

81/10202

पावती

Original/Duplicate

Monday, July 17, 2023

नोंदणी क्र.: 39M

12:20 PM

Regn.: 39M

पावती क्र.: 12394 दिनांक: 17/07/2023

गावाचे नाव: भादवड

दस्तऐवजाचा अनुक्रमांक: बवड1-10202-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: लिलाबाई दिनकर शिंदे

नोंदणी फी

रु. 19410.00

दस्त हाताळणी फी

रु. 2420.00

पृष्ठांची संख्या: 121

एकूण:

रु. 21830.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:39 PM ह्या वेळेस मिळेल.

Statish
पु. सह दुय्यम निबंधक वर्गा-१२
भिवंडी-१

बाजार मुल्य: रु. 1421351.8 /-

मोबदला रु. 1941000/-

भरलेले मुद्रांक शुल्क : रु. 39900/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 420/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1607202301999 दिनांक: 17/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1607202301874 दिनांक: 17/07/2023

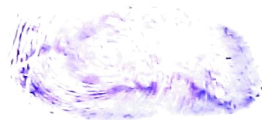
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 19410/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005261746202324E दिनांक: 17/07/2023

बँकेचे नाव व पत्ता:

मुळ दस्त
परत केला



सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

17/07/2023

दस्न क्रमांक : 10202/2023

नोंदणी :

Regn:63m

गावाचे नाव : भादवड

(1) किल्ल्याचा प्रकार	परगणना
(2) मोबदला	1941000
(3) वाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्ट्याकार आकारणी देतो की पट्टेदार ने समत कराय)	1421351.8
(4) न-भाषण, पॉट्टिस्मा व धरक्रमांक (अमल्याम)	1) पाविक्केचे नाव: भिवंडी-निजामपूर मनप इतर वर्णन : इतर माहिती: मोजे भादवड तातुका भिवंडी येथील सर्वे नं. 4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4, 69/1/5 या जागेवरील 'नागयणी धाम' 'विल्डींग नं. 2' विंग-वी चौथा मजला सदतिका नं. 414 क्षेत्र 29.98 चौ.मी. कार्पेट ((Survey Number : 4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4, 69/1/5 ;))
5) क्षेत्रफळ	1) 29.98 चौ.मीटर
6) आकारणी कित्या जुडी देण्यात असेल तेव्हा.	
7) दस्नगंवाज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव कित्या दिवाणी न्यायालयाचा अनुमनामा कित्या आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मं. माया डेव्हलपर्स तर्फे भागीदार अभियंता विनोद द्विवेदी तर्फे कबुली जवाब देण्याकरीता कु.मु. म्हणून राजेंद्र कुमार नरसिंगराव जमन वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सर्वे नं. 4, भादवड-मोताळे रोड, छत्रपती शिवाजी क्रिकेट ग्राउंड समोर, भिवंडी, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ABDFM4546P
8) दस्नगंवाज करून देणा-या पक्षकाराचे व कित्या दिवाणी न्यायालयाचा अनुमनामा कित्या आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-लिलावाई दिनकर शिंदे वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रम नं. 4, तिरुपती चाळ, रोड नं. 3, टॅक पखाडी, महार व्हिलेज, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-QUHPS5970L 2): नाव:-राहुल दिनकर शिंदे वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रम नं. 4, तिरुपती चाळ, रोड नं. 3, टॅक पखाडी, महार व्हिलेज, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-GGOPS3734M
9) दस्नगंवाज करून दिल्याचा दिनांक	17/07/2023
10) दस्न नोंदणी केल्याचा दिनांक	17/07/2023
11) अनुक्रमांक, खंड व पृष्ठ	10202/2023
2) वाजारभावाप्रमाणे मुद्रांक शुल्क	39900
3) वाजारभावाप्रमाणे नोंदणी शुल्क	19410
4) शेर	


