

398/19595

Thursday, November 02, 2023

11:01 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: दापोली

दस्तऐवजाचा अनुक्रमांक: पवल3-19595-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मुकुल रावत - -

पावती क्र.: 21938

दिनांक: 02/11/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण

रु. 32200.00

आपणास मूळ दस्ता, थंबनेल प्रिंट, सूची-२ अंदाजे
11:20 AM ह्या वेळेस मिळेल.

Sub Registrar Pavnoli 3

बाजार मुल्य: रु.3582216.3/-

मोबदला रु.7769000/-

भरलेले मुद्रांक शुल्क : रु. 466200/-

सह दुय्यम निबंधक धर्म=२,
पनवेल क्र. ३,

1) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123013817939 दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123016217841 दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010449777202324E दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

(Signature)

10/02/23 8:18 PM

10/02/23



पृथी क्र.2

दुय्यम निबंधक : मह दु.नि.पन्वेन 3

दरत क्रमांक : 19595/2023

मोडेली :

Regn:63m

10/02/23 8:18 PM

Payment Details

बाबाचे नाव : वापौसी

(1) किलेकाचा इकरा	करारनामा
(2) कोडना	7769000
(3) बाजारभावाप्रमाणे पट्टेबाब्या बाबतिलेपट्टेबाब्यर आकारपी देतो की पट्टेबाब्यर हे मसुर करावे	3582216.3

(4) दु-मामन, पोटाहिस्ता व बाबतमान (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्गन , इतर माहिती: प्रभाव क्षेत्र विभाग क्र 6 दर 49400/- प्रति चौ. मी. सदनिका क्र.102, पहिला मजला, वी जिग, भगवती एलेतीया 2, प्लॉट नं. 20, सेक्टर नं 4, पुष्पक (दानोती), ता. पनवेल, जि. रायगड (क्षेत्र 56.615 चौ. मी. कारपेट एरिया + बाल्कनी 6.753 चौ मी.) 1 स्टॅक कार पार्किंग सह. ((Plot Number : 20 ; SECTOR NUMBER : 4 ;))

(5) क्षेत्रसह

1) 56.615 चौ.मीटर

(6) आकारपी 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:-मे.भगवती लार्डफ्लेक्स एन एल पी तर्फे मागीदार रॉकी रसिकलाल बोरा यांच्या तर्फे कु मु म्हणून मंगेश शंकर धंदारे - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1306, रिअल टेक पार्क, प्लॉट नं.39/2, सेक्टर 30ए, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:- AAQFB6278B

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मुकुल रावत -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: हाऊस नं.ई/45, लेन नं.3, शास्त्री नगर, हरिद्वार रोड, डेहराडून, उत्तराखंड, . . पिन कोड:-248001 पॅन नं:- AICPR7371M

2): नाव:-मालिनी रावत -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: हाऊस नं.ई/45, लेन नं.3, शास्त्री नगर, हरिद्वार रोड, डेहराडून, उत्तराखंड, ङ्ट्रासक:आण्ड, देहराडून. पिन कोड:-248001 पॅन नं:-APPPK6059P

(9) दस्तऐवज करून दिल्याचा दिनांक 02/11/2023

(10) दस्त नोंदणी केल्याचा दिनांक 02/11/2023

(11) अनुक्रमांक, घट्ट व पृष्ठ 19595/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 466200

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

मुल्यंकनाराठी विभागात देवलेखा तपशील:-

मुद्रांक शुल्क आकारताना नियमलेखा अनुच्छेद :-

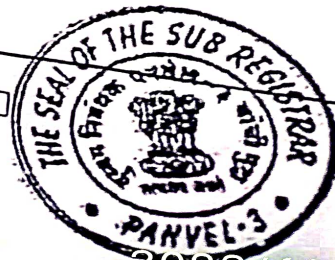
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

2023, 10:23 AM

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - वांधीव)

Valuation ID	20231102506			मूल्यांकन पत्रक (ग्रामीण क्षेत्र - वांधीव)	
मूल्यांकनाचे वर्ष	2023	02 November 2023, 10:23 AM			
जिल्हा	रायगड				
तालुक्याचे नाव :	पनवेल				
गावाचे नाव :	दापोली				
क्षेत्राचे नाव	Rural				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
खुली जमीन 4390	49400	-	-	-	चौ. मीटर
वांधीव क्षेत्राची माहिती मिळकतीचे क्षेत्र - बांधकामाचे वर्गीकरण - उद्बोधन सुविधा -	69.0295 चौ. मीटर मिळकतीचा वापर - 1-आर सी सी आहे	मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2एथे 1st To 4th Floor	मिळकतीचा प्रकार - मूल्यदर/बांधकामाचा दर -	वांधीव Rs.4390/-
Sale Type - First Sale	पक्षा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर				
Sale-Resale of built up Property constructed after circular dt.02/01/2018	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * पक्षा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((49400-4390) * (100 / 100)) + 4390)				
	= Rs.49400/-				
मजला निहाय घट/वाढ	= 100% of 49400 = Rs.49400/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 49400 * 69.0295				
	= Rs.3410057.3/-				
C) बंदिस्त वाहन तळाचे क्षेत्र	= 13.94 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (49400 * 25/100)				
	= Rs.172159/-				
Applicable Rules :	3 ,18,19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + इमारती भौदतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेसनाईन मजला क्षेत्र मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 3410057.3 + 0 + 172159 + 0 + 0 + 0 + C + 0 + 0 + 0				
	= Rs.3582216/-				
	= ३५८२२१६/-				
	= ३ पस्तीस लाख व्याऐशी हजार दोन शे सॅव्हा /-				

पक्ष - ३
१९९९/२०२३
१/१९९०



Home

Print

AGREEMENT FOR SALE

FLAT NO.102, 1st FLOOR, B WING
BLDG. KNOWN AS "BHAGWATI ELYSIA II"
PLOT NO.20, SECTOR - 4, PUSHPAK (DAPOLI)

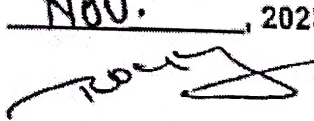
CARPET AREA IN SQ MTRS. : 56.615

SALE PRICE : Rs.77,69,000/-

STAMP DUTY : Rs.4,66,200/-

REGISTRATION FEE : Rs.30,000/-

ARTICLES OF AGREEMENT made at Vashi, Navli Mumbai this 02nd day of Nov., 2023.





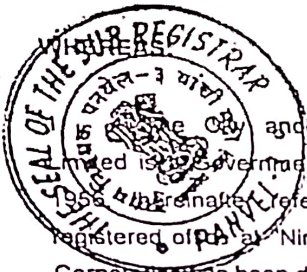
Muliyil

BETWEEN

M/S BHAGWATI LIFESCAPES LLP (PAN NO. AAQFB6278B), a Limited Liability Partnership Firm, incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered OFFICE AT 1306, REAL TECH PARK, PLOT NO. 39/2, SECTOR 30A, VASHI, NAVI MUMBAI - 400 705, through its Designated Partner/s MR. ROCKY RASIKLAL VORA, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART.

AND

1. MR. MUKUL RAWAT aged 44 Years Indian Inhabitant/s, (PAN NO. AICPB7374M) (AADHAAR NO: 2759 3835 1814) 2. MRS. MALINI RAWAT aged 38 Years Indian Inhabitant/s, (PAN NO: APPPK6059P) (AADHAAR NO: 7544 7356 2204) residing at HOUSE NO. E/45, LANE NO. 3, SHASTRI NAGAR, HARIWAR ROAD, DEHRADUN, UTTARAKHAND 248 001. hereinafter referred to as "THE PURCHASER/S/ALLOTTEE/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the OTHER PART:



and Industrial Development Corporation of Maharashtra Limited is a Government Company within the meaning of the Companies Act, 1956 and hereinafter referred to as "The Corporation/CIDCO Ltd") 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 provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired land within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec. 113 of the said Act.
3. 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.

Rocky Rasiklal Vora *Malini Rawat*

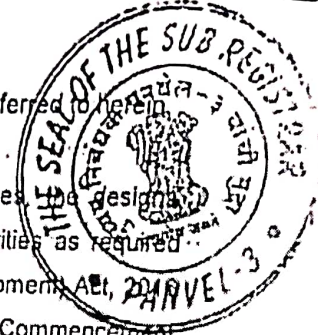
2022/11/11

Further requisition of documents
thereof.

19. The Purchaser/s has/have demanded and the Promoters have given to the Purchaser/s inspection of the following documents:

- a. i. Agreement to Lease dated 4th October, 2016.
- ii. Tripartite Agreement dated 10th June, 2019.
- iii. CIDCO's Transfer Order dated 25th June, 2019.
- ii. Tripartite Agreement dated 19th July, 2021.
- iii. CIDCO's Transfer Order dated 2nd September, 2021.
- iv. Report on Title issued by Adv. P.G. Danavale.
- v. All other relevant documents, letters, papers and writings referred to hereinafter.

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१५/१२०



b. All plans sanctioned by CIDCO Ltd and other authorities, specifications, etc. submitted to CIDCO Ltd. and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, including the Commencement Certificate dated 28-03-2022 and Amended Commencement Certificate dated 01-06-2023.

c. The Purchaser/s has/have examined the foregoing Agreements and relevant documents, letters, papers and writings, inspection of which, the Promoters have given to him/her/them and got him/her/them satisfied.

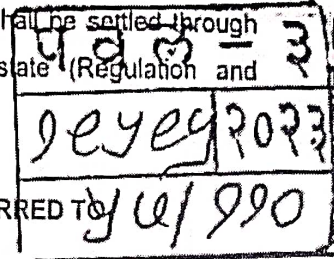
20. On satisfying himself/herself/themselves about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree/s to purchase FLAT NO.102 on the 1st Floor, in Wing B, measuring 56.615 square meters (Carpet Area) or thereabouts, together with a Balcony abutting the said Flat/Shop in the Project/Building known as "BHAGWATI ELYSIA II" to be constructed on the said Plot (hereinafter referred to as the said Premises) and which is more particularly described in the Second Schedule hereunder written, for a total consideration of Rs.77,59,000/- (RUPEES SEVENTY SEVEN LAKHS SIXTY NINE THOUSAND ONLY). The Typical floor plan of the said Premises is annexed hereto & marked as Annexure "E". This carpet area is inclusive of unfinished wall surfaces, area under RCC Column and shear wall and other such structural members of the premises in the building on the said Plot being

Rock
Momen
Maling

49

42. DISPUTE RESOLUTION:

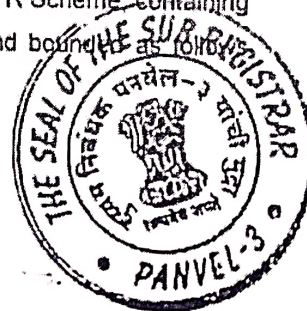
All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.



THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Plot)

ALL THAT piece or parcel of land bearing PLOT NO.20, SECTOR -4, in Village/Site PUSHPAK (DAPOLI) of NMIA 22.5% and R & R Scheme containing by measurement 3570 Square meters or thereabouts and bounded as follows that is to say:

- Towards the North by : 20 Mtr Wide Road
Towards the South by : Plot No. 7
Towards the East by : Plot No. 18 & 19
Towards the West by : Plot No. 21



THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Premises)

FLAT NO.102 on the 1st Floor, in Wing B, admeasuring 56.615 square meters (Carpet Area) or thereabouts, together with a Balcony abutting the said Flat in the Building/ Project known as "BHAGWATI ELYSIA II" situated at all those piece and parcel of land bearing on PLOT NO.20, SECTOR - 4, in Village/Site PUSHPAK (DAPOLI) of NMIA 22.5% and R & R Scheme , containing by measurement 3570 Square meters or thereabouts, which is more particularly described in the First Schedule herein above.

[Handwritten signature]

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

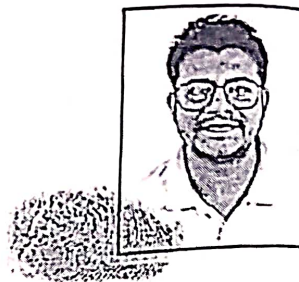
प SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED "PROMOTERS"
M/S BHAGWATI LIFESCAPES LLP
5/2/2020

THROUGH ITS AUTHORISED PARTNER/S

MR. ROCKY RASIKLAL VORA

IN THE PRESENCE OF

- 1. Akshay Mohite
- 2. Pawan Katikar

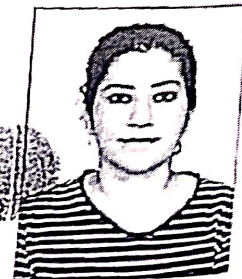


SEALED AND DELIVERED
BY THE WITHIN NAMED "PURCHASER/S"
MRS. MALINI RAWAT
PANVEL

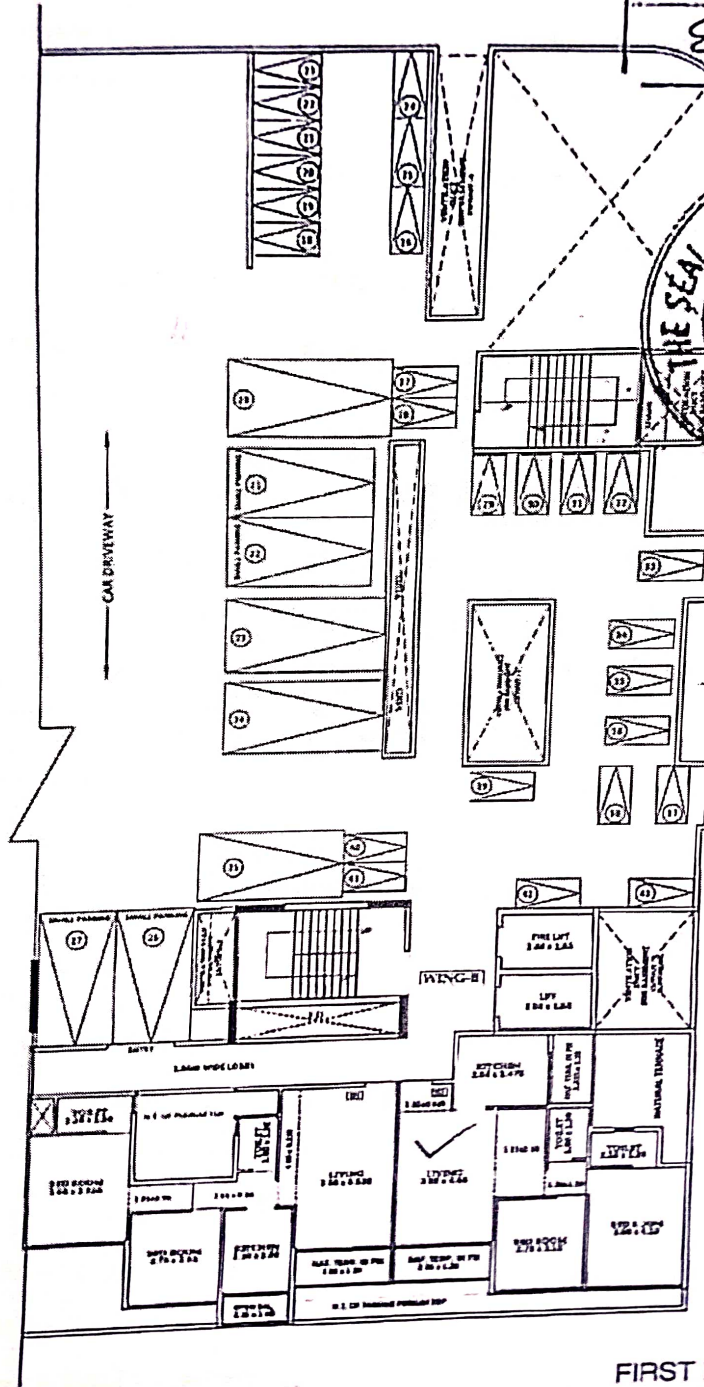
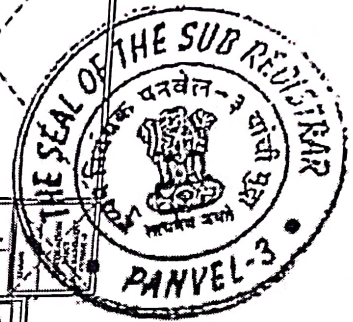
2. MRS. MALINI RAWAT

