



15/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 11861/2020

नोदणी :

Regn.63m

भाषाचे नाव : वडधर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाष(भाषेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1521500
(4) भू-मापन,पोटहिस्सा व चरक्रमांक (असल्यास)	1) पासिकेचे नाव:पनवेल इतर वर्णन : , इतर माहिती: सदनिका,ह. 401 चौझा मजला,मंगलमुर्ती अधिष्ठान,प्लॉट नं. 3,सेक्टर नं. आर-4,पुष्पक वडधर,ता. पनवेल,जि. रायगड,नवी मुंबई. क्षेत्रफळ 24.945 चौ. मी. कारपेट एरिया + 5. 310 चौ. मी. सुजेबल एनक्लोज बांक्नी + 4. 263 चौ. मी. ए. पी. एरिया + 1. 500 चौ. मी. एस. एस एरिया((Plot Number : 3 ; SECTOR NUMBER : R-4 ;))
(5) क्षेत्रफळ	1) 24.945 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध झालेला-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव:- मे. मंगलमुर्ती रियल्टी च्या बतीने प्रागीदार हेमंतसिंग पुनसिंग मेहरा - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: डी-११, रूम नं. १६, आदर्श कॉ. ऑप. सोसायटी, सेक्टर ७, न्यू पनवेल (ईस्ट), ता. पनवेल, जि. रायगड ४१०२०६, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ABKFM4955B 2): नाव:-मान्यवा देवार बारकुबाई विश्वनाथ पाटील, प्रानचंद्र रामा पाटील, सत्यवान रामा पाटील, शंकर रामा पाटील, कावत्ता विश्वनाथ पाटील यांच्यातर्फे कु.मु. मे. मंगलमुर्ती रियल्टी च्या बतीने प्रागीदार हेमंतसिंग पुनसिंग मेहरा - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: डी-११, रूम नं. १६, आदर्श कॉ. ऑप. सोसायटी, सेक्टर ७, न्यू पनवेल (ईस्ट), ता. पनवेल, जि. रायगड ४१०२०६, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-DFSP2242P
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:- दादासोदादास आलदर - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: एस. एस-३, कमल नं. ८३०, सेक्टर नं. १५, कोपरखैरणे, नवी मुंबई, महाराष्ट्र-४००७०९, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AHJPA2233K 2): नाव:- संपीदादादासो आलदर - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: एस. एस-३, कमल नं. ८३०, सेक्टर नं. १५, कोपरखैरणे, नवी मुंबई, महाराष्ट्र-४००७०९, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AYIPA3800E
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	15/12/2020
(11)अनुक्रमांक,बंड व पृष्ठ	11861/2020
(12)बाजारभाषाप्रमाणे सुद्धांक शुल्क	84000
(13)बाजारभाषाप्रमाणे नोंदणी शुल्क	28000
(14)शेरा	

सुल्यांकनासाठी विचारात घेतलेला तपशील:- सुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण्हा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

CHALLAN
MTR Form Number-4



GRN	MH006341305202021E	BARCODE	Date		14/12/2020-19:44:19	Form ID	252
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			PNL2_PANVEL 2 JOINT SUB REGISTRAR				
Location			RAIGAD				
Year			2020-2021 One Time				
Payer Details			TAX ID / TAN (If Any)				
PAN No (If Applicable)			AM,PS2233M				
Full Name			SADASHO S ALDAR AND OTHER ONE				
Flat/Block No.			FLAT NO 411 FOURTH FLOOR WINGALUMART				
Premises/Building			ACHISHWAR				
Account Head Details			Amount in Rs.				
0030048401 Stamp Duty			24000.00				
0030063301 Registration Fee			28000.00				
Road/Street			PUSHPAK				
Area/Locality			PUSHPAK				
Town/City/District			PANELO-2				
PIN			401003				
Remarks (If Any)			PAN2=48KPM4955B-SecondPartyName=RAVINDRA COLLET REALTY-CA=2800000				
Amount in			One Lakh Twelve Thousand Rupees Only				
Words			1,12,000.00				
Payment Details			IOBI BANK				
FOR USE IN RECEIVING BANK			Bank CIN				
Ref No			65103320201214210541 2548008784				
Bank Date			RBI Date				
14/12/2020-19:45:07			Not Verified with RBI				
Name of Bank			IOBI BANK				
Name of Branch			Scroll No. Date				
Not Verified with Scroll							



Department ID: NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर घलन केवल दृश्य निबधक कार्यालय नोटरी करवायला द्यावाती लागू. नॉलमी न करवायला. दस्तावेजां नॉल द्यावा लागू नाही.

