

BST  
BARC

File No.  
\_\_\_\_\_

Previous File No. \_\_\_\_\_

Year From \_\_\_\_\_ TO \_\_\_\_\_

Address \_\_\_\_\_

Name of Subject \_\_\_\_\_

Reference No. \_\_\_\_\_

File No. \_\_\_\_\_

Mr. Rajendra Andhale  
Mrs. Archana Andhale

Rs. 40 law

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Site  
Rosi Archana  
Legal v/s legal 25/10/2023

Valuation Vastubale 2 —  
Bulder verification

# POOJA

Spring File  
No. 1 Cloth Patti











10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 14592/2023

मोदणी :

Regn:63m

गावाचे नाव : वहाळ

(1) किलेखाचा प्रकार	करारनामा
(2) भोजवत्ता	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1998500
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :- इतर माहिती: विभाग क्र. 7, दर - 56700/- सर्वनिका क्र. 1106, अकरावा मजला, भावेश्वर वेलेंसिया, प्लॉट नं. 08, सेक्टर - 26, मॉजे - पुण्यक - वहाळ, नवी मुंबई, ता. पनवेल, जि. रायगड, चटई क्षेत्र 29.807 चौ.मी.(रेरा प्रमाणे)( ( Plot Number : प्लॉट नं. 08 ; ) )
(5) क्षेत्रफळ	1) 29.807 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. भावेश्वर कन्ट्रक्शन तर्फे भागीदार महेश नामजी फुशी यांच्या तर्फे क.ज. अखत्यारी देविदास अनंत भुजबळ - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस नं. डी-402, अशोक बिहार को.ऑप.ही.सो.लि., मिलिट्री रोड, मरोळ, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-AAMFB4490R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र मुरलीधर आंधळे - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 01, तळ मजला, समृद्धी एवरग्रीन, बिल्डींग-35, कल्याण-कर्जत, सापे, बदलापूर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AKWPA4773A 2): नाव:-अर्चना राजेंद्र आंधळे - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 01, तळ मजला, समृद्धी एवरग्रीन, बिल्डींग-35, कल्याण-कर्जत, सापे, बदलापूर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-EIYPS6505J
(9) दस्तऐवज करून दिल्याचा दिनांक	18/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14592/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	264000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

दस्तावेजासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



दस्तावेजासाठी सूची क्रमांक 11

21/10/23  
सह दुय्यम निबंधक वर्ग  
पनवेल-



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 18<sup>th</sup> day of Oct, 2023 between M/S. BHAVESHWAR CONSTRUCTION, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting of partners 1) MR. MAHESH NANJI FUSHI, 2) MR. RAMESH NATHA PATEL, & 3) MR. VINOD BHACHU BAMBHANIYA, having address at D-402, ASHOK VIHAR CHS LTD, MILITARY ROAD, MAROL, ANDHERI EAST, MUMBAI-400072 hereinafter referred to as "THE PROMOTERS"(which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and, their successors and assigns) OF THE ONE PART.

ववस - ४  
9842 2023  
/ 06

AND

MR RAJENDRA MURLIDHAR ANDHALE ( PAN NO. AKWPA 4773 A) (AADHAR NO:7528 8640 0471) AND MRS ARCHANA RAJENDRA ANDHALE( PAN NO:EIYPS 6505 J) (AADHAR NO:3302 1730 8950),having her address 01,GROUND FLOOR, SAMRUDDHI EVERGREEN, BUILDING -35, KALYAN-KARJAT, SAPE, BADLAPUR, THANE,MAHARASHTRA - 421503.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 OTHER PART.



DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO</u>	<u>SECTOR</u>
1106	ELEVENTH	08	26
BUILDING	:	" BHAVESHWAR VALENCIA"	
NODE	:	PUSHPAK VAHAL , NAVI MUMBAI.	
RERA CARPET AREA IN SQ.MTRS.	:	29.807 SQ MTR	

SALE PRICE: Rs. 44,00,000/- (RUPEES FORTY FOUR LAKH ONLY).

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION/The Cidco Ltd.") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay 400021.

AND WHEREAS The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under

Messureck.

Andhale Rm

A.R. Andhale



Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "MRTP ACT, 1966").

प व ल - ४	AND WHEREAS
अधिग्रहीत भू-भाग	acquired lands described therein and vested such lands in the Corporation for development and
२०२३	disposal.
५ / ०६	AND WHEREAS

The State Government as per section 113(A) of the MRTP Act 1966, decided to establish an International Airport namely "Navi Mumbai International Airport" with



development of land for the purposes allied thereto). AND WHEREAS 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 the "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 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 01.01.2014. Therefore as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

AND WHEREAS Pursuant to section 108(1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR/-274/UD-10 dated 1<sup>st</sup> March 2014 (hereinafter referred to as the "G. R. dated 01.03.2014") has, in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners whose lands are to be acquired for the project. Accordingly, the Corporation is obliged to allot a plot to the land owners concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

AND WHEREAS There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 DATED 28<sup>th</sup> May 2014 (hereinafter referred to as the "G. R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a special case. In accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dtd. 25<sup>th</sup> June 2014 (hereinafter referred to as the "G. R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structure are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad as per

M. S. ...

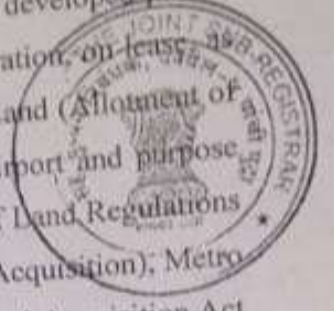
Andhote Pm

A. R. Anelhave

G.R. dated 25.06.2014 the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.SA/Aa.VI.Ta./2014" dated. 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad or as per the award declared by the Deputy Collector Raigad or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.

AND WHEREAS The land hereinafter mentioned, owned by the Licensee, was notified for acquisition under the Land Acquisition Act. The Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot be allotted by the Corporation, on lease as per the provisions terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purpose allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 and as per GR dated 01/03/2014. Accordingly, the Dy. Collector (Land Acquisition), Metro Center No.1 Panvel, Who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

Collector Raigad or as per  
by the Deputy  
2023  
was notified



**Details of the land acquired along with structures standing thereon**

Village	Taluka & District	Award No.	S. No. / H. No.	Area acquired (H.A)	Name of the Awardee
VAHALI	Panvel Raigad	VAHAL-1-17	338/17 338/9 339/2 332/4 333/4 333/12 334/1 336/2 337/11 310/3 335/6	0-02-0 0-06-0 0-19-0 0-09-0 0-11-0 0-10-0 0-06-6 0-04-0 0-10-0 0-14-0 0-14-0	MR. RUSHANK VYOMESH SHAH

AND WHEREAS As per directives and policies of the State Government, referred to hereinabove vide G.R dated 04/06/2018 and as per the order passed by the Collector Raigad, the Corporation has allotted to the original Licensee, vide its allotment letter No. 2016/5266 dated 21/06/2017.

*Messers*

*Andhale Pm*

*A.R. Andhare*



48) Any dispute between parties shall be settled amicably, which shall be referred to the RERA Authority as per Estate (Regulation and Development) Act, 2016, Rules and Regulation.

49) That the rights and obligations of the parties under or arising out of this shall be construed and enforced in accordance with the laws of India for the time being in force. The courts at Panvel will have the jurisdiction for this Agreement.

4411  
Buyer 2022  
30 / 08



**FIRST SCHEDULE**  
**Description of the Property**

All that piece and parcel of land bearing Plot No. 08, Sector No. 26, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad of containing by the measurement 1670 Sq. Mtrs. are there about bounded as follows:

On or towards the North by : Plot No. 7  
On or towards the South by : Plot No. 8 A  
On or towards the East by : 11 Mtrs Wide Road  
On or towards the West by : Plot No. 09.

**SECOND SCHEDULE**  
**Description of the Property**

Right, title, interest and ownership of FLAT No. 1106 , admeasuring about 29.807 SQ. MTRS. of Carpet area on the 11<sup>TH</sup> Floor of the said building known as "BHAVESHWAR VALENCIA" consisting of GROUND + THIRTEEN (13) FLOORS , to be constructed on Plot No. 08, Sector No. 26, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad.

Messrs. *Messrs. [unclear]*

*Andhale Rm*

A. R. Andhale





## 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 :  
**P52000034410**

Project: **BHAVESHWAR VALENCIA**, Plot Bearing / CTS / Survey / Final Plot No.: **8** at **Ulawe, Panvel, Raigarh, 410206**;

1. **Bhaveshwar Construction** having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400072**.

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 **05/04/2022** and ending with **31/12/2026** 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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 05-04-2022 14:22:42

Dated: **05/04/2022**  
Place: **Mumbai**

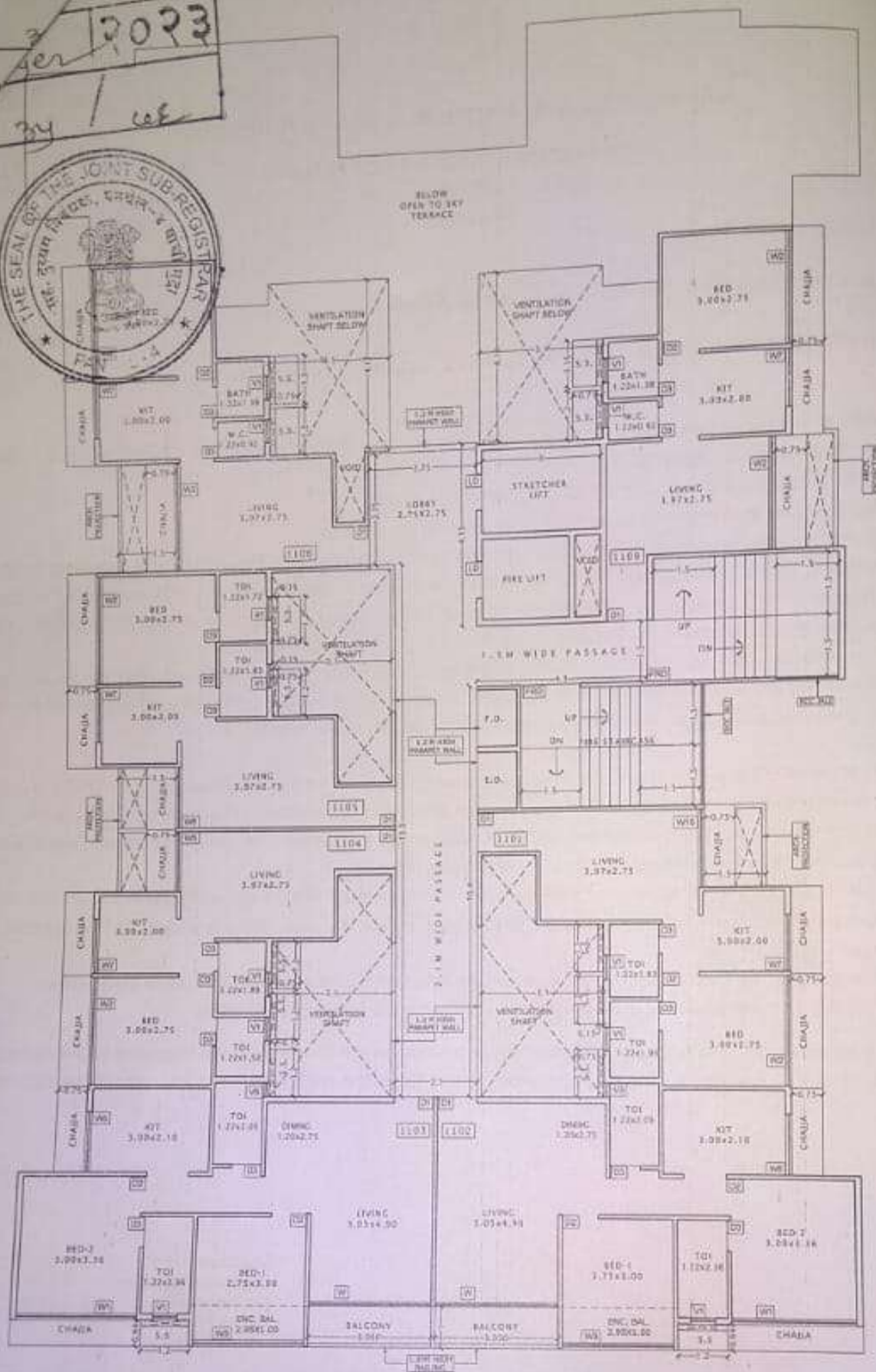
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

*Andhate Pm*

*A.R. Andhase*



2023-8  
 2023  
 24/06



PROPOSED RESIDENTIAL & COMMERCIAL BUILDING  
 AT PLOT NO.08, SECTOR.26 , PUSHPAK, NAVI MUMBAI.

DEVELOPERS

FLAT NO.

1106

FLOOR

ELEVENTH

CARPET AREA

29.807

TERRACE AREA

-

SIGNATURE OF DEVELOPERS

*Meeenuwate.*

SIGNATURE OF PURCHASER

*Andhate Rm. A.R. Andhate*



पवल - ४	
9/1/22	२०२३
५२	०६

Reference No. : CIDCO/BP-17969/TPO(NM & K)/2021/9886

Date : 14/10/2022



## SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE



To,

Sub : Development Permission for **Mixed** Building on Plot No. 8, Sector **26** at **Pushpak**, Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. 8, Sector **26** at **Pushpak**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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 certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<brchaudhari@gmail.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)