IN THE PRESENCE OF

- 1. [Signature]
- 2. [Signature]



प व ल - ३	
१९९९९	२०२३
९३/११०	



FIRST FLOOR PLAN (N)

GB PROJECT "SHARWATI ELYSIUM" RESIDENTIAL BUILDING PLOT NO.- 20, SECTOR- 04, PUNEPAK, NAVI MUMBAI.	FOR	OF PURCHASER	OF DEVELOPER
	SHARWATI ELYSIUM LLP <i>(Handwritten Signature)</i>		

DESTINATION
ARCHITECTURE INTERIOR DESIGNS

704	1 BHK	36.502	2.050
705	1 BHK	36.502	2.050
706	2 BHK	48.863	2.050
707	2 BHK	48.863	2.050
708	2 BHK	50.066	0.000
709	1 BHK	36.502	2.050
8TH FLOOR			
801	2 BHK	58.275	6.502
802	2 BHK	55.833	5.650
803	2 BHK	56.615	6.753
804	2 BHK	36.502	2.050
805	2 BHK	48.863	2.050
806	2 BHK	48.863	2.050
807	2 BHK	50.066	0.000
808	2 BHK	36.502	2.050
9TH FLOOR			
901	2 BHK	58.275	6.502
902	2 BHK	55.833	5.650
903	2 BHK	56.615	6.753
904	1 BHK	32.295	6.900
905	1 BHK	32.295	6.900
906	2 BHK	44.345	6.900
907	2 BHK	48.863	2.050
908	2 BHK	50.066	0.000
909	1 BHK	36.502	2.050
10TH FLOOR			
1001	2 BHK	58.275	6.502
1002	2 BHK	55.833	5.650
1003	2 BHK	56.615	6.753
1004	1 BHK	32.295	6.900
1005	1 BHK	32.295	6.900
1007	2 BHK	48.863	2.050
1008	2 BHK	50.066	0.000
1009	1 BHK	36.502	2.050

WING B			
FLAT NO	TYPE	CARPET AREA AS PER RERA (SQ. MT.)	OTHER ELEMENTS OF FLAT UNIT
			BALCONY AREA (SQ. MT.)
1ST FLOOR			
101	2 BHK	55.833	5.650
102	2 BHK	56.615	6.753



प व नं - 3	Maharashtra Real Estate Regulatory Authority
१२५६५/२०२३	REGISTRATION CERTIFICATE OF PROJECT
६६/११०	FORM 'C'
	[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number PS2000045868

Project: BHAGWATI ELYSIA - II, Plot Bearing / CTS / Survey / Final Plot No.: PLTO NO 20 SECTOR 04/1 Daps Panvel, Raigarh - 402054

1. Bhagwati Elysias Eip, having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin - 400077

2. This registration is granted subject to the following conditions, namely:-

The promoter shall enter into an agreement for sale with the allottees; and register a conveyance deed in favour of the allottee or the association of 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, Right 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 scheduled 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 15/06/2022 and ending with 31/03/2026 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 15-06-2022 20:24:28

Ref. No. CIDCO/BP-17926/TPO(NM)/2021/9193

Date : 28 MAR



COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s. Bhagwati Lifescapes LLP Through its Partners, Shri. Kalpesh Manji Patel And Others Four, 1306, Real Tech Park, Plot No. 39/3, Sector 04, Vashi, Dargi Mumbai for Plot No. 20, Sector 04, Node Pushpak. As per the approved plans and subject to the following conditions for the development work of the proposed Residential (Resi+Comm) % Scheme) in Ground Floor + 7 Floor Net Builtup Area [Residential [Resi+Comm] = 6486.443 sq. mt., Commercial [Resi+Comm] = 576.223 sq. mt. Other/Other = 00 Total BUA = 7062.666 sq. mt.

Nos. of Residential Units: 89

Nos. of Commercial Units: 16

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

1. This Certificate is liable to be revoked by the Corporation 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 upon by the corporation is contravened.
- c. 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 section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- a. Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- b. Give written notice to the Corporation regarding completion of the work.
- c. Obtain Occupancy Certificate from the Corporation.

[Signature]