S.D. Aldar



CHALLENGE
WITH FORTH. BATTLESHIP



SPN	W-0004-000000-E	BARCODE		Date	14/12/2020 15:44:05	Form ID	252
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Department	Inspector General of Registration	Payer Details
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Starting Date	7-22-75
Expiring Date	7-22-76

Payees: II Association At 25-222204

Office Name	PNL - PHASE 2 CONT BLD REGISTRAR	Full Name	DANIEL D. ADAM AND OTHER ONE
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Location	Function
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Year	2020-2021 One Time	PartBlock No.	FLAT NO 411 FOURTH FLOOR NANGALMURT
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Account Name Details
Amount in Rs.
पत्र-२



IDENTIFIANT	Stamp Duty	SCHOOL IN Road/Gutter	PLOT NO.	SECTOR No
			0600	0000

REGISTRATION Fee	25000 IN Annual Locality	25000 IN Annual Locality
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Town/City/District: 3/US

Pin

Formatics (F Atty)

REALTY-26280000



Amount in One Lakh Twelve Thousand Rupees **Rs. 1,20,000/-**

Total	1,000,000.00	1,000,000.00
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Payment Details	CIB BANK	FOR USE IN RECEIVING BANK
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Cropus-DB Details	Battle ID#	Ref No.		
			691000002020121421054	264E3080B4

Signature of Verifier	Bank Date	RB Date	7/4/2020-18:45:07	No! Verified with RB
Signature of Bank	Bank Stamp	RB Stamp		

name of branch	Bond No	Date	No	Verified with Serial
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apartment C
CITE - This citation is valid for document to be registered in San Francisco office only. Not valid for unregistered document

Department C
NOTE - This Chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज पंजीयन के लिए मान्य है। अनपंजीकृत दस्तावेज के लिए अमान्य है।
Mobile No. 9892275064

Crallan Defaced Details

सह दृष्ट्यन निबंधक वर्ग-२
(पुनर्वेल-२)

Sr. No.	Remarks	Detachment No.	Detachment Date	Userid	Detachment Amount
1	15-12-2021	15122021	15-12-2021-12:50:51	GR147	28000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 15th day of December, 2020 between **M/S. MANGALMURTI REALTY** having **PAN NO. ABEFM49555** through its Partners **1) MR. VIJAY PARSHURAM DAREKAR AND 2) MR. HEMANTSINGH PURANSINGH MEHRA** having its office at D-91, Room No. 10, Adharsh Co. Op. Society, Sector 7, New Panvel (East), Tal. Panvel, Dist. Raigad-412206, hereinafter jointly referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof 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 ONE PART.**

AND

1) MR. DADASO DATTATRAY ALDAR Age 38 Years, having a **PAN No. AEJPA2233K** (AADHAR NO. 436867118038) **AND 2) MRS. SANGITA DADASO ALDAR** Age 33 Years, having a **PAN No. AYIPA3S00E** (AADHAR NO. 918356394518) having Address At SS-3, Room No. 830, Sector No. 15, Koparkhairane, Navi Mumbai, Maharashtra-400709 hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE SECOND PART.**

AND

1) SMT. BARKUBAI VISHVANATH PATIL 2) MR. BHALCHANDRA RAMA PATIL 3) MR. SATYAVAN RAMA PATIL 4) MR. SHANKAR RAMA PATIL AND 5) MRS. VATSALA VISHVANATH PATIL having address at Kopar, Tal. Panvel, Dist. Raigad hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE THIRD PART.**

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED. is a company incorporated under the Companies Act, 1956 of 1956 (hereinafter referred to as **"THE CORPORATION"**) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 Maharashtra Act No.-XXXVII of 1966. Hereinafter referred to as **"THE SAID ACT"** for the New Town of Navi Mumbai by the Government of



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Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

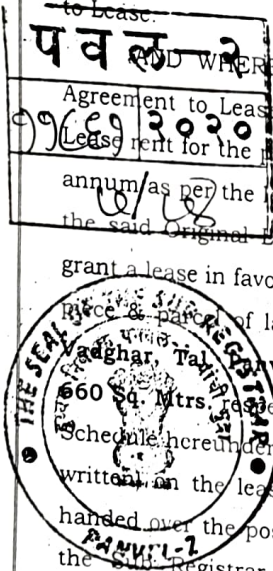
And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS an **AGREEMENT TO LEASE** dated 25th April 2017 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND 1) SMT. BARKUBAI VISHVANATH PATIL 2) MR. BHALCHANDRA RAMA PATIL 3) MR. SATYAVAN RAMA PATIL 4) MR. SHANKAR RAMA PATIL AND 5) MRS. VATSALA VISHVANATH PATIL (Hereinafter referred to as the "THE ORIGINAL LICENSEE") of the OTHER PART, therein called "THE LICENSEES" as per the terms and conditions mentioned in the said Agreement to Lease.

