

398/21964

पावती

Original/Duplicate

Wednesday, December 13, 2023

नोंदणी क्र.: 39म

10:06 AM

Regn.: 39M

पावती क्र.: 24579 दिनांक: 13/12/2023

गावाचे नाव: वडघर

दस्तऐबजाचा अनुक्रमांक: पवल3-21964-2023

दस्तऐबजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिग्विजय सुनिल सूर्यवंशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण:

रु. 31880.00

आपणास मूळ दस्त ,पंढनेल प्रिंट,सूची-२ अंदाजे
10:26 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.2393924 /-

मोबदला रु.3800000/-

भरलेले मुद्रांक शुल्क : रु. 228000/-

Sub Registrar Panvel 3

सह दुय्यम निबंधक वग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रकम: रु.1880/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223125720244 दिनांक: 13/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012294580202324E दिनांक: 13/12/2023

बँकेचे नाव व पत्ता:

SCHEDULE II

(Description of the said apartment above referred to)

Apartment / Flat bearing No. 405 Admeasuring About 32.54 Sq. Meter "Carpet Area" Enclosed Chajja Area 6.01 sq. meter on the 4th floor of the Said building Known as "Matrubhumi Heights" which is constructed in or upon the above referred said Plot, which apartment is shown on the floor plan thereof as Annexure 'D'.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS 13th DAY OF Dec. 2023 AT Panvel

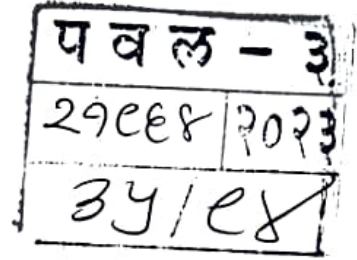
THE COMMON SEAL OF THE WITHINNAMED "PROMOTER"

M/S. SHREE GANESH DEVELOPERS

through its Authorised Partner(s),

Mr. Sandesh Krishna Mundkar

Pan No. AENFS9564C.



Sign



Left Thumb

SIGNED & DELIVERED BY THE WITHINNAMED "ALLOTTEE/S"

1) Mr. Digvijay Sunil Suryawanshi

Pan No. EGBPK9516E.



Sign



Left Thumb

13/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 21964/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2393924
(4) भू-मापन, पोटहिस्सा व घट क्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: वडघर विभाग क्र-6, दर-49400/- प्रती चौ.मी. सदनिका नं. 405, चौथा मजला, मातुभुमी हार्ड्टम, प्लॉट नं. 3, सेक्टर आर1, मीजे वडघर, पुष्पक नोड, ता. पनवेल, जि. रायगड, क्षेत्र. 32.45 चौ. मी. कार्पेट एरिया व एनक्लोज छज्जा क्षेत्र 6.01 चौ.मी. या मिळकतीचे. ((Plot Number : 03 ; SECTOR NUMBER : आर1 ;))
(5) क्षेत्रफळ	1) 32.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री गणेश डेव्हलपर्स फॅ भागीदार संदेश कृष्णा मुंडकर वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं. 1, आईजी अपार्टमेंट, प्लॉट नं. 76, सेक्टर 2अ, करंजाडे, ता. पनवेल, जि. रायगड, महाराष्ट्र,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-AENFS9564C 2): नाव:-मंमती देणार - जगदिश कमलाकर भोपी, रविकांत कमलाकर भोपी, श्रीकांत कमलाकर भोपी मंगेश भोपी, राम हिरामण भोपी, गुलाव राम भोपी, महादेव काळु भोपी आणि सुशिला एम. भोपी या सर्वांच्या वतीने अखत्यारी मे. श्री गणेश डेव्हलपर्स तर्फे भागीदार संदेश कृष्णा मुंडकर वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मु. चिंचपाडा, वडघर, ता. पनवेल, जि. रायगड, महाराष्ट्र,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-AENFS9564C
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिविजय सुनिल सूर्यवंशी वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा.वाडी बंदर, रूम क्रं.12, सेक्टर-34, पोलीस लाईन अळी, ए विंग, पी.डी. मेलला रोड, चिंच बंदर फायर ब्रिज जवळ, वाडी बंदर, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-EGBPK9516E 2): नाव:-मुनिल दत्तात्रय सूर्यवंशी वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा.वाडी बंदर, रूम क्रं.12, सेक्टर-34, पोलीस लाईन अळी, ए विंग, पी.डी. मेलला रोड, चिंच बंदर फायर ब्रिज जवळ, वाडी बंदर, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-ARRPK2197E
(9) दस्तावेज करून दिल्याचा दिनांक	13/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21964/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	228000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

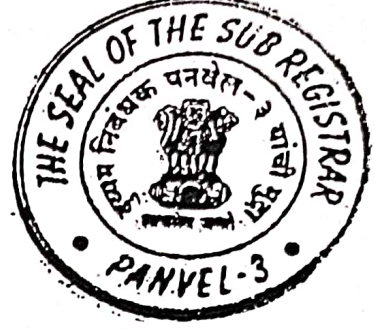
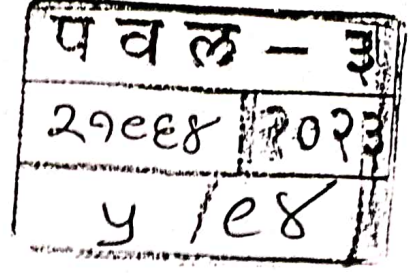
सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

मुल्यांकनामाटी विचारगत घेतलेल्या तपशील:-:

मुद्रांक शुल्क आकारनामा निवडलेल्या 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.





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 13th day of December 2023;

BETWEEN

M/S. SHREE GANESH DEVELOPERS, Pan No. AENFS9564C, having office at: Shop No. 1, Aaiji Apartment, Plot No. 76, Sector 2A, Karanjade, Panvel, Raigad, through its Partner, hereinafter referred to as "the **PROMOTER/DEVELOPERS**" (Which expression 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 FIRST PART;**

AND

1) MR. DIGVIJAY SUNIL SURYAWANSHI Age: 26 years, Pan No.: EGBPK9516E residing At - Wadi bunder, Room no - 12, , Sector- 34, police Line, A-Wing, P.D.Mello Road, Near Chich bander Fire Bridge, wadi Bander, Mumbai 400009.

2) MR. SUNIL DATTATRAY SURYAWANSHI Age: 56 years, Pan No.: ARRPK2197E residing At - Wadi bunder, Room no - 12, , Sector- 34, police Line, A-Wing, P.D.Mello Road, Near Chich

For M/s. Ganesh Developers

DSS

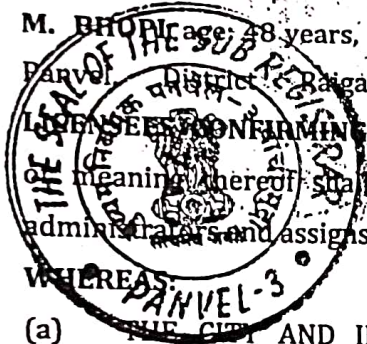
Sunil Dattatray Suryawanshi

bander Fire Bridge, wadi Bander, Mumbai 400009. hereinafter referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE SECOND PART;**

AND

425-3
29/06/2023
S/EX

(1) MR. JAGDISH KAMLAKAR BHOPI, age: 47 years, Pan No.: AQOPB3642F, (2) MR. RAVIKANT KAMLAKAR BHOPI, age: 46 years, Pan No.: AMDPB9815H and (3) MR. SHRIKANT KAMLAKAR BHOPI, age: 42 years, Pan No.: AVPPB8911K, (4) MR. MANGESH BHOPI, age: 57 years, Pan No.: CBPPB6608F, (5) MR. RAM HIRAMAN BHOPI, age: 47 years, Pan No.: AXBPB1451A, (6) MRS. GULAB RAM BHOPI, age: 44 years, Pan No.: BPOPB1780A, (7) MR. MAHADEV KALU BHOPI, age: 62 years, Pan No.: AJQPB2203F, and (8) MRS. SUSHILA M. BHOPI, age: 48 years, Pan No.: BTSPB2203C, all residing at Chinchpada - Vadghar, Taluka Parvati District Raigad, hereinafter referred to as the "THE ORIGINAL LICENSEE CONFIRMING PARTY", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE THIRD PART.**

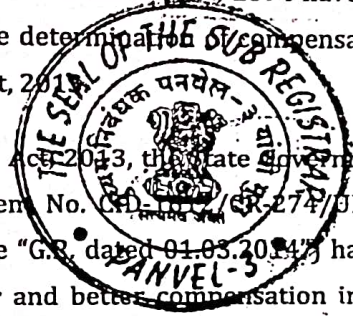


- WHEREAS
- (a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provisions 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 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;
- (b) The Corporation, as a part of the development, of Navi Mumbai has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval

of the State and Central Government.

- (c) Except for land(s) already in possession of the Corporation, the remaining private land(s), require 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.
- (d) 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 01.01.2014. The determination of compensation for such lands shall be in conformity with the LARR Act, 2013.
- (e) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Department No. CID-1812/CR-274/UD-10 dated 1st 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 development 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 owner concerned if he has opted for compensation in the form of developed plot in lieu of Monetary Compensation.
- (f) 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 Government Resolution of Urban Development Department No. CID-1812/CR-274/UD-10 dated 28th May, 2014 (hereinafter referred to as "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 Government Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 Dated 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014") the District Rehabilitation officer has authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be

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29/08/2023
LARR ACT, 2013



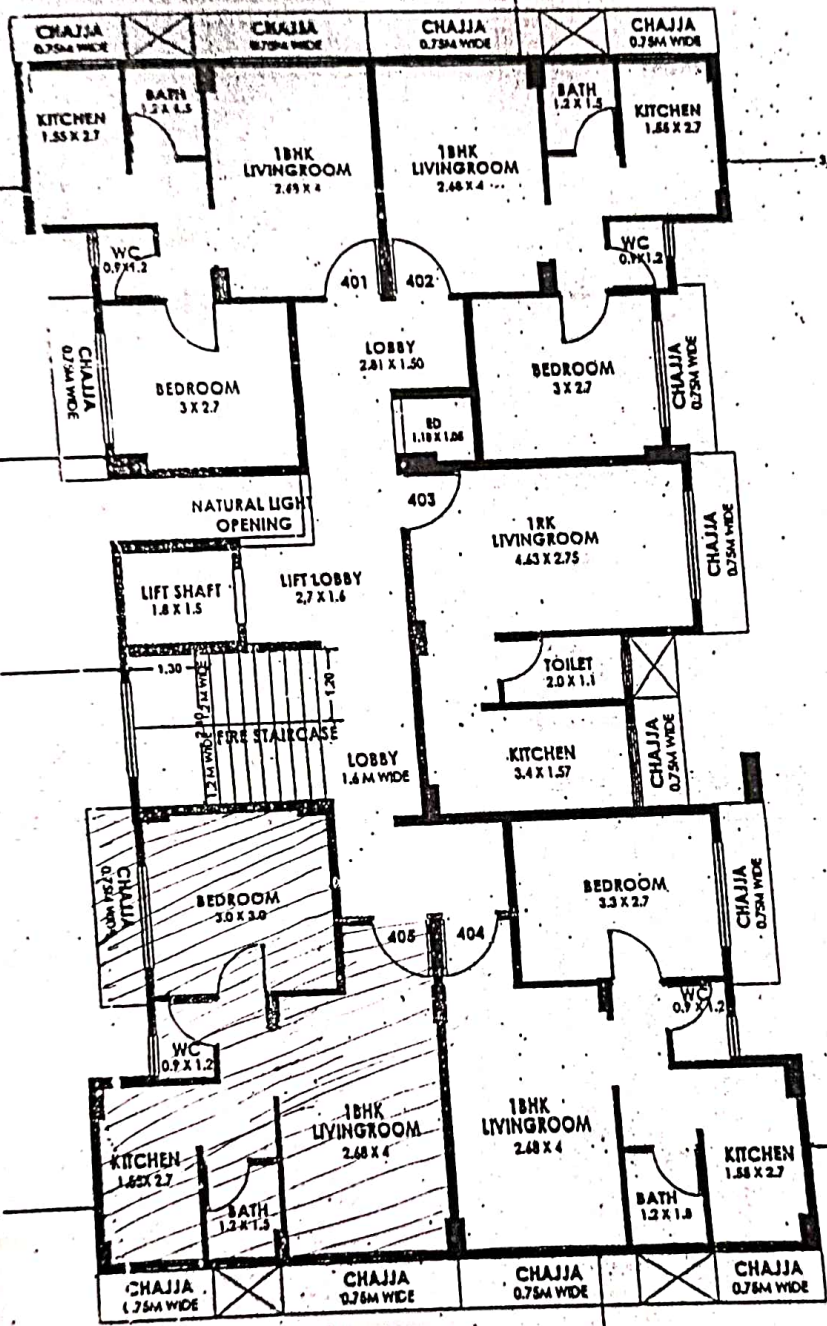
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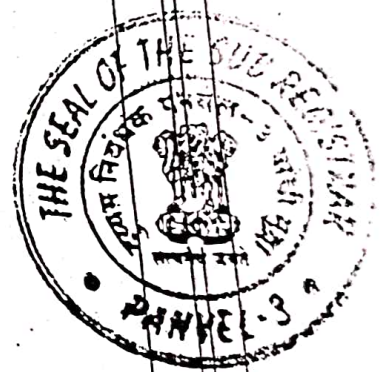
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PANVEL-3



प व न - 3
29/08/2023
44/60



FOURTH FLOOR

FLAT NO.	PROJECT	FOR	NAME AND SIGN OF PURCHASER	NAME AND SIGN OF DEVELOPER
	MATRUBHUMI HEIGHTS RESIDENTIAL CUM COMMERCIAL APARTMENT PLOT - 11, SECTOR - R1, VADGHAR, PUSHPAK NAGAR, NAVI MUMBAI	SHREE GANESH DEVELOPERS BUILDERS & DEVELOPERS		

Digitized

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 Mhadev Kalu Bhopi and Other 7, Residential, B wing, 102, plot no 11, sector 2, Karanjade, Taluka - Panvel, Dist. - Raigad, Maharashtra, Pin- 410206 for Plot No. 3, Sector R1 at Pushpak Node.** As per the approved plans and subject to the following conditions for the development work of the proposed Residential in Ground + 6 Floor Net Builtup Area [Residential] = **1186.61 Sq.M**, Mercantile / Business (Commercial) = **102.960 Sq.M**. Total BUA = **1289.57 Sq.M**.

Nos. of Residential Units: 25.

Nos. of Mercantile/Business (Commercial) Units: 04.

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29/06/2022
yol/28

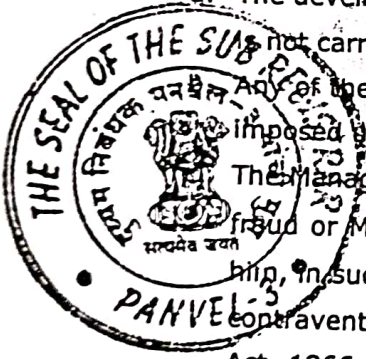
A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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 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.
- d. Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assopinr4.naina@cidcoindia>
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

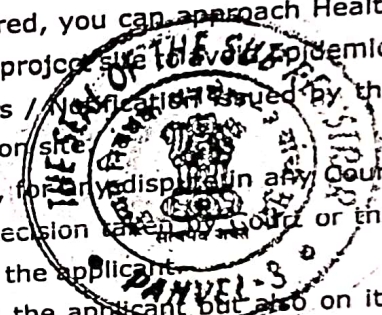


3. This commencement certificate/development permission, as approved, shall remain valid for maximum 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs
4. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having ~~stilt~~, the finished stilt level to be minimum 300 mm. above the road edge level.
5. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
6. You will ensure that the building materials will not be stacked on the road during the construction period.
7. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.
8. The applicant shall strictly follow the Prevailing Rules / Orders / Notifications issued by the Labor Department, GoM from time to time, for labors working on site.
9. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by a court or the Orders passed by the Court in such matter shall be binding on the applicant.
10. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
11. A certified copy of the approved plan shall be exhibited on site.
12. The amount of Rs. 00/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
13. *Every Building shall be provided with underground and overhead water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and overhead water tank shall be provided as per the firefighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the firefighting purpose.

प व ल - 3

22/06/2022

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Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assoplnr4.naina@cidcoindia>

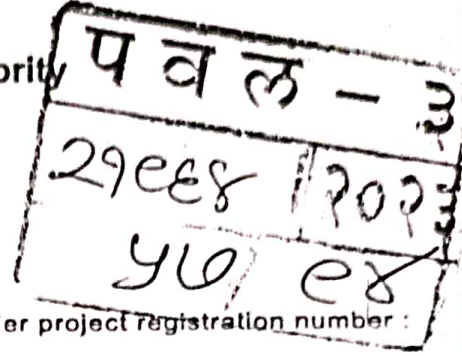
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

Associate Planner (BP)/ATPO(NM),
CIDCO



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 :
P52000048341

Project: **Matrubhumi Heights** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 03, Sector- R1at Vadghar (CT),
Panvel, Raigarh, 410206;**

1. **Shree Ganesh Developers** 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 allottees 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 Projects, 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 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 **26/12/2022** and ending with **16/06/2026** 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: 26-12-2022 13:01:50

Dated: **26/12/2022**
Place: **Mumbai**

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