

Pre-Registration summary(नोंदणी पूर्व गोषवारा)



08/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 14220/2021

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3200000
(3) बाजारभाव(भाडेपट्टयाच्या नाबतितपट्टाकार आकारणी देतो की पत्तेदार ते नमुद करावे)	1902780
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: सदनिका क्र 204,दुसरा मजला,साई ध त्रपर्णा,प्लॉट क्र 104,सेक्टर 9,उलवे,ता. पनवेल जि. रायगड क्षेत्र 24.025 चौमी कारपेट((Plot Number : 104 ;))
(5) क्षेत्रफळ	1) 24.025 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायासयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.धनवर्षा कंस्ट्रक्शन्स विल्डर्स आणि डेव्हलपर्स तर्फे भागीदार किशोर लाल गेलारा व चुग आणि दिपक भास्कर ठाकूर तर्फे कु.मु.म्हणून राज दिपक ठाकूर - - वय:-24; पत्ता:-प्लॉट नं: शॉप क्र.३, माळा नं: -, इमारतीचे नाव: प्रियदर्शिनी कॉम्प्लेक्स , ब्लॉक नं: भूखंड क्रं .६ सेक्टर-५० नेरळ , रोड नं: नवी मुंबई , महाराष्ट्र, THANE. पिन कोड -400706 पॅन नं:-AAOFD6301M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायासयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेंद्र बचन पवार - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-),एस -15,अमरज्योति सी एच एस लि.,सेक्टर 14,वाशी नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-4007C 3 पॅन नं:-AKGPP8549P 2): नाव:-शिल्पा महेंद्र पवार - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी -5,एस -15,अमरज्योति सी एच एस लि.,सेक्टर 14,वाशी नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-40 1703 पॅन नं:-BZIPP9179D
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2021
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2021
(11)अनुक्रमांक,खंड व पृष्ठ	14220/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	192000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

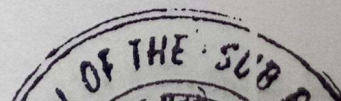
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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.

सह दुय्यम निबंधक वर्ग - २

पनवेल क्र.३





OCCUPANCY CERTIFICATE APPLICATION FORM REPORT

PROPOSAL INFORMATION

File Number : **CIDCO/BP-16931/TPO(NM & K)/2019** Date : **26 May, 2022**
Development Permission Type : **Building Permission (Commencement Certificate)** Case Type : **New**
Proposal Type : **General Proposals** District : **Navi Mumbai**
Node / Village : **Ulwe** Road : **-**
Survey No. / Sector : **9** Court Matter : **No**
Is CRZ required? : **No** Is Environmental Clearance required? : _____
Is affected by mangroves / buffer of 50 meter mangroves? : _____

PLOT DETAIL

Plot No. : **104** Is 12.5 % scheme plot? : **Yes**
Plot Area (Sq m) : **449.26** Plot Use : **Residential**
Plot Sub Use : **Residential Bldg/Apartment** Total Builtup Area (Sq m) : **673.89**
Plot Area as per Lease Deed : **00.00**
Development Completion : **25/3/2008** To : **24/3/2012**
Time Period From
Extension Taken (If any) : **No**
Vicinity with Aerodrome : **No**

Plot Directions

North : **Road Width 15.0M Mtr** South : **Plot No. 103**
East : **Road Width OPEN LAND Mtr** West : **Road Width 15.0M Mtr**

Latitude and Longitude information:

ARCHITECT INFORMATION

Architect Name / Firm Name : **ATUL PATEL**
Registration No. : **CA/2003/32480** Registration Valid Upto : **31 December, 2024**
Mobile No. : **7208035505** Email : **local.apa.kha@gmail.com**