AND WHEREAS the said Original LICENSEES before execution of the said Agreement to Lease had effected the payment of Rs. 60/- (Rupees Sixty Only) being Lease rent for the period of 60 (sixty) years at the rate of Rs. 1/- (Rupees One only) per annum as per the letter from the Corporation being the premium agreed to be paid by the said Original LICENSEES to the Corporation. Therein contained and agreed to grant a lease in favour of "THE ORIGINAL LICENSEES" a terms of 60 Years of all that Piece & parcel of land bearing Plot No. 3, Sector No. -R-4, Village - Pushpak - Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai, Containing by measurement 660 Sq. Mtrs. respectively or thereabouts and more particularly described in the First Schedule hereunder written (more particularly described in the "The Said Plot" therein written) on the lease rent and on the terms and conditions therein contained and handed over the possession of the same. Whereas the same is duly registered before the Sub Registrar of Assurance at Panvel -5 vide its receipt No 3681 under Registration Document Serial No. PVL-5-3441-2017 dated 25/04/2017

AND WHEREAS as per the said Agreement to Lease, Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the project, were notified for acquisition before 01.01.2014 under the erstwhile land Acquisition Act 1894, (hereinafter referred to as "LA ACT, 1894") by the state Government.

AND WHEREAS the right to fair Compensation and Transparency in land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the LA Act 1894. Although the land for the project was notified under the LA Act 1894, awards under section 11 of the LA Act 1894 have not been declared for certain lands as on



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01.01.2013, the determination of compensation for such lands shall be conformity with the LARR Act, 2013.

AND WHEREAS on payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said plot to the Original LICENSEES.

AND WHEREAS the said Original LICENSEES i.e. 1) SMT. BARKUBAI VISHVANATH PATIL 2) MR. BHALCHANDRA RAMA PATIL 3) MR. SATYAVAN RAMA PATIL 4) MR. SHANKAR RAMA PATIL AND 5) MRS. VATSALA VISHVANATH PATIL, by virtue of the Development Agreement dated 4th SEPTEMBER 2020 have sold, transferred and assigned all their development rights, title, interest and benefits of the said plot of land in favour of the developers i.e. M/S. MANGALMURTI REALTY Through its Partners 1) MR. VIJAY PARSHURAM DAREKAR AND 2) MR. HEMANTSINGH PURANSINGH MEHRA and the same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-5, vide its Registration Receipt No. 5709 and Registration Document Serial No. PVL-5-5378-2020 dated 4/09/2020.

And whereas by virtue of the aforesaid Agreement to Lease and Development Agreement and the supplementary agreement the Promoters are absolutely seized and possessed of and well and sufficiently entitled to develop the said plot of land.

And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

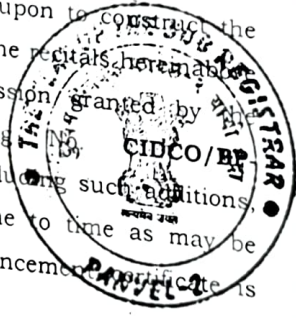
And whereas the Promoters are entitled and enjoined upon to construct the residential buildings on the project land in accordance with the regulations hereinafter as per the plans sanctioned and the development permission granted by the Corporation vide **Commencement Certificate** bearing No. CIDCO/BP/16858/TPO/(NM & K)/2019/5172 Dated 25/07/2019 including such modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate is annexed herewith as "**Annexure-A**".

And whereas the Promoters have proposed to construct on the project land a building project known as "**MANGALMURTI ADHISHTHAN**" for residential/Commercial use, on OWNERSHIP BASIS to the prospective buyers.

And whereas the Allottee(s) is/are offered a Flat bearing number 401 on the 4th floor, (hereinafter referred to as the said "Flat") in Building project called "**MANGALMURTI ADHISHTHAN**" (hereinafter referred to as the said "Building") being constructed of the said project, by the Promoters.

And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

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And whereas the Promoters have appointed a structural Engineer for preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer for the completion of the building/buildings.

And whereas by virtue of the aforesaid Agreements, the Promoters have an exclusive right to sell the Flats, Shops and Other Units in the proposed building and to be constructed by the promoters on the project land and to enter into Agreements with the Allottee(s) of the said Flats, Shops and Other Units therein and to receive the sale price in respect thereof.

And whereas on demand from the allottee(s), the Promoters have submitted for inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and 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 there under.

And whereas the authenticated copy of Certificate of Title dated 07/09/2018 issued by the Advocate Tanpure Tai Mugutrao of the Promoters, showing the name of the title of the Promoter to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as "Annexure-B".

And whereas the authenticated copies of the plans and specifications of the building agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-C".

And whereas the Promoters have got the approvals from the concerned local authority to the plans, the specifications, elevations, sections and of the said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate for the said Building.

And whereas while sanctioning the said plans concerned local authority and Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which on the completion or occupancy certificate in respect of the said building(s) shall be granted by the concerned local authority.

And whereas the Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat bearing number 401 on the 4th Floor in the said building project known as "MANGALMURTI ADHISHTHAN" being constructed of the said Project.

And whereas the carpet area of the said Flat 24.945 Sq. Mtrs. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the

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external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs. 2,81,000/- (Rupees Two Lacs Eighty One Thousand Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

And whereas the Promoters have registered the Project under the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai No. P52000024269; the authenticated copy of the certificate is annexed herewith as **"Annexure-D"**.

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

Now therefore this Agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

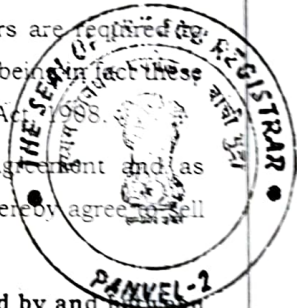
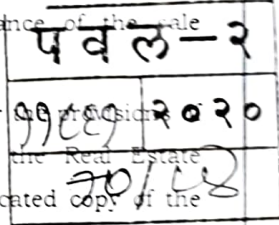
- 1) The Promoters shall construct the said building project to be known as **"MANGALMURTI ADHISHTHAN"** consisting of **Ground/Stilt + 6" storied upper floors** on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

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S.D. Aldar

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- a) (i) The Allottee(s) hereby agree(s) to purchase from the Promoters hereby agree to sell to the Allottee(s) the said **FLAT** bearing No. **admeasuring about 24.945 Sq. Mtrs. of Carpet Area + 5.310 Sq. Mtrs. Usable Enclosed Balcony Area + 4.263 Sq. Mtrs. A. P. (Architectural Projection) Area + 1.500 Sq. Mtrs. S. S. Area** on the **4th Floor** of the building known as **"MANGALMURTI ADHISHATHAN"** hereinafter referred to as **"THE SAID FLAT"** and more particularly described in the **"Second Schedule"** hereunder written and as shown on the floor plan thereof hereto annexed marked as **"Annexure-C"** for a lump sum price of **Rs. 28,00,000/- (Rupees Twenty Eight Lacs Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.
- b) The Allottee(s) have paid on or before execution of this agreement a sum of **Rs. 2,81,000/- (Rupees Two Lacs Eighty One Thousand Only)** as advance payment or application fee and hereby agree(s) to pay to the Promoter a balance amount of **Rs. 25,19,000/- (Rupees Twenty Five Lacs Nine Thousand Only)** in the following manner:-

PAYMENT SCHEDULE

पवल-२	29/09/2020	TOTAL AMOUNT	Rs. 28,00,000/-
99/18		AMOUNT RECEIVED	Rs. 2,81,000/-
		BALANCE AMOUNT	Rs. 25,19,000/-

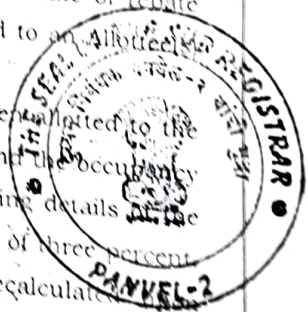
SR. NO.	PARTICULARS	PERCENT
1	Booking Amount	
2	On Completion of Plinth	20%
3	On Completion of 1 st Slab	10%
4	On Completion of 2 nd Slab	06%
5	On Completion of 3 rd Slab	06%
6	On Completion of 4 th Slab	06%
7	On Completion of 5 th Slab	06%
8	On Completion of 6 th Slab	06%
9	On Completion of 7 th Slab	06%
10	On Completion of Brick Work, Masonry including door frame fixing	06%
11	On Completion of Internal Plaster	
12	On Completion of External Plaster	07%
13	On Completion of Plumbing & Electrical Work Concealing	07%
14	On Completion of Tiles Work	02%
15	On Completion of Painting Work	02%
16	On Completion of Building as per Architect Certificate	02%
	TOTAL	100%

Subject to the terms of the Agreement and the Promoters abiding by the construction milestones, the Allottees shall make all payments, on demand to the Promoters, within the stipulated time as mentioned in the payment schedule.

schedule through account payee cheque/demand draft or online payment in favour of **M/S. MANGALMURTI REALTY** payable at Navi Mumbai.

- d) The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Flat.
- e) The Total Price is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order /rule/regulation published /issued in that behalf to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.
- f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments @6% (Six Percent) per annum for the period by which the respective instalment has been prepaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoters.
- g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated and confirmed by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee(s) within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand additional amount from the Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- h) The Allottee(s) authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem

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[Signature]

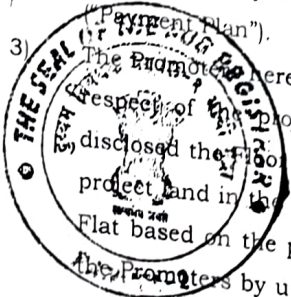
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S. D. Aldar

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- fit and the Allottee(s) undertake not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.
- 2) The Promoters hereby agree to observe, perform and comply with all the conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plan thereafter and shall before handing over possession of the Flat to the Allottee(s) obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat. Notwithstanding anything to the contrary contained herein, the Allottees shall not be entitled to claim possession of the said flat until the completion certificate is received from the local authority. The Allottees has/have paid all the dues payable under this agreement in respect of the said flat to the Promoters and has/have paid the necessary maintenance amount/deposit, service tax, vat and other taxes payable under this agreement of the said flat to the Promoters.
- a) Time is essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided in clause 1 (c) herein above ("Payment Plan").
- 3) The Promoters hereby declare that the Floor Space Index available as on date of disclosure of the project land is **659.71 Sq. Mtrs.** only. The Promoters have disclosed the Floor Space Index of **1.5** as proposed to be utilized by him on the project land in the said Project and Allottee(s) have agreed to purchase the said Flat based on the proposed construction and sale of Flat to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.
- 4) If the Promoters fail to abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) the Promoters agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agrees to pay to the Promoter, interest as specified in the Rule i.e. interest as per state bank of India marginal cost of lending rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which become due and payable by the Allottee(s) to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

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[Signature]

[Signature]

S.D. Aldar

[Signature]

Notified Email ID : realty.mangalmurti@gmail.com

1) **MR. DADASO DATTATRAY ALDAR**

2) **MRS. SANGITA DADASO ALDAR**

having his/her/their address SS-3, Room No. 830, Sector No. 15, Koparkhairane, Navi Mumbai, Maharashtra-400709.

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

45) That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

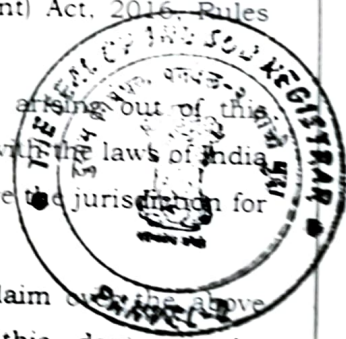
46) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the Allottee(s) only.

47) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

48) 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 and the courts at Panvel will have the jurisdiction for this Agreement

49) That the party of the Third Part has no objection and claim on the above transaction and confirms the same by signing on this document by himself/through his attorney.

