

389/19375

पावती

Original/Duplicate

Monday, September 11, 2023

नोंदणी क्र.: 39म

3:56 PM

Regn.: 39M

पावती क्र.: 21867 दिनांक: 11/09/2023

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-6-19375-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्नेहा समीर कोरगांवकर

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 100

रु. 30000.00

रु. 2000.00

एकूण:

रु. 32000.00

बाजार मुल्य: रु.6407782.6 /-

मोबदला रु.8220000/-

भरलेले मुद्रांक शुल्क : रु. 493200/-

सह. दुष्कर्म निवर्धक, बोरिवली क्र. ६,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923106301372 दिनांक: 11/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007904702202324M दिनांक: 11/09/2023

बँकेचे नाव व पत्ता:

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

12 SEP 2023

9/11/2023



11/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 19375/2023

नोंदणी :

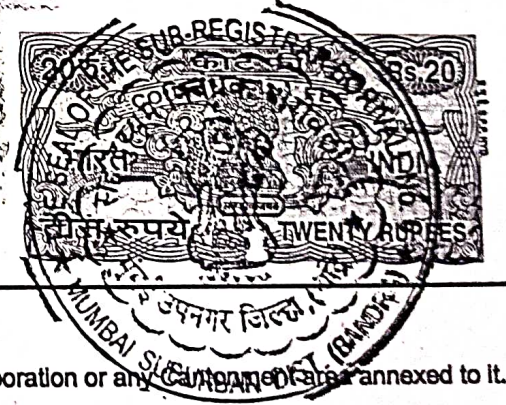
Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)चित्तेखाचा प्रकार	करारनामा
(2)मोबदला	8220000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6407782.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbal Ma.na.pa. इतर वर्णन :सदनिका नं: 202, माळा नं: 2 ए विंग नवनाथ जयस, इमारतीचे नाव: जयस सी एच एस लीमिटेड, ब्लॉक नं: जयप्रकाश नगर गोरेगांव पूर्व, रोड : रोड नंबर 5, इतर माहिती: सोबत 1 कार पार्किंग सहीत सदनिकेचे क्षेत्रफळ 405 रेरा कारपेट((C.T.S. Number : 440, 440/1 to 4 ;))
(5) क्षेत्रफळ	1) 405 चौ.फूट
(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:-नवनाथ इन्फ्रा स्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे शार्दूल वैभव जोशी तर्फे कु मु म्हणून विजय जाधव वय:-45; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: श्रीरंग निवास, ब्लॉक नं: मुलुंड पूर्व, रोड नं: गोखले रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AADCN1977F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-त्रेहा समीर कोरगावकर वय:-50; पत्ता:-प्लॉट नं: ३ सि /२, माळा नं: -, इमारतीचे नाव: एस बी आय स्टाफ कौर्टर्स रहेजा टाऊनशिप, ब्लॉक नं: एस बी आय ए टी एम जबळ पंचवटी कॉम्प्लेक्स समोर, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AHDPK7239H 2): नाव:-समीर शशिकांत कोरगावकर वय:-53; पत्ता:-प्लॉट नं: ३ सि /२, माळा नं: -, इमारतीचे नाव: एस बी आय स्टाफ कौर्टर्स रहेजा टाऊनशिप, ब्लॉक नं: ज.एस.बी.आय.ए.टी.एम जबळ पंचवटी कॉम्प्लेक्स समोर, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ACJPK5492P
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	19375/2023
(12)बाजारमावाप्रमाणे मुद्रांक शुल्क	493200
(13)बाजारमावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र.-6,
मुंबई उपनगर जिल्हा.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 11th day of Sept, 2023;

BETWEEN

M/s. NAVNATH INFRASTRUCTURES PRIVATE LIMITED, PAN NO. AADCN1977F, having office at: B/101, Shrirang Niwas, Gokhale Road, Mulund (East), Mumbai 400081- through its Proprietor/Director/Authorized Signatory, hereinafter referred to as "the PROMOTER/DEVELOPERS" (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE FIRST PART;**

AND

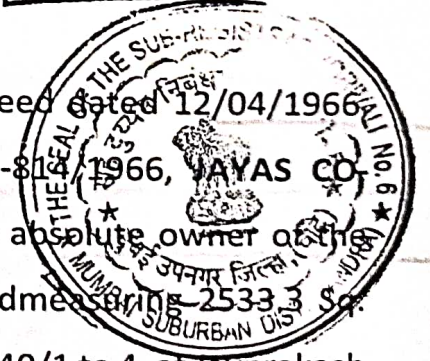
1) Mrs. Sneha Samir Korgaonkar, Age: 50 years, PAN No. AHDPK7239H and
2) Mr. Samir Shashikant Korgaonkar, Age: 53 years PAN No. ACJPK5492P all residing at 3C/2, SBI staff quarters, Raheja township, Near SBI ATM, Opp Panchawati complex, Malad (East) Mumbai-400097 hereinafter referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE SECOND PART;**

WHEREAS:

- (a) At the relevant time, by virtue of Conveyance Deed dated 12/04/1966 with its registration Document Serial No. BND-814/1966, **JAYAS CO-OPERATIVE HOUSING SOCIETY LIMITED** was the absolute owner of the land and ground hereditaments and premises addressed as 2533.3 Sq. Mtrs, situated, lying and being at C.T.S. Nos. 440,440/1 to 4, at Jayprakash Nagar, Road No. 5, Goregaon East, Mumbai – 400063 Suburban district.

- (b) Further, the name of the Society is incorporated in the Property Register Card of the said property, in the year 1967.

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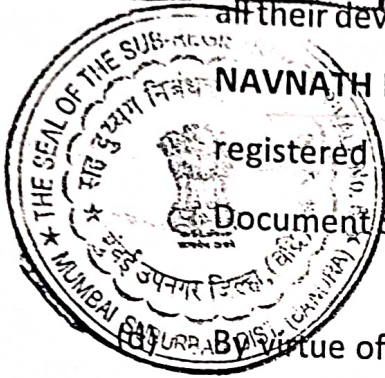


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१९३७	२०२३
(C)	२९००
CO-OPERATIVE HOUSING SOCIETY LIMITED	



By virtue of Development Agreement dated 22/06/2022, where
 CO-OPERATIVE HOUSING SOCIETY LIMITED sold, transferred and
 all their development rights, title, interest and benefits in the favor

NAVNATH INFRASTRUCTURES PRIVATE LIMATED and the same
 registered with the sub - registrar of assurances at Boriva

Document Serial No. BRL-6/1344/2022.

By virtue of the said Development Agreement, the Promoter is a
 seized and possessed of and well and sufficiently entitled to dev
 said Land in accordance with the recitals hereinabove;

- (e) The Promoter is in possession of the project land;
- (f) The Promoter has proposed to construct on the project land having
+ 17 Upper Floors.
- (g) The Allottee is offered a flat bearing number 202 on the 2nd floor,
 after referred to as the said a "Flat") in the A-wing of the Building
 "NAVNATH JAYAS" (herein after referred to as the said "Building"
 constructed, by the Promoter;
- (h) The Promoter has entered into a standard Agreement with an A
 registered with the Council of Architects and such Agreement is as
 Agreement prescribed by the Council of Architects;
- (i) The Promoter has registered the Project under the provisions of
 with the Real Estate Regulatory Authority at Mumbai on 23.06.2023
- (j) The Promoter has appointed a structural Engineer for the prepar
 the structural design and drawings of the buildings and the Pro
 accepts the professional supervision of the Architect and the str
 Engineer till the completion of the building/buildings.

