

353/1018

Thursday, January 23, 2020
4:53 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1220 दिनांक: 23/01/2020

गावाचे नाव: चिमण

दस्तऐवजाचा अनुक्रमांक: पयस2-1018-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मिनाक्षी सतीश पाटेकर - -

नोंदणी फी	₹. 29000.00
दस्त हाताळणी फी	₹. 1660.00
पृष्ठांची संख्या: 83	
एकूण:	₹. 30660.00

आपणास मूळ दस्त, पॅबनेल प्रिंट, सूची-२ अंदाजे
5:12 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 1755013.44 /-

मोबदला ₹. 2900000/-

भरलेले मुद्रांक शुल्क: ₹. 174000/-

Joint Sr. Panel 2

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 29000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011126749201920R दिनांक: 23/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 1660/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2201202003679 दिनांक: 23/01/2020

बँकेचे नाव व पत्ता:

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मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)		23 January 2020,03:39:19 PM	
Valuation ID	202001234135	पयल 2	
मूल्यांकनाचे वर्ष	2019		
जिल्हा	रायगड		
तालुक्याचे नांव :	पनवेल		
गांवाचे नांव :	विधरण		
क्षेत्राचे नांव	Rural		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन		सर्व्हे नंबर/न. भू. क्रमांक :	
3490	निवासी सदनिका	कार्यालय	दुकाने
			औद्योगिक
			मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र -	57.8 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor
Sale Type - First Sale		मिळकतीचा प्रकार - बांधीव	
Sale/Resale of built up Property constructed after circular dt.02/01/2018		मूल्यदर/बांधकामाचा दर - Rs.3490/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ	
		= (29200 * (100 / 100)) * 1	
		= Rs.29200/-	
मजला निहाय घट/वाढ		= 100% of 29200 = Rs.29200/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 29200 * 57.8	
		= Rs.1687760/-	
D) लगतच्या गच्चीचे क्षेत्र		5.758 चौ. मीटर	
लगतच्या गच्चीचे मूल्य		= 5.758 * (29200 * 40/100)	
		= Rs.67253.44/-	
Applicable Rules :	3,18,19		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बालकनी		
	= A + B + C + D + E + F + G + H + I		
	= 1687760 + 0 + 0 + 67253.44 + 0 + 0 + 0 + 0 + 0		
	= Rs.1755013.44/-		

Home Print

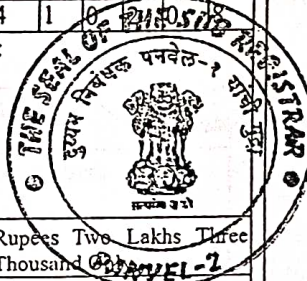
पयल-२
१०१८/२०२०
१/८३

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)



CHALLAN

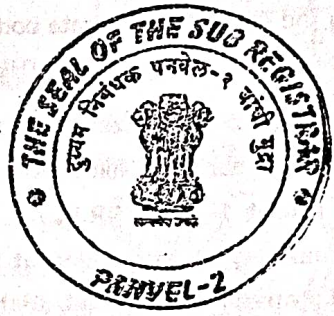
MTR Form Number - 6

GRN NUMBER	MH011126749201920R	BARCODE	Form ID :	Date: 22-01-2020
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR548-PNL5_PANVEL NO 5 SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-BQIPS6202H
Year	Period: From : 22/01/2020 To : 31/03/2099		Full Name Konnark Developers - R	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	909 L 2930	
0030046401-75	174000.00	Road/Street, Area /Locality	b wing gat no 26	
0030063301-70	29000.00	Town/ City/ District	chindhran	
	0.00	PIN	4 1 8 215018	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	203000.00	Amount in words	Rupees Two Lakhs Three Thousand	
Payment Details: IDBI NetBanking Payment ID : 249962295		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332020012250170		
Cheque- DD No.		Date	22-01-2020	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

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७/७३



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this 22 day of JAN, 2020 between **M/S. KONNARK DEVELOPERS**, a proprietary concern through its Proprietor **SHRI NINATH BHAUSAHEB SHINGADE**, having his office at **901 - 902, 905-908, Shelton Cubix, Sector-15, Plot no -87, Sector -15, CBD Belapur, Navi Mumbai. 400614.** hereinafter referred to as **"THE PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors administrators and assigns)

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OF THE ONE PART and SHRI/SMT./MISS./M/S. Minakshi Satish Patekar
& Satish Sampat Patekar X X having
address Bori Building, 2nd Floor Room No. 36 Lamington
Road, Ali Bhai Prmji Marg, Grant Road Mumbai
Maharashtra - 400 007 X X,

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.

Whereas the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to all those piece or parcel of Non agricultural vacant land or ground bearing Gat No.-

26/5 **admeasuring about 1-44-0 H.R.P. i.e. 1 (One) Hectare 44 Are, equivalent to**

14 400 Sq. Mts. situate, lying and being at Village-Chindran within the jurisdiction of Sub-Registrar of Panvel, Tal.-Panvel, Dist.-Raigad and more particularly described in

the schedule hereunder written and hereafter referred to as "THE SAID PROPERTY/PLOT OF LAND". Hereto annexed and marked "Annexure-A" is the copy of the 7/12 extract of the said plot of land;

And whereas the aforesaid land has been converted to non agricultural use vide a common order of the collector, Raigad bearing no. **MASHA/L.N.A. 1 (B)/S.R.445/2012** dated 24/12/2013. A copy of the N.A. Permission is annexed hereto as "Annexure - B";

And whereas the aforesaid land falls under NAINA (Navi Mumbai Airport Influence Notified Area) and the Government of Maharashtra has notified the City and Industrial Development Corporation of Maharashtra Limited (CIDCO) as the special planning authority for the NAINA (Navi Mumbai Airport Influence Notified Area);

And whereas the Promoter is fully entitled to develop the said land and construct the buildings thereon in accordance with the plans sanctioned by CIDCO Limited. The promoter has got the plans, the specifications, elevations, sections and details of the said buildings to be constructed on the said plot approved from the concerned local authority;

And whereas the Promoter is entitled and enjoined upon to construct the residential buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by CIDCO Vide its Order no :- **CIDCO/NAINA/PANVEL /CHINDRAN/BP -106/CC/2015/594 & 595, dated 10/06/2015** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the Commencement Certificate is annexed herewith as "Annexure-C";

Minakshi

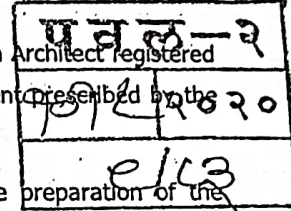
Satish

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And whereas the Promoter has proposed to construct residential buildings on the project land consisting of **7 (Seven) buildings each having Stilt plus 3 (Three) upper floors.**

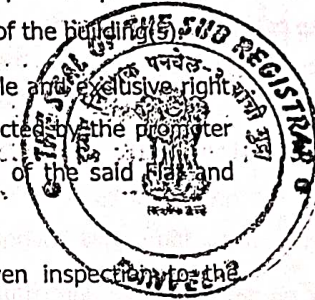
And whereas the Allottee(s) is/are offered a Flat bearing number 305 in B Wing in building No. 7 on the 3rd (Third) Floor (hereinafter referred to as "the said Flat") of the buildings' project to be known as "KONNARK GARDENS" (hereinafter referred to as "the said Building") being constructed of the said project, by the Promoter;

And whereas the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;



And whereas the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building(s)

And whereas by virtue of the aforesaid Agreements, the Promoter has sole and exclusive right to sell the Flat and Other Units in the proposed building(s) to be constructed by the promoter on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flat and Other Units therein and to receive the sale price in respect thereof.



And whereas on demand from the allottee(s), the Promoter has given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **M/S. AN.ARCH ARCHITECTS** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoter's i.e. **ADV. NITIN SHINDE**, showing the nature of the title of the Promoter to the project land on which the Flats are to be constructed have been annexed hereto and marked as "Annexure-D".

And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-E".

And whereas the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-F".

And whereas the Promoter has got the approvals from the concerned authority(s) to the plans, the specifications, elevations, sections and of the said building/s so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

And whereas while sanctioning the said plans concerned authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building(s) shall be granted by the concerned authority.

And whereas the Promoter has accordingly commenced construction of the said building(s) in accordance with the said proposed plans.

And whereas the Allottee(s) have applied to the Promoter for allotment of a Flat and/or other units bearing number 305 in B wing in Building No. 7 on the 3rd Floor of the proposed buildings' project to be known as "KONNARK GARDENS" being constructed of the said Project.

And whereas the carpet area of the said Flat is 39.850 Sq. Mts. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area of 9.980 Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area of 5.758 Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoter a sum of Rs. 3,00,000/- (Rupees Three Lakh Only Only) being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

And whereas the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai No. P52000009416 dated 22/08/2017; the authenticated copy of the Certificate is annexed herewith as "Annexure-G".