OWNER INFORMATION

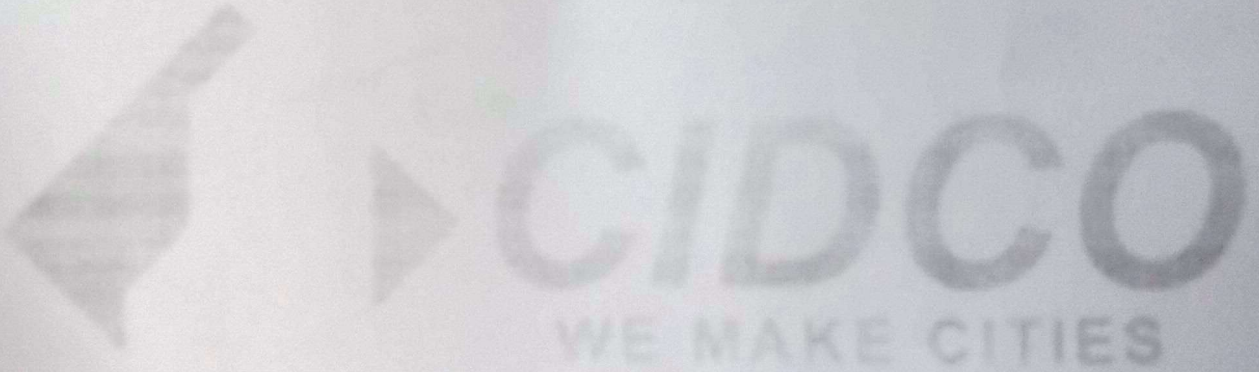
Owner Name : 1) M/S.PRIYADARSHINI CONSTRUCTIONS BUILDERS AND DEVELOPERS., THROUGH ITS PROP.SHRI.KISHORE LAL GELARAM CHUGH And 2) M/s. Dhanvarsha Construction Builders & Developers
Owner Address : RESIDING AT-401, PLEASANT VIEW CHS LTD., PLOT NO.56/57, PRIYADARSHINI COMPLEX, PLOT NO.6, SECTOR-50, NERUL, NAVI MUMBAI.
PIN : 400706 Mobile No. : 9820156688
Email : priyadarshiniconstructions@gmail.com

PLUMBER INFORMATION

Plumber Name : D.K.PATEL Registration No. : NMMC/TPO/P.L/49
Email : parabnikhil@yahoo.com Mobile No. : 9821329661

STRUCTURAL ENGINEER INFORMATION

Structural Engg. Name : Adharshila Consultants Registration No. : STR/A/28
Email : adharshila.str@gmail.com Mobile No. : 9820322714



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Navi Mumbai this 8th day of sep 2021 BETWEEN M/S. DHANVARSHA CONSTRUCTIONS BUILDERS & DEVELOPERS (PAN No. AAOFD6301M) through their Partners (1) SHRI. LAL GELARAM CHUGH (PAN No. ACTPC6423G), (2) SHRI. DEEPAK BHASKAR THAKUR (PAN NO. AAHPT4471F) having its office at SHOP No.3, "PRIYADARSHINI COMPLEX", PLOT NO.6, SECT-50, NERUL, NAVI MUMBAI, hereinafter to as "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its successors and assigns) of the party of the **FIRST PART**.

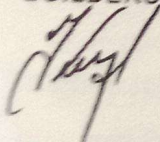
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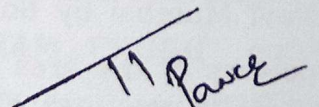

AND

(1) SHRI. MAHENDRA BABAN PAWAR (PAN No. AKGPP8549P), (2) MRS. SHILPA MAHENDRA PAWAR (PAN No. BZIP9179D) address at C-45, S-15, Amarjyoti CHS Ltd., Sector-14, Vashi, Navi Mumbai-400703 hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) of the party of the **SECOND PART**.