 सह दुय्यम निबंधक वर्ग-२
 भिवंडी-१

नोंदनासाठी विचारान घेतलेला तपशील:-

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



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GRN MH005261746202324E	BARCODE	Date 15/07/2023-22:00:15	Form ID 25.2
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Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	
Office Name BVD1_BHIWANDI NO 1 SUB REGISTRAR		Full Name MAYA DEVELOPERS	
Location THANE		Flat/Block No. NARAYANI DHAM	
Year 2023-2024 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
030046401 Stamp Duty	39900.00	Road/Street BHADWAD	
030063301 Registration Fee	19410.00	Area/Locality BHIWANDI	
		Town/City/District	
		PIN 4 2 1 3 0 2	
		Remarks (If Any)	
		SecondPartyName=LILABAI DINAKAR SHINDE-	
		Amount In Fifty Nine Thousand Three Hundred Ten Rupees Only	
Total 59310.00		Words	

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023071610664 2818481886
Cheque/DD No.		Bank Date	RBI Date 15/07/2023-22:00:50 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. . Date	Not Verified with Scroll

Department ID : Mobile No. : 9876543210
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर वतन केवळ दस्यम निवृत्तक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर वतन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-81-10202	0002722297202324	17/07/2023-12:20:16	IGR131	19410.00
2	(iS)-81-10202	0002722297202324	17/07/2023-12:20:16	IGR131	39900.00
Total Defacement Amount					59,310.00



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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Bhiwandi, this 17th day of July, in the year Two Thousand Twenty Three (2023),

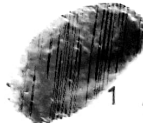
BETWEEN

M/S. MAYA DEVELOPERS (PAN-ABDFM4546P), a partnership firm registered under the Indian Partnership Act, 1932 and having its registered office at **Survey No. 4, Bhadwad-Sonale Road, Opp. Chatrapati Shivaji Cricket Ground, Bhiwandi, Dist. Thane**, hereinafter referred to as the "**Promoter**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm and the heirs, executors and administrators of the last surviving partner of the said firm) of the **One Part**,

AND

(1) LILABAI DINAKAR SHINDE (PAN-QUHPS5970L), Age 52 Years, Indian Inhabitant, **(2) RAHUL DINKAR SHINDE (PAN-GGOPS3734M)**, Age 28 Years, Indian Inhabitant, both residing at **Room No. 4, Tirupati Chawl, Road No. 3, Tank Pakadi, Sahar Village, Andheri (E), Mumbai - 400099**; 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, executors and administrators and assigns) of the **Other Part**.

The Promoter and the Purchaser/s, are hereinafter, wherever the context may so require, individually referred to as "**Party**", and collectively referred to as "**Parties**".

1.  Abhishek Owivedi





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WHEREAS

A. WHEREAS the Promoter is the Lawful owner, seized and possessed and well sufficiently entitled to All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 4, Hissa No. 1/1 (Old Survey No. 4/1 Paiki), area admeasuring about 0-58-00 (H-R-Pratis), equivalent to 5800.00 Sq. Mtrs.; Survey No. 4, Hissa No. 1/3 (Old Survey No. 4/1 Paiki), area admeasuring about 0-24-50 (H-R-Pratis), equivalent to 2450.00 Sq. Mtrs.; Survey No. 4, Hissa No. 1/2 (Old Survey No. 4/1 Paiki), area admeasuring about 0-09-30 (H-R-Pratis), equivalent to 930.00 Sq. Mtrs.; Survey No. 4, Hissa No. 3/1 (Old Survey No. 4/3 Paiki), area admeasuring about 0-16-80 (H-R-Pratis), equivalent to 1680.00 Sq. Mtrs.; and Survey No. 69, Hissa No. 1/5 (Old Survey No. 69/1 Paiki), area admeasuring about 0-08-50 (H-R-Pratis), equivalent to 850.00 Sq. Mtrs. out of total area admeasuring about 0-24-50 (H-R-Pratis), equivalent to 2450.00 Sq. Mtrs.; total admeasuring about 1.17.10 (H-R-Pratis), equivalent to 11710.00 Sq. Mtrs. area, situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; which are more particularly described in the First Schedule hereunder written; (and for the sake of brevity the said land hereinafter referred to as "The said land No. 1").

- i. By virtue of Registered Development Agreement bearing Registration Serial No. 3937/2017, duly executed on dated 20/06/2017 and registered on dated 20/06/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; the Land Owners HANUMAN RAMJI TARE AND OTHERS and the Confirming Party BEBI KATHOD PATIL has given development rights of said land No. 1, total admeasuring about 1-17-10 (H-R-Pratis), equivalent to 11710.00 Sq. Mtrs.; situate, lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to the Promoter herein.
- ii. By virtue of Order No. REV/D-1/T-10/ASSESSMENT/SR-148/2018, dated 09/03/2018 duly granted by Hon. Tahsildar, Bhiwandi; the said land No. 1 bearing Survey No. 4, Hissa No. 1/1 (Old Survey No. 4/1 Paiki), Survey No. 4, Hissa No. 1/3 (Old Survey No. 4/1 Paiki), Survey No. 4, Hissa No. 1/2 (Old Survey No. 4/1 Paiki), Survey No. 4, Hissa No. 3/1 (Old Survey No. 4/3 Paiki), Survey No. 69, Hissa No. 1/5 (Old Survey No. 69/1 Paiki), total area admeasuring 1-33-10 (H-R-Pratis), equivalent to 13310.00 Sq. Mtrs., is converted into Non-Agricultural use.

B. WHEREAS the Promoter is the Lawful owner, seized and possessed and well sufficiently entitled to All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 4, Hissa No. 3/2 (Old Survey No. 4/3 Paiki), area admeasuring about 0-54-80 (H-R-Pratis), equivalent to 5480.00 Sq. Mtrs.; situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; which are

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more particularly described in the First Schedule hereunder written; (and for the sake of brevity the said land hereinafter referred to as "The said land No. 2").

- i. By virtue of Registered Development Agreement bearing Registration Serial No. 3339/2022, duly executed on dated 10/03/2022 and registered on dated 10/03/2022; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; the Land Owners M/S. NARAYANI ASSOCIATES (a partnership firm) has given development rights of said land No. 2, total admeasuring about 0-54-80 (H-R-Pratis), equivalent to 5480.00 Sq. Mtrs.; situate, lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to the Promoter herein.

C. WHEREAS the Promoter is the Lawful owner, seized and possessed and well sufficiently entitled to All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 4, Hissa No. 2, area admeasuring about 0-02-00 (H-R-Pratis), equivalent to 200.00 Sq. Mtrs. and Survey No. 4, Hissa No. 4, area admeasuring about 0-01-50 (H-R-Pratis), equivalent to 150.00 Sq. Mtrs.; total admeasuring about 0-03-50 (H-R-Pratis), equivalent to 350.00 Sq. Mtrs.; situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; which are more particularly described in the First Schedule hereunder written; (and for the sake of brevity the said land hereinafter referred to as "The said land No. 3").

- i. By virtue of Registered Sale Deed bearing Registration Serial No. 13986/2022, duly executed on dated 04/10/2022 and registered on dated 04/10/2022; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; SANJAY LAXMAN MHATRE has sold and transferred the said land No. 3 total area admeasuring about 0-03-50 (H-R-Pratis), equivalent to 350.00 Sq. Mtrs.; situate, lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to the Promoter herein.

- ii. By virtue of Order No. REV/D-1/T-10/42B/ASSESSMENT/SR-410/2022/11638, dated 13/12/2022 duly granted by Hon. Tahsildar, Bhiwandi; the said land No. 3 bearing Survey No. 4, Hissa No. 2, Survey No. 4, Hissa No. 4, total area admeasuring 0-03-50 (H-R-Pratis), equivalent to 350.00 Sq. Mtrs., is converted into Non-Agricultural use.

D. AND since then, the Promoter is in use occupation, enjoyment and possession of All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 4, Hissa No. 1/1 (Old Survey No. 4/1 Paiki), area admeasuring about 0-58-00 (H-R-Pratis), equivalent to 5800.00 Sq. Mtrs.; Survey No. 4, Hissa No. 1/3 (Old Survey No. 4/1 Paiki), area admeasuring about 0-24-50 (H-R-Pratis), equivalent to 2450.00 Sq. Mtrs.; Survey No. 4, Hissa No. 1/2 (Old Survey No. 4/1 Paiki), area admeasuring about 0-09-30 (H-R-Pratis), equivalent to 930.00 Sq. Mtrs.; Survey No. 4, Hissa No. 3/1 (Old Survey No. 4/3 Paiki), area admeasuring about

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0-16-80 (H-R-Pratis) equivalent to 1680.00 Sq. Mtrs.; Survey No. 69, Hissa No. 1/5 (Old Survey No. 69/1 Paiki), area admeasuring about 0-08-50 (H-R-Pratis), equivalent to 850.00 Sq. Mtrs. out of total area admeasuring about 0-24-50 (H-R-Pratis), equivalent to 2450.00 Sq. Mtrs.; Survey No. 4, Hissa No. 3/2 (Old Survey No. 4/3 Paiki), area admeasuring about 0-54-80 (H-R-Pratis), equivalent to 5480.00 Sq. Mtrs.; Survey No. 4, Hissa No. 2, area admeasuring about 0-02-00 (H-R-Pratis), equivalent to 200.00 Sq. Mtrs.; Survey No. 4, Hissa No. 4, area admeasuring about 0-01-50 (H-R-Pratis), equivalent to 150.00 Sq. Mtrs.; total admeasuring about 1-75-40 (H-R-Pratis), equivalent to 17540.00 Sq. Mtrs.; situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; which are more particularly described in the First Schedule hereunder written; (and for the sake of brevity the Land No. 1, the Land No. 2, the Land No. 3 hereinafter collectively referred to as "the said Land").

E. Being desirous of developing the Land, the Promoter submitted a Building Proposal comprising of a Lay-out and Building Plans to Building Permission Cell, PMAY Cell/A (A Designated Planning Authority for PMAY constituted as per government regulation No. TPB-4315/167/CR-51/2015/UD-11 dated 23/05/2018) appointed by Maharashtra Housing And Development Authority (MHADA), which has sanctioned the Lay-out Plan vide permission bearing Outward No. A.M. & B.P. DIV/PMAY/574/2022, dated 19/10/2022 and Intimation of Approval (IOA) bearing Permission No. EE/BP/PMAY/A/MHADA/651/2022, dated 07/12/2022 in accordance with which Two (02) buildings can be constructed on demarcated portions of the Land which buildings will be on stilts, ground with upper floors; **Annexure 'B'**;

F. AND WHEREAS, the MHADA/Building Permission Cell, PMAY Cell/A has issued Commencement Certificate (C.C.) bearing Permission No. EE/BP/PMAY/A/MHADA/725/2022, dated 28/12/2022 in accordance with which Two (02) buildings can be constructed on demarcated portions. **Annexure 'C'**

G. The said project in which the said buildings are constructed is registered under the Public Private Partnership Scheme brought up by the Central Government, under the Housing Scheme of Pradhan Mantri Awas Yojana. However, it is agreed that the guidelines provided by the Central and State Government, and its amendments from time to time, shall be binding upon the Promoter and the Purchaser.

H. Adv. Pooja Dattatray Ankam, have investigated the title to the said Land and have issued their Certificate of Title a photocopy whereof is hereto annexed and marked **Annexure 'H'**. A copy of the Property Register Card / 7/12 Extracts, Mutation Extracts, N.A. Orders of the said Land is also annexed hereto and marked **Annexure 'D', 'E', 'F' respectively**;

I. The Promoter has begun the construction of RCC Building on a demarcated portion of the Land as per plan and specification approved by the MHADA/Building Permission Cell, PMAY cell/A;

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J. The Purchaser/s being desirous of purchasing a flat in the buildings to be constructed by the Promoter, has/have inspected the documents, writings, Certificate of Title and the layout plans, building plans, IOD, CC, designs and specifications prepared by the Project Architects and all other documents as are specified under Real Estate (Regulation and Development) Act, 2016 (RERA) (hereinafter referred to as the "Rules"), and the Promoter have provided to the Purchaser/s photocopies of the aforesaid documents as are mentioned in the Rules and as demanded by the Purchaser/s, as well as the plans in respect of the Building/s as presently approved and sanctioned by the MHADA/BUILDING PERMISSION CELL, PMAY CELL/A. The Purchaser/s has/have satisfied himself/herself/themselves/itself that the Promoter title to the Land is clear and marketable, and that the Promoter has the requisite permissions to exclusively construct and the right to allot areas in the Building/s and has/have also fully familiarized himself/herself/themselves/itself with the Scheme of Development outlined in hereinabove;

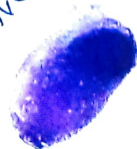
K. AND WHEREAS, the said project is approved under the PMAY Scheme of Development by State Level Appraisal Committee (SLAC) in its 36th meeting on 17/03/2022 and also by State Level Sanctioning and Monitoring Committee (SLSMC) in its 31st meeting on 21/03/2022 and by Central Sanctioning and Monitoring Committee (CSMC) during its 60th meeting held on 30/03/2022.

L. In view of the above, the Promoter has agreed to sell and the Purchaser/s has/have agreed to purchase **Flat No. 414** on **4th Floor** admeasuring approximately **29.98 Sq. Mtrs. carpet area** in **B Wing of Building No. 2** in the project to be known as '**NARAYANI DHAM**' for a consideration of **Rs. 19,41,000/- (Rupees Nineteen Lakh Forty One Thousand Only)** (hereinafter referred to as "**said Flat**");

M. The Purchaser hereby declares that he/she/they fall within the definition of Pradhan Mantri Awas Yojna and is eligible to get flat allotted in the PMAY (Urban) PPP Mode Scheme under category of Economic Weaker Section (EWS), i.e. the annual income of the Purchaser is below Rs. 6,00,000/-. In case of false declaration, the Purchaser will surrender the said premises without any claim and will indemnify Promoter and Firm for the loss which the Promoter may incur due to such false declaration.

N. The parties hereto state that they have not availed any concession or remission of Stamp Duty before, and are aware that the project proponent or the Purchaser of any unit which availed the reduction under the PMAY Scheme shall not be entitled for concession or remission of Stamp Duty as per any other order or policy, according to the Government Regulation (GR) bearing RNI No. MAHBIL/2009/37831 dated 11/04/2018. **Annexure 'G'**.

O. The Purchaser/s with full knowledge of the Scheme of Development outlined above and all the terms, conditions and covenants contained in the papers, plans, and approvals referred to herein above, has/have agreed to purchase and acquire from the Promoter, said Flat for the agreed consideration and other amounts, deposits and liabilities referred to herein, and upon and





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subjected to the terms and conditions and covenants recorded and contained herein;

P. The subject matter of this Agreement is **Building No. 2** comprising of stilt, ground plus upper floors of the Residential Building in project to be known as **'NARAYANI DHAM'** to be constructed on Land and as more particularly described in the **First Schedule** hereunder written and shown on the Plan hereto annexed and marked as **Annexure "H"**;

Q. AND WHEREAS, under the MIS Portal of the Bhiwandi Nizampur City Municipal Corporation (BNCMC) under its letter bearing outward No. 1960 dated 24/05/2023, the name of the Purchaser has been uploaded in the portal under the Category of EWS under Survey Code No. 7310046.

R. AND WHEREAS, the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority bearing No. P51700017958; copy is attached as **Annexure 'A'**.

S. As per provision of Real Estate (Regulation and Development) Act, 2016 (RERA), the Promoter is required to execute a written Agreement for Sale of the Flat in favour of the Purchaser/s, being these presents, and to register the same under the Indian Registration Act, 1908.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The recitals, schedules and annexures in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement, and this Agreement shall be read and construed in its entirety.

2. The "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

3. The Promoter will, under normal circumstances, construct or get constructed on the demarcated portion of the Land, as more particularly described Firstly, in the First Schedule hereunder written, 2 RCC Buildings bearing Nos. "1" and "2", in the project to be called **"NARAYANI DHAM"**, in accordance with the plans sanctioned by the MHADA/BUILDING PERMISSION CELL, PMAY CELL/A under the Commencement Certificate seen and approved by the Purchaser/s, and the original whereof have been inspected by the Purchaser/s prior to the execution of this Agreement. The Purchaser/s hereby agree/s to the Promoter making such variations, modifications and additions in the plans and in the said Buildings, as the Promoter or its Project Architects may consider necessary or expedient by or as may be required by any public or local body or authorities. This shall operate as an irrevocable consent of the Purchaser/s to the Promoter under the provision of the Real Estate (Regulation



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and Development) Act, 2016 (RERA) for carrying out such changes in the building plans. However, any modifications of the building plans adversely affecting the area of the said Flat agreed to be purchased shall require the specific consent of the Purchaser/s.

4. The Purchaser/s hereby agrees to purchase and acquire from the Promoter the said Flat being **Flat No. 414** on **4th Floor** admeasuring approximately **29.98 Sq. Mtrs. carpet area** in **B Wing** of **Building No. 2** in the project to be known as '**NARAYANI DHAM**' to be constructed on the Land as shown in the Floor Plan hereto annexed and marked **Annexure "J"** as more particularly described in the Second Schedule hereunder written for a consideration of **Rs. 19,41,000/- (Rupees Nineteen Lakhs Forty One Thousand Only)** (hereinafter referred to as the "**Purchase Price**"). The said consideration amount includes Pradhan Mantri Awas Yojana subsidy of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only), which would be credited to the Promoter directly by the Central and State Government on behalf of the Purchaser.

5. The Purchaser/s hereby agree/s and undertake/s to pay to the Promoter the said Purchase Price of **Rs. 19,41,000/- (Rupees Nineteen Lakhs Forty One Thousand Only)** by cheques drawn in favour of the Promoter in the following installments, time being of essence:-

- (a) 10% of the Purchase Price on booking as the earnest money;
- (b) 5% of the Purchase Price on completion of excavation;
- (c) 5% of the Purchase Price on completion of footings;
- (d) 5% of the Purchase Price after execution of Agreement for Sale;
- (e) 10% of the Purchase Price on completion of Plinth;
- (f) 1.50% of the Purchase Price on completion of the 1st Slab of the said Building;
- (g) 1.50% of the Purchase Price on completion of the 2nd Slab of the said Building;
- (h) 1.50% of the Purchase Price on completion of the 3rd Slab of the said Building;
- (i) 1.50% of the Purchase Price on completion of the 4th Slab of the said Building;
- (j) 1.50% of the Purchase Price on completion of the 5th Slab of the said Building;
- (k) 1.50% of the Purchase Price on completion of the 6th Slab of the said Building;





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The First Schedule Above Referred To:

(Description of the Land No. 1)

All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 4, Hissa No. 1/1 (Old Survey No. 4/1 Paiki), area admeasuring about 0-58-00 (H-R-Pratis), equivalent to 5800.00 Sq. Mtrs.; Survey No. 4, Hissa No. 1/3 (Old Survey No. 4/1 Paiki), area admeasuring about 0-24-50 (H-R-Pratis), equivalent to 2450.00 Sq. Mtrs.; Survey No. 4, Hissa No. 1/2 (Old Survey No. 4/1 Paiki), area admeasuring about 0-09-30 (H-R-Pratis), equivalent to 930.00 Sq. Mtrs.; Survey No. 4, Hissa No. 3/1 (Old Survey No. 4/3 Paiki), area admeasuring about 0-16-80 (H-R-Pratis), equivalent to 1680.00 Sq. Mtrs.; and Survey No. 69, Hissa No. 1/5 (Old Survey No. 69/1 Paiki), area admeasuring about 0-08-50 (H-R-Pratis), equivalent to 850.00 Sq. Mtrs. out of total area admeasuring about 0-24-50 (H-R-Pratis), equivalent to 2450.00 Sq. Mtrs.; total admeasuring about 1.17.10 (H-R-Pratis), equivalent to 11710.00 Sq. Mtrs. area; situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

(Description of the Land No. 2)

All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 4, Hissa No. 3/2 (Old Survey No. 4/3 Paiki), area admeasuring about 0-54-80 (H-R-Pratis), equivalent to 5480.00 Sq. Mtrs.; situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

(Description of the Land No. 3)

All That Piece and Parcel of Non-Agricultural Land bearing Survey No. 4, Hissa No. 2, area admeasuring about 0-02-00 (H-R-Pratis), equivalent to 200.00 Sq. Mtrs. and Survey No. 4, Hissa No. 4, area admeasuring about 0-01-50 (H-R-Pratis), equivalent to 150.00 Sq. Mtrs.; total admeasuring about 0-03-50 (H-R-Pratis), equivalent to 350.00 Sq. Mtrs.; situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