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FIRST SCHEDULE

Description of the Property

All that piece and parcel of Land under the erstwhile to fair Compensation and transparency in land Acquisition Rehabilitation and Resettlement Act, bearing Plot No. 3, Sector No. R-4, Village Pushpak - Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai or thereabout and bounded as follows:

n or towards the North by : Plot No. 2
n or towards the South by : Plot No. 4
n or towards the East by : Plot No. 14, 15
n or towards the West by : 15.00 Mtrs. Wide Road

[Signature]

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SECOND SCHEDULE**Description of the Property**

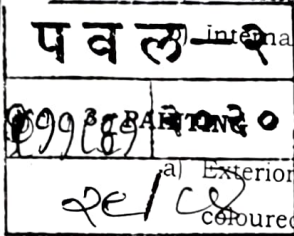
Right, title, interest and ownership of **FLAT bearing No. 401**, admeasuring about **24.945 Sq. Mtrs. of Carpet Area + 5.310 Sq. Mtrs. Usable Enclosed Balcony Area + 4.263 Sq. Mtrs. A. P. (Architectural Projection) Area + 1.500 Sq. Mtrs. Area** on the **4th Floor** of the said building known as "**MANGALMURTI ADHISHTAN**" consisting of **Stilt + Six Upper Floors**, to be constructed on **Plot No. 3, Sector No. 4, Village - Pushpak - Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai.**

THIRD SCHEDULE**(LIST OF AMENITIES)****1. CONSTRUCTION :**

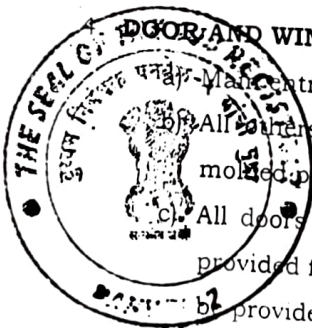
- R.C.C. framed structure with bricks/blocks masonry.
- Well-planned construction to enable all rooms to get sufficient light and ventilation.

2. PLASTER:

- External plaster and faced with Asthenic Elevations.
- Internal plaster cement plastered with Neeru/gypsum finished.



- Exterior of the building will be painted with standard quality paint and coloured OBD internally.

**3. DOOR AND WINDOW :**

- Main entrance door will be solid flush door with both side laminate.
- All others door will be painted/laminated. Bath & W/C doors will be moulded plastic ("SINTAX" TYPE)/ Bakelite(Hardener) door.
- All doors frames will be wooden of best quality and brass fitting will be provided for main door and on all the other doors good quality fitting will be provided.

- All windows will be powder coated Aluminum sliding type and will have aluminum fitting.

5. FLOORING:

- Rooms : ceramic tiles flooring in all rooms.
- Kitchen: green marbles top raised platform with steel sink and up to 4 feet coloured tiled dado over the kitchen platform.
- Bath & W/C: glazed tiles upto 6'.0' height in the bathroom and W/C.
- Terrace: waterproofing with brick pieces sandwiched between double layered waterproofing mixtures.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.

SIGNED, SEALED & DELIVERED

By the within named "THE PROMOTERS"

M/S. MANGALMURTI REALTY

PAN NO. ABKFM4955B

through its Authorized Partner

MR. HEMANTSINGH PURANSINGH MEHRA






SIGNED, SEALED & DELIVERD BY THE

Within named "ALLOTEE/S"

1) MR. DADASO DATTATRAY ALDAR

PAN No. AHJPA2233K

AADHAR NO. 436867118038

2) MRS. SANGITA DADASO ALDAR

PAN No. AYIPA3880E

AADHAR NO. 918356394518



S.D. Aldar




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SIGNED, SEALED & DELIVERD BY THE

Within named "CONFIRMING PARTY"

1) SMT. RAJKUBAI VISHVANATH PATIL

MR. BHASKAR ANDRA RAMA PATIL

MR. SATYAKUMAR RAMA PATIL

MR. SHANKAR RAMA PATIL

5) MRS. VATSALA VISHVANATH PATIL

Through their POA HOLDER

M/S. MANGALMURTI REALTY

through its Partner

MR. HEMANTSINGH PURANSINGH MEHRA

In the presence of

1) 

2) 






In the

: 27 :

RECEIPT

RECIEVED the sum of Rs.2,81,000/- (Rupees Two Lacs Eighty One Thousand Only) being the token/part payment/tds amount of the said agreement by way of Cheque/Neft towards sale, transfer of the FLAT bearing No. 401, admeasuring about 24.945 Sq. Mtrs. of Carpet Area + 5.310 Sq. Mtrs. Usable Enclosed Balcony Area + 4.263 Sq. Mtrs. A. P.(Architectural Projection) Area + 1.500 Sq. Mtrs. S. S. Area on the 4th Floor of the said building known as "MANGALMURTI ADHISHTHAN" consisting of Stilt + Six Upper Floors, to be constructed on Plot No. 3, Sector No. R-4, Village - Pushpak - Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai. The payment made as under:

SR. No.	Date	Cheque No. /NEFT No.	Bank	Amount
1.	10/12/2020	204260	UNITED BANK OF INDIA, KOPARKHAIRANE	Rs. 51,000/-
2.	14/12/2020	204261	UNITED BANK OF INDIA, KOPARKHAIRANE	Rs. 1,50,000/-
3.	15/12/2020	204262	UNITED BANK OF INDIA, KOPARKHAIRANE	Rs. 80,000/-
			Total	Rs. 2,81,000/-

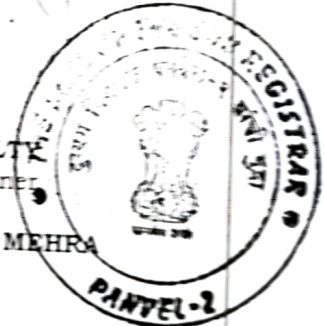
WE SAY RECEIVED,
Rs. 2,81,000/-

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M/S. MANGALMURTI REALTY
through its Authorized Partner:

MR. HEMANTSINGH PURANSINGH MEHRA



In the presence of

S.D. A War



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P52000024269

Project: MANGALMURTI ADHISHTHAR Lot Bearing / CTS / Survey / Final Plot No. Plot No -03 at Vadyhar (CT), Panvel, Raigarh, 410206;

1. Mangalmurty Realty having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, Pin: 410206.

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;

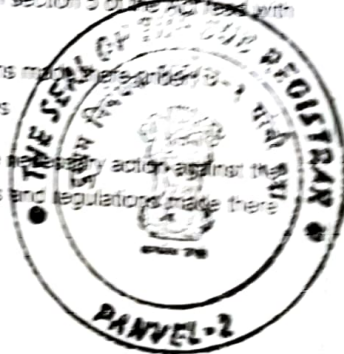
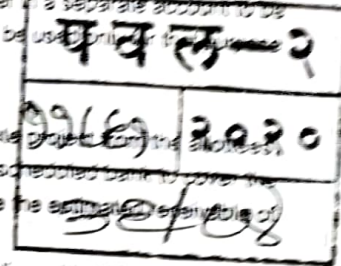
OR

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 cost of completion of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 30/01/2020 and ending with 30/06/2024 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 thereunder;
- 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 28-06-2020 13:52:39

dated: 18/05/2020
place: Mumbai

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

Reference No. : CIDCO/BP-16858/TPO(NM & K)/2019/5172

To,
SMT.BARKUBAI VISHVANATH PATIL AND OTHERS
FOUR OWNE...

ASSESSMENT ORDER NO. 2019/5012

Sub : Payment of New development charges for Residential + Mercantile / Business
(Commercial) Building on Plot No. 3, Sector R4 at Pushpak(New), New Mumbai

Ref : 1.Your Architect On-Line application dated 20.08.2019
2.Provisional Fire NOC is wide letter No.CIDCO/FIRE/HQIE-398/2019 Dated 17.07.2019

Your Proposal No. CIDCO/BP-16858/TPO(NM & K)/2019 Dated 20 June, 2019

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : SMT.BARKUBAI VISHVANATH PATIL AND OTHERS FOUR OWNERS
- 2) Location : Plot No. 3, Sector R4 at Pushpak(New), New Mumbai
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 74671
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars	
		Formula	Formula Calculation Values
1	Scrutiny Fees	Total Built up Area * Rate	Res: 989,565 * 3
Total Assessed Charges			

7) Date of Assessment : 25 JULY 2019

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date
1	CIDCO/BP/2019/1478	16/10/2019	7917	01082/TPC/ACCOUNT/7509/2019	19/10/2019
2	CIDCO/BP/2019/1729	07/10/2019	5000	CIDCO/BP/2019/1729	19/10/2019

Unique Code No. 2019 04 021 02 2056 01 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 3, Sector R4 at Pushpak(New), New Mumbai.

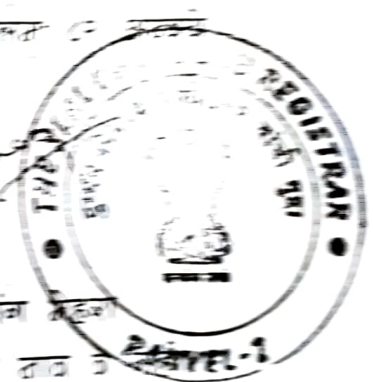


घोषणापत्र

मी मं. संजयसुती वियल्टी तर्फे भागीदार श्री. हेमंतसिंग पुनरसिंग मेढरा
 व श्री. रोषीत करतो की, वृत्तान्त निबंधक पदवीस वरिष्ठ कार्यालयाला जलपटाता
 व भागीदारा दस्त तोंदणीसाठी जादर करणाला आता आहे.

१. श्रीमती. बाबकृबाई (बाबकृ) विमलदास पाटील २. श्री. भातकंदू मला पाटील ३. श्री.
 मल्लिक मला पाटील ४. श्री. शंकर मला पाटील ५. श्रीमती. वसुधा विमलदास पाटील यांची
 दिनांक ०४/०९/२०२० रोजी मला दिलेल्या कृतकृत्यापत्राच्या आधारे पंचल-२
 वर तोंदणीस जादर केला आहे। विषयत कळत कटुतातून दिले आहे मला
 कृतकृत्यापत्र लिहून देणार यांची कृतकृत्यापत्र मंडळाला देऊन
 मला कृतकृत्यापत्र पुर्णपणे वेध असून उमरोळा कृती करणाला मी पुढील
 मला आहे. मलाचे कथत चुकीचे आढळून आल्यास मला चे कळत मला
 मिला मी पात्र राहीत याची मला जाणीव आहे.

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 [Signature]



श्री. हेमंतसिंग पुनरसिंग मेढरा
 (कृतकृत्यापत्रधारकाचे नाव) हेमंत-१

मला कृतकृत्यापत्र मी वाचले असून त्याचे मागते बाकी माझी खात्री मला
 आहे.

[Signature]

S. D. Aldar

Summary-2



15/12/2020 2 03:56 PM
दस्तावेज क्रमांक: पबल2/11861/2020
प्रस्तावना प्रकार: - करारनामा

दस्तावेज क्रमांक: पबल2

दस्तावेज क्रमांक: 13/12

दस्तावेज क्रमांक: 11861/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- मान्यता देणार बारकुबाई विश्वनाथ पाटील, भालचंद्र रामा पाटील, सत्यवान रामा पाटील, शंकर रामा पाटील, व वत्सला विश्वनाथ पाटील यांच्यातर्फे कु मु मे. मंगलमूर्ती रियल्टी च्या वतीने भागीदार हेमंतसिंग पुरनसिंग मेहरा - पत्ता: प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: डी-९१, रुम नं. १६, आदर्श कॉ. ऑप. सोसायटी, सेक्टर ७, न्यू पनवेल (ईस्ट), ता. पनवेल, जि. रायगड ४१०२०६, महाराष्ट्र, रायघर(एमएच). पिन नंबर: DFSP2242P	मान्यता देणार वय :-30 स्वाक्षरी:-		
2	नाव:- मे. मंगलमूर्ती रियल्टी च्या वतीने भागीदार हेमंतसिंग पुरनसिंग मेहरा - पत्ता: प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: डी-९१, रुम नं. १६, आदर्श कॉ. ऑप. सोसायटी, सेक्टर ७, न्यू पनवेल (ईस्ट), ता. पनवेल, जि. रायगड ४१०२०६, महाराष्ट्र, रायघर(एमएच). पिन नंबर: ABKFM4955B	लिहून देणार वय :-30 स्वाक्षरी:-		
3	नाव:- दादासो दत्तात्रय आलदर - पत्ता: प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: एस. एस-३, रुम नं. ८३०, सेक्टर नं. १५, कोपरखर्णे, नवी मुंबई, महाराष्ट्र-४००७०९, महाराष्ट्र, ठाणे. पिन नंबर: AHJPA2233K	लिहून घेणार वय :-38 स्वाक्षरी:-		
4	नाव:- संगीता दादासो आलदर - पत्ता: प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: एस. एस-३, रुम नं. ८३०, सेक्टर नं. १५, कोपरखर्णे, नवी मुंबई, महाराष्ट्र-४००७०९, महाराष्ट्र, ठाणे. पिन नंबर: AYIPA3800E	लिहून घेणार वय :-33 स्वाक्षरी:-		

S.D. Aldar

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 15 / 12 / 2020 01 : 57 : 08 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - रुपेश भोपी वय: 35 पत्ता: रितघर, पनवेल पिन कोड: 410206		
2	नाव:- - कल्पेश फडके वय: 30 पत्ता: कोप्रोली पिन कोड: 410206		

शिक्षा क्र.4 ची वेळ: 15 / 12 / 2020 01 : 57 : 38 PM

Joint Sr Panvel 2