DHANVARSHA CONSTRUCTIONS
BUILDERS & DEVELOPERS

 (PARTNER)

1 
2 

4. The Purchaser the Party of the "Second Part", hereby agrees to purchase from the Party of the "First Part", hereby agree to sell to the Purchaser the **FLAT NO.204** admeasuring **Carpet Area 24.025 Sq/Mtrs.**, as shown on the approved plan on the 2nd floor of the proposed building known as "**SAI-DHANVARSHA**" (hereinafter referred to as the **FLAT**) for the total consideration of **Rs.32,00,000/- (Rupees Thirty Two Lacs Only)** and the proportionate price of the common area and facilities appurtenant to the **FLAT** the nature and extent and description of the common limited common area and facilities are included and described along with the specifications. The Purchaser the Party of the "Second Part", hereby agrees to pay to the Party of the "First Part", the said amount of **Rs.32,00,000/- (Rupees Thirty Two Lacs Only)** towards purchase price of the **FLAT** as under:-

पवल ३
१२/२०२१
१६/१००



- | | |
|-------------------|---|
| 1. Rs.2,00,000/- | Token Amount for booking your flat. |
| 2. Rs.24,56,000/- | Within 15 days from the date of Execution of this agreement as per the completion of construction work as per Architect completion certificate. |
| 3. Rs.1,28,000/- | To be paid on completion of Plumbing of the building. |
| 4. Rs.1,28,000/- | To be paid on completion of Electrical work of the building. |
| 5. Rs.1,28,000/- | To be paid on completion of Painting work of the building. |
| 6. Rs.64,000/- | To be paid on completion of Electrical & Plumbing fittings work of the building. |
| 7. Rs.96,000/- | At the time of possession. |

Rs.32,00,000/-

Total consideration amount

DHANVARSHA CONSTRUCTIONS
BUILDERS & DEVELOPERS

1 / 11 Pawet

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

SCHEDULE OF PROPERTY

FLAT NO.204, "SAI-DHANVARSHA", admeasuring
 Area:24.025 Sq/Mtrs., situated on Plot No.104, Sector
 within the limits of Navi Mumbai Municipal Corporation within
 Registration District Sub- District, Navi Mumbai.



SIGNED SEALED AND DELIVERED

By the within named "BUILDERS"

M/S.DHANVARSHA CONSTRUCTIONS BUILDERS & DEVELOPERS
 BUILDERS & DEVELOPERS
 through their Partners
 (1) SHRI. KISHORE LAL GELARAM CHUGH,
 (2) SHRI. DEEPAK BHASKAR THAKUR
 Power of Attorney Holder
 SHRI. RAJ DEEPAK THAKUR

[Signature]
 (PARTNER)



In the presence of:

1. *[Signature]*
2. *[Signature]*



SIGNED SEALED AND DELIVERED

By the within named "PURCHASERS"

(1) SHRI. MAHENDRA BABAN PAWAR

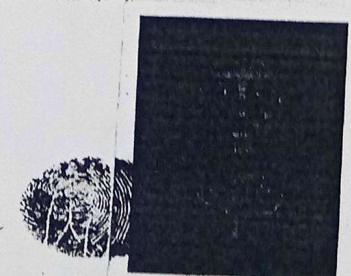
[Signature]
 TPawar



(2) MRS. SHILPA MAHENDRA PAWAR

In the presence of:

1. *[Signature]*
2. *[Signature]*



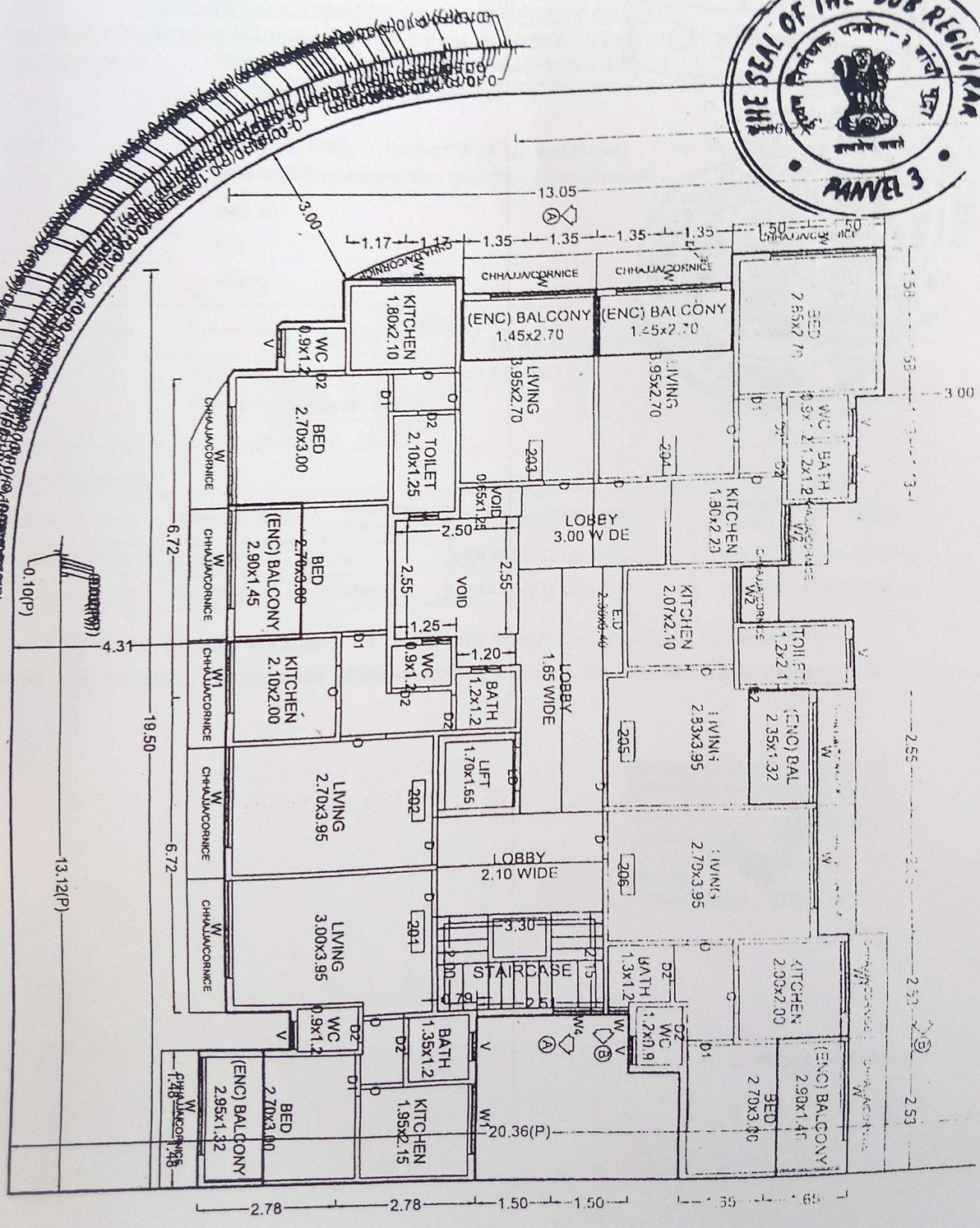
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SECOND FLOOR PLAN



Reference No. : CIDCO/BP-16931/TPO(NM & K)/2019/5232

Date : 2/8/2019

COMMENCEMENT CERTIFICATE

permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/S.PRIYADARSHINI CONSTRUCTIONS BUILDERS AND DEVELOPERS., THROUGH ITS PROP.SHRI.KISHORE LAL GELARAM CHUG**, RESIDING AT-401, PLEASANT VIEW CHS LTD., PLOT NO. 67, PLEASANT VIEW CHS LTD. COMPLEX, PLOT NO.6, SECTOR-50, NERUL, NAVI MUMBAI. for Plot No. 104, Sector 9, Node Ulwe(New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 12.5 % Scheme Plot 1 Ground Floor + 9F for Net Builtup Area [Residential [Resi+Comm] =576.06, Mercantile / Business (Commercial) [Resi+Comm] =95.65 Other [Others] =00.00 Total BUA = 671.71 Total BUA = 671.71] Sq m .



Nos. Of Residential Units :- 24, Nos. Of Mercantile / Business (Commercial) Units :- 8

- This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- Applicant Should Construct Hutments for labors at site.
- Applicant should provide drinking water and toilet facility for labors at site.



1. This Certificate is liable to be revoked by the Corporation if :-

- 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.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of

Document certified by PATIL
MITHILESH JANARDHAN <>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF