



महाराष्ट्र MAHARASHTRA

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जिल्हा कोषागार कार्यालय, ठाणे
20 NOV 2023
मुद्रांक प्रमुख लिपीक / लिपीक



DEED OF DISTRIBUTION OF FLATS/SHOP

- 1) SMT. SUREKHA VIJAY GHARAT,)
- 2) SHRI. SACHIN SHYAM GHARAT,)
- 3) SHRI. ANKIT ANANT GHARAT,) ... FIRST PART

AND

M/s. ABHINANDAN INFRA)
 A partnership Firm) . OTHER PART



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23 NOV 2023

जेडमन -२ /Annexure -II

1. दिनांक	अनु. क्रमांक / दिनांक	12/8/23
2. दस्तऐवज प्रकार		
3. दस्तऐवजाच्या कसबात आलेला का ?		होमि/करी
4. मिळकतीचे धाडभावात घणत -		
5. मूद्रांक मिळव घेतल्याची तारीख व स्थान		
6. हस्त अस्पष्टतास तयारी नाव, पत्ता व सही		
7. दस्तऐवज प्राप्त झाल्याची तारीख		
8. मूद्रांक मिळव घेतल्याची तारीख		300/-
9. परतपावण्याची तारीख व स्थान		V-S. Saraf



ज्या कायद्यान्वये या दस्तऐवजात मूद्रांक घेतला त्याचा तयारी वारणासाठी मुद्रांक
 करेदी केल्यापासून २ महिन्यांत बांधणी वधनकार्यालय आहे

23 NOV 2023

DEED OF DISTRIBUTION OF FLATS/SHOP

THIS Deed of indenture is entered & executed at Navi Mumbai on 24TH Friday of NOVEMBER, 2023.

BETWEEN

1) **SMT. SUREKHA VIJAY GHARAT**, aged __ years 2) **SHRI. SACHIN SHYAM GHARAT**, aged __ years 3) **SHRI. ANKIT ANANT GHARAT**, aged __ years, an adult Indian inhabitant, all are residing at 129, Maruti Ali, Village- Vahal, Taluka - Panvel, District - Raigad, hereinafter referred to as "**LICENSEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

M/s. ABHINANDAN INFRA a duly registered Partnership Firm under the Indian Partnership Act 1932, through its Partners 1) **Mr. DEVENDRAKUMAR KANJIBHAI VAID**, aged 30 years 2) **Mr. MANSUKH VIRABHAI VERAT**, aged 40 years 3) **Mr. CHANDRAKANT AMBAVI RAVARIA**, aged 40 years, all adult Indian inhabitant having address at Shop No. U/2/5, Groma House, Plot No. 14C, Sector- 19, APMC Market, Vashi, Navi Mumbai-400703, Taluka& District- Thane, hereinafter jointly referred to as "**THE PROMOTER/DEVELOPER**" (which expression shall unless repugnant to the context shall be deemed and include its partner, heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

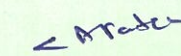
1. **WHEREAS** the City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "**M/s. CIDCO LTD**") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its

For ABHINANDAN INFRA

 
PARTNER PARTNER

For ABHINANDAN INFRA


PARTNER PARTNER

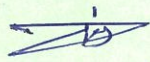
registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai - 400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

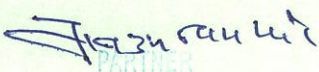
2. **WHEREAS** That the Original Land Owners viz. 1) **Shri. Shyam Babu Gharat** 2) **Shri. Anant Babu Gharat** 3) **Smt. Namubai Krishna Paringe** 4) **Smt. Indubai Naresh Mhatre** 5) **Smt. Kusum Babu Gharat** 6) **Shri. Vijay Babu Gharat**. (hereinafter jointly referred to as "**Project Affected Person**") whose land of Village-Vahal, Taluka- Panvel & District-Raigad is been acquired by the Special Land Acquisition Officer, Panvel and handed over the same to M/s. CIDCO Ltd for the development of New Town of Navi Mumbai and as per the scheme of 12.5%, the Project Affected Person were entitled to the Plot of Land on transferable lease at Ulwe Node in Taluka- Panvel & District-Raigad.

3. The Project Affected Persons were entitled for plot of land admeasuring 699.76 Sq. Mtr. at the Node of Ulwe, Taluka- Panvel, & District-Raigad and accordingly as per the lottery procedure held at the office of M/s. CIDCO LTD, Letter of Intent issued by CIDCO Ltd in favour of Project Affected Person being Plot No.58, admeasuring 699.76 Sq. mtrs in Sector No.21, Ulwe Node, Taluka-Panvel & District-Raigad (hereinafter referred to as "**SAID PLOT**") vide Cidco File No. Ulwe- 234

4. Thereafter M/s. CIDCO LTD has issued Allotment letter dated 05/07/2011 in respect of Said Plot to the Project Affected Person, with the various terms and conditions enumerated therein, with the

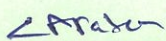
For ABHINANDAN INFRA


PARTNER


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For ABHINANDAN INFRA


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payment of Lease premium and other necessary charges of Rs.8750 /- (Rupees Eight Thousand Seven Hundred Fifty Only) in respect of the Said Plot, which is also been paid at the office of M/s. CIDCO LTD.

5. Thereafter by an Agreement to Lease dated 5/7/2011 duly registered on 15/7/2011 at the office of Jt. Sub-Registrar, Panvel-3 bearing document at Serial No. PVL3-07250-2011, Receipt No.7371 dated 15/7/2011, which is entered and executed between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and 1) Shri. Shyam Babu Gharat 2) Shri. Anant Babu Gharat 3) Smt. Namubai Krishna Paringe 4) Smt. Indubai Naresh Mhatre 5) Smt. Kusum Babu Gharat 6) Shri. Vijay Babu Gharat as the "Licensee" as the Other Part therein and by virtue of Agreement to Lease dated 5/7/2011, the Original Licensee has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.

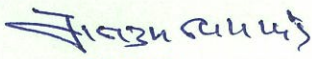
6. Thereafter due to the paucity of funds and lack of requisite knowledge of construction, the Original Licensees has decided to transfer the Said Plot and in view of the same, Original Licensee have made an application to M/s. Cidco Ltd with request to transfer the Said Plot in favour of 1) Smt. Surekha Vijay Gharat 2) Shri. Sachin Shyam Gharat 3) Shri. Ankit Anant Gharat i.e. Party of the First Part herein.

7. Accordingly M/s. CIDCO LTD. was pleased to grant transfer permission dated 27/07/2011 and the Original Licensees transferred the Said Plot to the New Licensees i.e Party of the First Part by Tripartite Agreement dated 27/7/2011 which is duly registered on 28/7/2011 at the office of Sub-registrar of Assurances, Panvel-3, bearing document at Serial No.PVL3-07708-2011, Receipt No.7839

For ABHINANDAN INFRA



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dated 28/7/2011, which is entered and executed in respect of Said Plot by and between M/s. **CIDCO Ltd**, therein referred to as Corporation as the **First Part** and 1) **Shri. Shyam Babu Gharat** 2) **Shri. Anant Babu Gharat** 3) **Smt. Namubai Krishna Paringe** 4) **Smt. Indubai Naresh Mhatre** 5) **Smt. Kusum Babu Gharat** 6) **Shri. Vijay Babu Gharat** as the “**Original Licensee**” as the **Second Part** therein and 1) **Smt. Surekha Vijay Gharat** 2) **Shri. Sachin Shyam Gharat** 3) **Shri. Ankit Anant Gharat** “**Licensee**” as the **Third Part** therein i.e. Party of the First Part herein.

8. Due to the paucity of funds and lack of requisite knowledge of construction, the Licensees i.e. the Party of the First Part has decided to assign the Development Rights to the Promoter and accordingly the Party of the First Part has decided to Transfer the half undivided share (50%) of the Said Plot i.e. area admeasuring 349.88 Sq. Mtrs. Out of area admeasuring 699.76 Sq. Mtrs and in view of the same, the Party of the First Part has made an application to M/s. Cidco Ltd with request to transfer their half undivided share (50%) of the Said Plot in favor of the Party of the Other Part herein i.e. the Promoter and half share of the Said plot will retain in the name of the Party of the First Part.

9. Accordingly, M/s. CIDCO LTD. was pleased to grant Transfer Permission/NOC dated 22/09/2022 and accordingly the Party of the First Part transferred their 50 % undivided share i.e. an area admeasuring 349.49 Sq. Mtrs out of the area admeasuring 699.76 Sq. Mtrs. to the Promoter i.e. Party of the Other Part herein by registered Tripartite Agreement dated 30/9/2022 which is duly registered at the office of Joint. Sub-registrar of Assurances, Panvel-2, bearing document at Serial No. PVL2-13673-2022, Receipt No.15345 dated 30/9/2022, which is entered and executed by and between M/s.

For ABHINANDAN INFRA

 
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For ABHINANDAN INFRA


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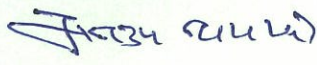
CIDCO Ltd, therein referred to as Corporation as the **First Part** and
1) Smt. Surekha Vijay Gharat 2) Shri. Sachin Shyam Gharat 3)
Shri. Ankit Anant Gharat (the Party of the First Part herein) as the
Licensee as the **Second Part** and M/s. ABHINANDAN INFRA a
duly registered Partnership Firm under the Indian Partnership Act
1932, through its Partners 1) Mr. DEVENDRAKUMAR
KANJIBHAI VAID 2) Mr. MANSUKH VIRABHAI VERAT 3)
Mr. CHANDRAKANT AMBAVI RAVARIA as the “New
Licensee” (the Party of the Other Part herein) as the Third Part
therein.

10. Thereafter M/s. CIDCO LTD has issued Final transfer order bearing
Ref. No. CIDCO/ VASAHAAT /SATHYO JALWE 1235/2022/1540
dated 04/11/2022 in respect of Said Plot jointly in favor of 1) Smt.
Surekha Vijay Gharat 2) Shri. Sachin Shyam Gharat 3) Shri.
Ankit Anant Gharat (Party of the First Part herein) and M/s.
ABHINANDAN INFRA a duly registered Partnership Firm under
the Indian Partnership Act 1932, through its Partners 1) Mr.
DEVENDRAKUMAR KANJIBHAI VAID 2) Mr. MANSUKH
VIRABHAI VERAT 3) Mr. CHANDRAKANT AMBAVI
RAVARIA (the party of the Other Part herein).

11. By virtue of registered Tripartite Agreement dated 30/9/2022 and
the Final Transfer Order dated 04/11/2022, M/s. ABHINANDAN
INFRA a duly registered Partnership Firm under the Indian
Partnership Act 1932, through its Partners 1) Mr.
DEVENDRAKUMAR KANJIBHAI VAID 2) Mr. MANSUKH
VIRABHAI VERAT 3) Mr. CHANDRAKANT AMBAVI
RAVARIA. (Promoter) has acquired a lease hold rights in respect of
said Plot to the extent of 50% share with the terms and conditions

For ABHINANDAN INFRA


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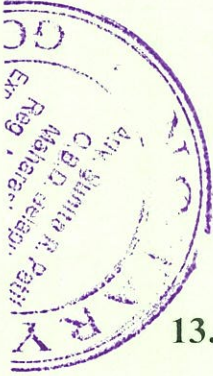
For ABHINANDAN INFRA


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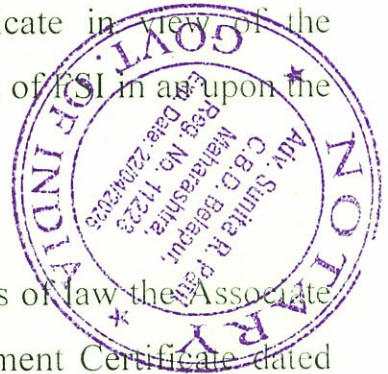

PARTNER

contained therein and 50% share stands in the name of the Party of the First Part herein.

12. Thereafter, the Party of the First Part and the Party of the Other Part has prepared Building Plans in respect of intending Building viz. "ABHINANDAN CORNER", Ground + 3 floors which is to be erected upon the Said Plot, through Architect and submitted the same to Additional Town Planning Officer of M/s. Cidco Ltd for approval and sought approval to such plans and accordingly obtained development permission vide Commencement Certificate No. **CIDCO / BP-18374 /TPO (NM& K) 2023/10599 dated 5/6/2023** on the terms and conditions set and prescribed therein.



13. AND WHEREAS, the party of the first part and the party of the other part has jointly filed an application to CIDCO for grant of NOC for obtaining additional FSI and accordingly the CIDCO Corporation has issued NOC for additional FSI dated 06/07/2023 & thereafter the same is submitted at the office of Associate Planner (BP) of CIDCO Ltd to grant amended commencement certificate in view of the additional construction area due to enhancement of FSI in an upon the said plot.



14. AND WHEREAS, by following the due process of law the Associate Planner (BP) has issued Amended Commencement Certificate dated 16/10/2023 to the party of the first part and the party of the other part and accordingly the units to be constructed in an upon the Said Plot / Project- Abhinandan Corner is enhanced in which both the parties have equal share.

15. It is mutually agreed by and between the party of the First part and the party of the Other part about the distribution of the flats and Shops in

For ABHINANDAN INFRA

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the building viz. "ABHINANDAN CORNER" to be Constructed upon said plot of land as per the approved plans and specifications and the distribution of the Flats and Shops between both the parties are as under.

16. The Promoter i.e. Party of the Other Part herein and the Party of the First party have mutually decided among themselves the distribution of the residential flats and shops with its numbers and areas with the consent to sale the residential flats and shops to be sold by the Promoter i.e. Party of the Other Part and also the residential flats and shops to be sold by the Party of the First part.

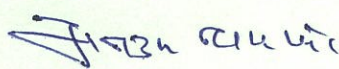
THE FLATS & SHOPS TO BE RETAIN BY THE PARTY OF THE FIRST PART JOINTLY IN THE BUILDING viz. "ABHINANDAN CORNER" TO BE CONSTRUCTED UPON THE SAID PLOT ARE AS UNDER: -

Floor	Flat/ Shop No.	Rera Carpet Area
Ground Floor	Shop No.1	16.510 Sq. Mtrs.
Ground Floor	Shop No. 2	17.460 Sq. Mtrs.
Ground Floor	Shop No. 3	17.460 Sq. Mtrs.
Ground Floor	Shop No. 4	15.400 Sq. Mtrs.
Ground Floor	Shop No. 11	14.120 Sq. Mtrs.
First Floor	Flat no. 102	44.110 Sq. Mtrs.
First Floor	Flat no. 103	45.390 Sq. Mtrs.
Second Floor	Flat No. 201	28.460 Sq. Mtrs.
	Flat No. 202	29.670 Sq. Mtrs.
	Flat No. 203	44.110 Sq. Mtrs.
	Flat No. 204	45.390 Sq. Mtrs.
	Flat No. 205	29.000 Sq. Mtrs.
	Flat No. 206	28.400 Sq. Mtrs.




For ABHINANDAN INFRA

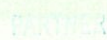

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For ABHINANDAN INFRA

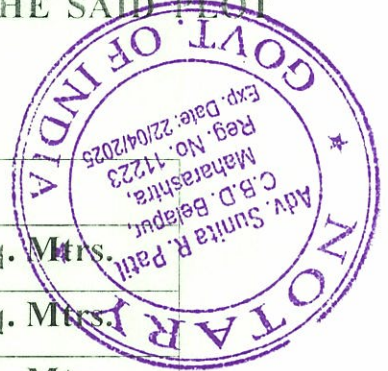

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Third Floor	Flat No. 301	28.460 Sq. Mtrs.
	Flat No. 302	29.670 Sq. Mtrs.
	Flat No. 303	44.110 Sq. Mtrs.
	Flat No. 304	45.390 Sq. Mtrs.
	Flat No. 305	29.000 Sq. Mtrs.
	Flat No. 306	28.400 Sq. Mtrs.
Fourth Floor	Flat No. 401	28.460 Sq. Mtrs.
	Flat No. 402	29.670 Sq. Mtrs.
	Flat No. 403	44.110 Sq. Mtrs.
	Flat No. 404	45.390 Sq. Mtrs.
	Flat No. 405	29.000 Sq. Mtrs.
	Flat No. 406	28.400 Sq. Mtrs.

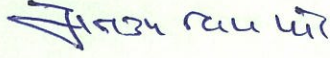
THE FLATS & SHOPS TO BE RETAIN BY THE PARTY OF THE OTHER PART IN THE BUILDING viz. "ABHINANDAN CORNER" TO BE CONSTRUCTED UPON THE SAID PLOT ARE AS UNDER: -

Floor	Flat/ Shop No.	Area
Ground Floor	Shop No. 5	15.400 Sq. Mtrs.
Ground Floor	Shop No.6	17.460 Sq. Mtrs.
Ground Floor	Shop No. 7	17.460 Sq. Mtrs.
Ground Floor	Shop No. 8	17.460 Sq. Mtrs.
Ground Floor	Shop No. 9	20.820 Sq. Mtrs.
Ground Floor	Shop No. 10	13.340 Sq. Mtrs.
First Floor	Flat No. 101	33.920 Sq. Mtrs.
Fifth Floor	Flat No. 501	28.460 Sq. Mtrs.
Fifth Floor	Flat No. 502	29.670 Sq. Mtrs.
Fifth Floor	Flat No. 503	44.110 Sq. Mtrs.