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- 19.03.2023/19.03.2023
- 2023
- THE SECTY OF SUBURBAN DIST. (MUMBAI)
- 19.03.2023
- (k) By virtue of the Development Agreement the Promoter has sole and exclusive right to sell the flats in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;
- (l) On demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **M/s. TANGENTS Design Cell Architects & Interior designers** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;
- (m) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the flats are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively;
- (n) The authenticated copies of the IOD plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C;
- (o) The authenticated copies of the floor plans and specifications of the flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D; and the amenities to be provided have been annexed and marked as annexure 'E'.

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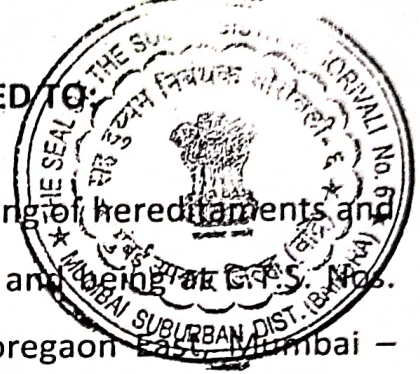
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in presence of attesting witness, signing as such on the day first above written

32	900
2023	

SCHEDULE - I

THE SAID PROPERTY ABOVE REFERRED TO:

All that piece and parcels of lands and grounds comprising of hereditaments and premises admeasuring 2533.3 Sq. Mtrs, situated, lying and being in G.P.S. No. 440,440/1 to 4, at Jayprakash Nagar, Road No. 5, Goregaon East, Mumbai - 400063 Suburban district and bounded as under:




On or Towards the East : Julius Wadi Redevelopment Project
On or Towards the West : BMC Colony
On or Towards North : Pahadi School Road No. 2
On or Towards South : Open Ground

THE SECOND SCHEDULE

SAID APARTMENT ABOVE REFERRED TO:

Flat No. 202 admeasuring **405 sqft** (RERA area) on the **2nd residential floor** in **Wing A** of the Building named **"NAVNATH JAYAS"** which is constructed in or upon the above referred said Plot, which flat is shown on the floor plan thereof as Annexure 'D',

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Rajesh Kumar



Maharashtra Real Estate Regulatory Authority

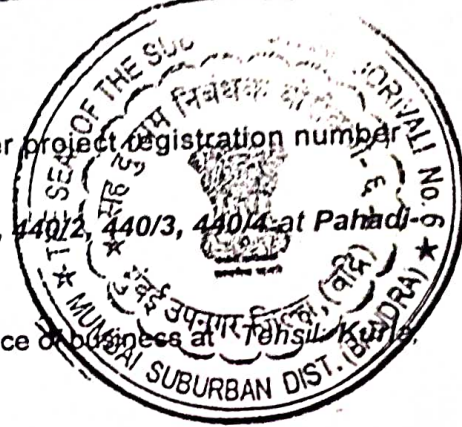
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number 51800051536

Project: Navnath Jayas , Plot Bearing / CTS / Survey / Final Plot No.:440, 440/1, 440/2, 440/3, 440/4 at Pahadi-9, Borivali, Mumbai Suburban, 400063;



1. Navnath Infrastructures Private Limited having its registered office / principal place of business at *Tehsil, Kurla, District, Mumbai Suburban, Pin: 400081.*
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 23/06/2023 and ending with 31/12/2027 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:23-06-2023 10:55:58

Dated: 23/06/2023

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

An

C - 3

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No P-10999/2022/(440 And Other)/P/S Ward/PAHADI GOREGAON-EXCC/1/New

COMMENCEMENT CERTIFICATE



NATH INFRASTRUCTURES PRIVATE
 ATED
 01, Shirang Niwas, Gokhale Road, Mulund
 (S) Mumbai- 400 081

With reference to your application No. **P-10999/2022/(440 And Other)/P/S Ward/PAHADI GOREGAON-EXCC/1/New** Dated. **27 Apr 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **27 Apr 2022** of the Mumbai Municipal Corporation 1888 to erect a building in Building development work of on plot No. **440 C.T.S. No. 440, 440/1, 440/2, 440/3, 440/4** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON-E** situated at **PRAKASH NAGAR ROAD NO. 5** Road / Street in **P/S Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
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/Development permission 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 in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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.

The Municipal Commissioner has appointed **Shri. Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said

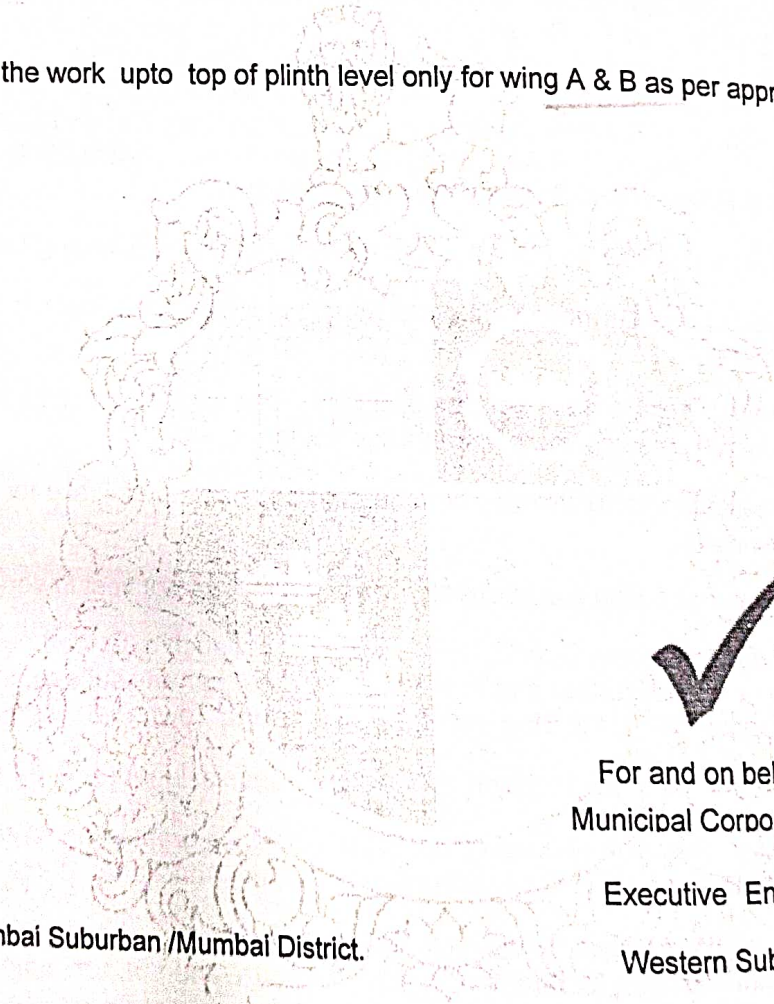
बुरुल - फ/		
2023/04/000	04	000
This C.C. is valid upto 27/4/2024		



Valid Upto : 27 Apr 2024

P-10999/2022/(440 And Other)/P/S
Ward/PAHADI GOREGAON-E/CC/1/New

First C.C. is granted for the work upto top of plinth level only for wing A & B as per approved IOD plans dt. 25.01.2023.

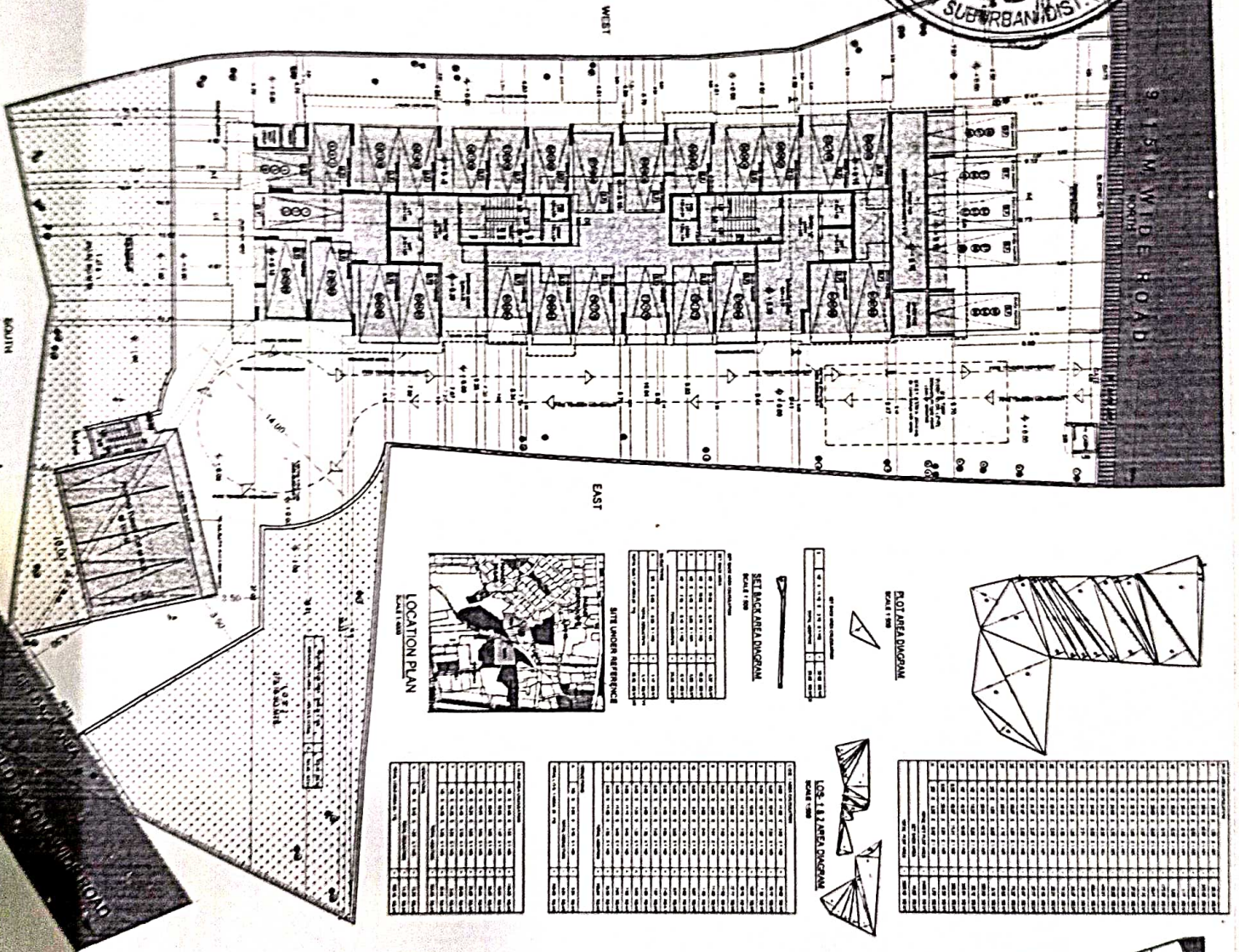


✓
Digitally signed by SANTOSH NOLBESKAR
Date: 28 Apr 2023 19:15:11
Organization: Maharashtra Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposals
Western Suburb II P/S Ward Ward

- Cc to :
1. Architect.
 2. Collector Mumbai Suburban /Mumbai District.

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LOCATION PLAN

SITE UNDER REFERENCE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	Plot No. 1	1,200	110.11
2	Plot No. 2	1,200	110.11
3	Plot No. 3	1,200	110.11
4	Plot No. 4	1,200	110.11
5	Plot No. 5	1,200	110.11
6	Plot No. 6	1,200	110.11
7	Plot No. 7	1,200	110.11
8	Plot No. 8	1,200	110.11
9	Plot No. 9	1,200	110.11
10	Plot No. 10	1,200	110.11
11	Plot No. 11	1,200	110.11
12	Plot No. 12	1,200	110.11
13	Plot No. 13	1,200	110.11
14	Plot No. 14	1,200	110.11
15	Plot No. 15	1,200	110.11
16	Plot No. 16	1,200	110.11
17	Plot No. 17	1,200	110.11
18	Plot No. 18	1,200	110.11
19	Plot No. 19	1,200	110.11
20	Plot No. 20	1,200	110.11
21	Plot No. 21	1,200	110.11
22	Plot No. 22	1,200	110.11
23	Plot No. 23	1,200	110.11
24	Plot No. 24	1,200	110.11
25	Plot No. 25	1,200	110.11
26	Plot No. 26	1,200	110.11
27	Plot No. 27	1,200	110.11
28	Plot No. 28	1,200	110.11
29	Plot No. 29	1,200	110.11
30	Plot No. 30	1,200	110.11
31	Plot No. 31	1,200	110.11
32	Plot No. 32	1,200	110.11
33	Plot No. 33	1,200	110.11
34	Plot No. 34	1,200	110.11
35	Plot No. 35	1,200	110.11
36	Plot No. 36	1,200	110.11
37	Plot No. 37	1,200	110.11
38	Plot No. 38	1,200	110.11
39	Plot No. 39	1,200	110.11
40	Plot No. 40	1,200	110.11
41	Plot No. 41	1,200	110.11
42	Plot No. 42	1,200	110.11
43	Plot No. 43	1,200	110.11
44	Plot No. 44	1,200	110.11
45	Plot No. 45	1,200	110.11
46	Plot No. 46	1,200	110.11
47	Plot No. 47	1,200	110.11
48	Plot No. 48	1,200	110.11
49	Plot No. 49	1,200	110.11
50	Plot No. 50	1,200	110.11

