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 :
P5200002/304

Project: ANANT RESIDENCY, Plot Bearing / CTS / Survey / Final Plot No.: Survey No - 48 /3 at Vihighar, Panvel,
Palghar, Dist: Palghar

1. Anant Builders having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai
Suburban, Pin: 400063.

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 (f) of sub-section (2) of section 4 read with Rule 5;

The 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 18/02/2021 and ending with 31/03/2024 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. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 18-02-2021 06:29:09

Dated: 18/02/2021
Place: Mumbai

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