For ABHINANDAN INFRA

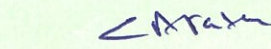

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For ABHINANDAN INFRA


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Fifth Floor	Flat No. 504	45.390 Sq. Mtrs.
Fifth Floor	Flat No. 505	29.000 Sq. Mtrs.
Fifth Floor	Flat No. 506	28.400 Sq. Mtrs.
Sixth Floor	Flat No. 601	28.460 Sq. Mtrs.
Sixth Floor	Flat No. 602	29.670 Sq. Mtrs.
Sixth Floor	Flat No. 603	44.110 Sq. Mtrs.
Sixth Floor	Flat No. 604	45.390 Sq. Mtrs.
Sixth Floor	Flat No. 605	27.340 Sq. Mtrs.
Sixth Floor	Flat No. 606	26.740 Sq. Mtrs.
Seventh Floor	Flat No. 701	28.460 Sq. Mtrs
Seventh Floor	Flat No. 702	29.670 Sq. Mtrs
Seventh Floor	Flat No. 703	44.110 Sq. Mtrs
Seventh Floor	Flat No. 704	45.390 Sq. Mtrs
Seventh Floor	Flat No. 705	27.100 Sq. Mtrs
Seventh Floor	Flat No. 706	26.740 Sq. Mtrs

17. It is voluntarily agreed by and between both the parties about the distribution of the Flats and Shops, which is to be constructed upon the Said Plot in a building known as "ABHINANDAN CORNER" and it cannot be revoked/Cancelled by any party at any point of time and both the parties are at liberty to sale their respective units to the prospective flats purchasers by executing separate agreements and both the Parties will exchange registered Power of Attorney in favor of each other of their respective constructed Shares of the Units (Flats/Shops).



For ABHINANDAN INFRA


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For ABHINANDAN INFRA


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SCHEDULE OF THE PROPERTY

(THE DESCRIPTION OF THE LAND)

ALL THAT piece or parcel of land known as Plot No. 58, containing by measurement 699.76 Sq. mtrs at Sector No-21, at Ulwe, 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, in Taluka- Panvel, District-Raigad. or thereabout and bounded as follows.

- On or towards the North by - Plot No.57
- On or towards the South by - 09.00 mtrs. Wide Road
- On or towards the East by - Plot No. 59 + 60, Open Place
- On or towards the West by - 11.00 Mtrs. wide Road.



Falling within the Sub-registrar of assurances of Panvel, Taluka-Panvel & District- Raigad.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day, month and year first above written as hereinafter appearing.

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED "LICENSEE"

- 1) SMT. SUREKHA VIJAY GHARAT
- 2) SHRI. SACHIN SHYAM GHARAT
- 3) SHRI. ANKIT ANANT GHARAT

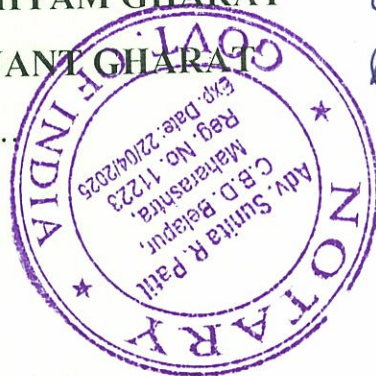
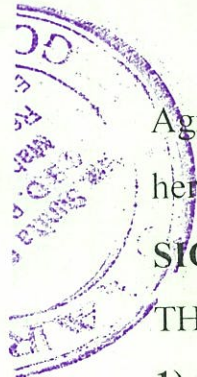
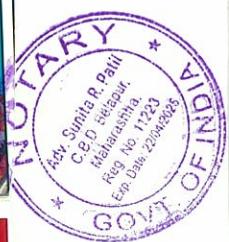
In the presence of.....

- 1) 
- 2) 

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED "PROMOTER"

M/s. ABHINANDAN INFRA
through its Partners

- 1) Mr. DEVENDRAKUMAR KANJIBHAI VAID



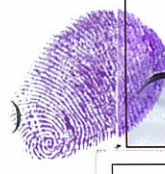
2) Mr. MANSUKH VIRABHAI VERAT

3) Mr. CHANDRAKANT AMBAVI RAVARIA,

In the presence of.....

- 1) 
- 2) 

Mansukh Verat



Chandrakant Ravaria



BEFORE ME
Sunita Ram Patil
 28/11/2023
 Adv. SUNITA RAM PATIL
 M.Com., M.A., LL.M., G.D.C. & A
 ADVOCATE HIGH COURT
 Membership No. MAH/2006/2000
 NOTARY (GOVT. OF INDIA)
 Shop No. 26, Prabhat Centre,
 C B D Belapur, Sector 1A, Navi Mumbai-400614.
 MOB.: 9867688788
 (SMS/WHATSAPP ONLY)

NOTARIAL REG. NO. 18577
 PAGE NO. 90 BOOK NO. 102
 DATE 28 NOV 2023