SECTANCE AREA DIAGRAM

PLAN AREA DIAGRAM

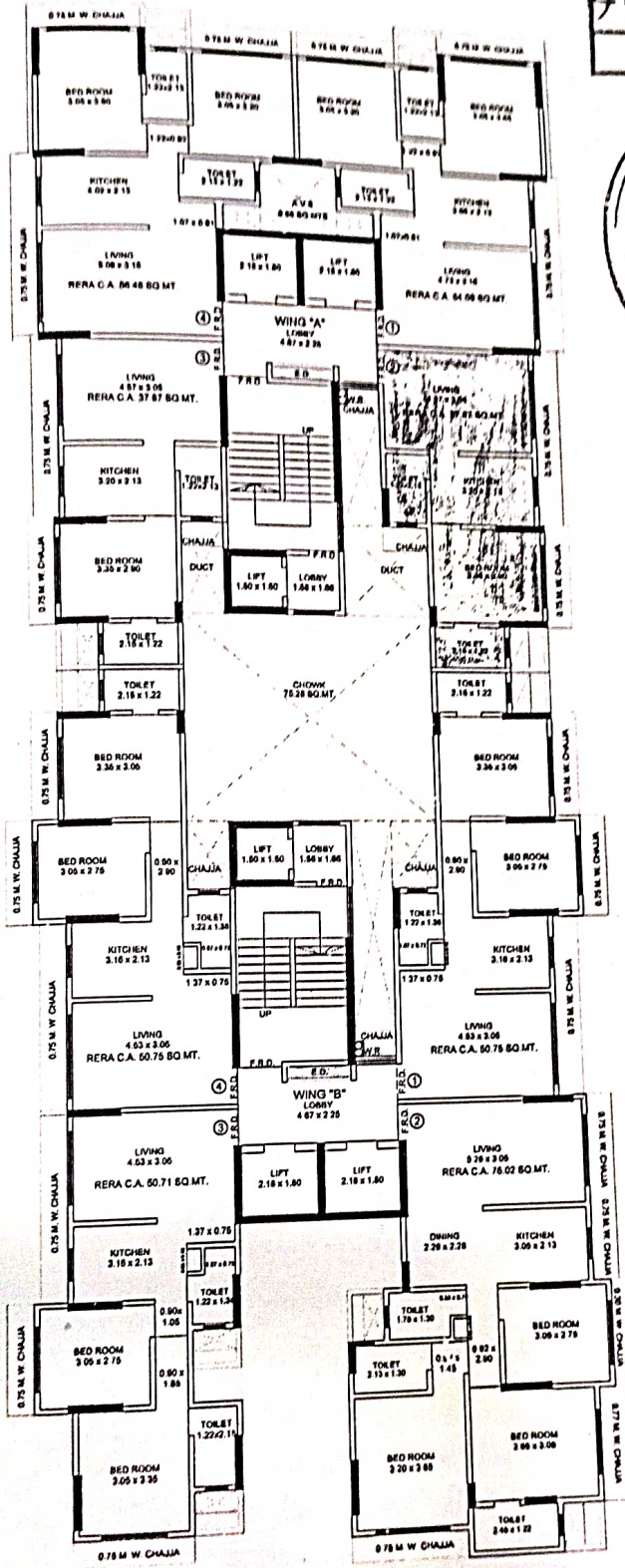
LOC. PLAN AREA DIAGRAM

BLOCK PLAN

PROVISIONAL PLAN

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	Plot No. 1	1,200	110.11
2	Plot No. 2	1,200	110.11
3	Plot No. 3	1,200	110.11
4	Plot No. 4	1,200	110.11
5	Plot No. 5	1,200	110.11
6	Plot No. 6	1,200	110.11
7	Plot No. 7	1,200	110.11
8	Plot No. 8	1,200	110.11
9	Plot No. 9	1,200	110.11
10	Plot No. 10	1,200	110.11
11	Plot No. 11	1,200	110.11
12	Plot No. 12	1,200	110.11
13	Plot No. 13	1,200	110.11
14	Plot No. 14	1,200	110.11
15	Plot No. 15	1,200	110.11
16	Plot No. 16	1,200	110.11
17	Plot No. 17	1,200	110.11
18	Plot No. 18	1,200	110.11
19	Plot No. 19	1,200	110.11
20	Plot No. 20	1,200	110.11
21	Plot No. 21	1,200	110.11
22	Plot No. 22	1,200	110.11
23	Plot No. 23	1,200	110.11
24	Plot No. 24	1,200	110.11
25	Plot No. 25	1,200	110.11
26	Plot No. 26	1,200	110.11
27	Plot No. 27	1,200	110.11
28	Plot No. 28	1,200	110.11
29	Plot No. 29	1,200	110.11
30	Plot No. 30	1,200	110.11
31	Plot No. 31	1,200	110.11
32	Plot No. 32	1,200	110.11
33	Plot No. 33	1,200	110.11
34	Plot No. 34	1,200	110.11
35	Plot No. 35	1,200	110.11
36	Plot No. 36	1,200	110.11
37	Plot No. 37	1,200	110.11
38	Plot No. 38	1,200	110.11
39	Plot No. 39	1,200	110.11
40	Plot No. 40	1,200	110.11
41	Plot No. 41	1,200	110.11
42	Plot No. 42	1,200	110.11
43	Plot No. 43	1,200	110.11
44	Plot No. 44	1,200	110.11
45	Plot No. 45	1,200	110.11
46	Plot No. 46	1,200	110.11
47	Plot No. 47	1,200	110.11
48	Plot No. 48	1,200	110.11
49	Plot No. 49	1,200	110.11
50	Plot No. 50	1,200	110.11

नाम - ए/ड
 १२३४५६७८९०
 २०२३



For Navnath Infrastructures Pvt. Ltd.

Sharda
 Director

SIGNATURE OF VENDOR - _____

FLOOR NO. - 2nd

Prakash
 SIGNATURE OF PURCHASER - _____

Awing -
 SHOP NO. - 202

PROJECT TO B.M.C APPROVAL

HOUSING

DEVELOPER

2ND TO 5TH