The Second Schedule Above Referred To

(Description of the said Flat)

Flat No. 414 on 4th Floor admeasuring approximately 29.98 Sq. Mtrs. carpet area in B Wing of Building No. 2 in the project to be known as 'NARAYANI DHAM', situate lying and being at Mouje Bhadwad, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

[Signature]

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Abhishek Dwivedi





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IN WITNESS WHEREOF THE PARTIES HERETO, HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED
by the within-named "PROMOTER"
M/S. MAYA DEVELOPERS
through its Partner
ABHISHEK VINOD DWIVEDI



Abhishek
Dwivedi



SIGNED AND DELIVERED
by the within named "PURCHASER"
(1) LILABAI DINAKAR SHINDE



L.H.T
Shinde



(2) RAHUL DINKAR SHINDE

IN THE PRESENCE OF...
WITNESSES:

1. 
(Yash Tripathi)



Shinde

2. 
(Manoj Prasad Jadhav)





Maharashtra Real Estate Regulatory Authority

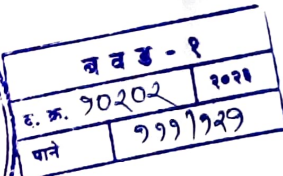
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700017958

Project: **NARAYANI DHAM BUILDING NO 2A AND 2B** Plot Bearing / CTS / Survey / Final Plot No.:
4/1/1,4/1/2,4/1/3,4/2,4/3/1,4/3/2,4/4,69/1/5 at **Bhiwandi (M Corp.), Bhiwandi, Thane, 421302**;

1. **Maya Developer** having its registered office / principal place of business at Tehsil: **Bhiwandi**, District: **Thane**, Pin: **421302**.
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 (l) 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 **01/10/2018** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 08-03-2023 16:45:52

Dated: **08/03/2023**

Place: **Mumbai**

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



महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

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म्हाडा
MHADA

Building Permission Cell, PMAY cell / A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB-4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

No. E.E/BP/PMAY/A/MHADA/725/2022

Date: - 28 DEC 2022

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UP TO PLINTH FOR ZERO FSI ONLY

To,

✓ M/s Maya Developers
2, Smruti Bldg, near Mirani Nagar,
Kopri Colony, Thane (E)-400 603.

Sir,

With reference to your application dated 14/10/2022 for grant of building permission / Commencement Certificate under section 18/44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BMC Act, 1949 to carry out development/construction for bldg. no.- 1A & 1B, of Gr + 22 and 2A & 2B of Stilt + 23 comprising of 1383 tenements (869 EWS & 514 LIG) & 75 Conv. Shops on plot bearing S.No.4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4 & 69/1/5 at Village Bhadwad, Tal.Bhiwandi, Dist.Thane, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH FOR ZERO FSI ONLY** is granted under section 18/45 of Maharashtra Regional and Town Planning Act, 1966 to erect a buildings subject to compliance of conditions mentioned in IOA u/r No. EE/BP/PMAY/A/MHADA/651/2022, dated 07/12/2022 and also subject to following additional conditions. :-

1. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.

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Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai

Phone : 66405000

Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in



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2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Building permission up to plinth shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest with you. If the work is not commenced within the valid period.
5. As per UDPCR's Clause No.2.7, the Commencement certificate / Development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced.
6. This Plinth C C for Zero FSI is being issued subject to the Environmental Clearance to be obtained & to be submitted to this office before issue of Further C C. Also it is to inform you that the guidelines issued by Environmental Clearance department shall be binding to you and to be complied with.
7. This Certificate liable to be revoked by the VP & CEO, MHADA if :
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the construction work thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



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UP & GEO / MHADA has appointed Shri. Rupesh Totewar, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

This PLINTH CC UPTO ZERO FSI is issued for work upto plinth level only and same is valid up to 27 DEC 2023


Executive Engineer/B.P. Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Licensed Engineer Shamim Ahamad A.M Khan.
2. Commissioner , Bhiwandi- Nijampur Municipal Corporation.
3. Chief Officer, Konkan Board, MHADA.
4. Asst. Director of Town Planning, Bhiwandi - Nijampur Municipal Corporation

sd/-
Executive Engineer/B.P. Cell
PMAY/ MHADA