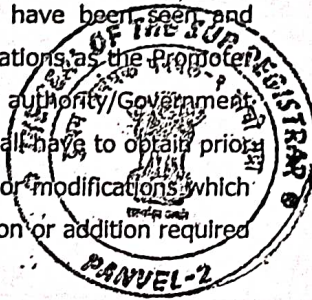
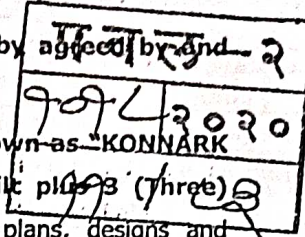
And whereas under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

Now therefore this Agreement witnesseth and it is hereby affected by and between the parties hereto as follows:



- 1) The Promoter shall construct the said building project to be known as "KONNARK GARDENS" consisting 7 (Seven) buildings each having Stilt plus 3 (Three) upper floors on the project land in accordance with the plans, designs and specifications approved by the concerned authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned authority/Government to be made in any of the Premises, provided that the Promoter shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

- a) (i) The Allottee(s) hereby agree(s) to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) the said Flat bearing No. 305 admeasuring 39.850 Sq. Mts. carpet area in B Wing in Building No. 7 on the 3rd Floor of the proposed buildings' project to be known as "KONNARK GARDEN", hereinafter referred to as "THE SAID FLAT", more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-E" for a lump sum price of Rs. 29,00,000/- (Rupees Twenty Nine Lakh Only X Only) being and inclusive the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.

- b) The Allottee(s) have paid on or before execution of this agreement a sum of Rs. 3,00,000/- (Rupees Three Lakh Only X Only) as advance payment or application fee and hereby agree(s) to pay to the Promoter the balance amount of Rs. 26,00,000/- (Rupees Twenty Six Lakh Only X Only) in the following manner

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Payment Schedule:-

STAGE NO.	SCHEDULE	STAGE	SCHEDULED PAYMENT (% OF UNIT COST)
1	Booking/Earnest amount	BOOKING	10%
2	I st Installment	AGREEMENT FOR SALE	20%
3	II nd Installment	COMMENCEMENT	10%
4	III rd Installment	PLINTH	5%
5	IV th Installment	1 ST SLAB	7%
6	V th Installment	2 ND SLAB	5%
7	VI th Installment	3 RD SLAB	5%
8	VII th Installment	4 TH SLAB	5%
9	VIII th Installment	BRICK WORK	2.5%
10	IX th Installment	INTERNAL CONCEALED ELECTRICAL WORK	1%
11	X th Installment	INTERNAL PLASTERING	2%
12	XI th Installment	INTERNAL CONCEALED PLUMBING	1.5%
13	XII th Installment	INTERNAL WATERPROOFING	1.5%
14	XIII th Installment	EXTERNAL PLASTERING	3%
15	XIV th Installment	EXTERNAL PLUMBING	2%
16	XV th Installment	FLOORING WITHIN UNIT	4%
17	XVI th Installment	INTERNAL PAINTING	1.5%
18	XVII th Installment	EXTERNAL PAINTING	1.5%
19	XVIII th Installment	DOOR & WINDOW FITTINGS	2%
20	XIX th Installment	ELECTRICAL FITTING	2%
21	XX th Installment	LIFT	5%
22	XXI th Installment	C.P. FITTING & CERAMIC FITTING	2%
23	XXII th Installment	POSSESSION	1.5%
Total Cost of the said Unit / Consideration:			100%

- c) The Total Purchase Price above Includes Taxes (GST).
- d) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall

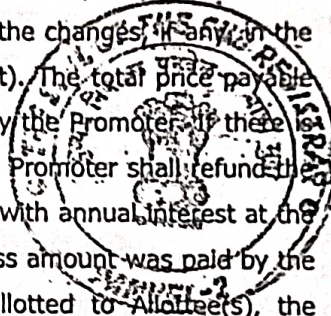
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enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottees, which shall only be applicable on subsequent payments.

- e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments @6% (Six Percent) per annum for the period by which the respective instalment has been prepared. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.
- f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Buildings are complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (Three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee(s) within 45 (Forty Five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand additional amount from the Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- g) The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee(s) undertake not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.
- 2) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat.
- a) Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee's and the common areas to the association of the allottee's after receiving the Occupancy Certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (b) herein above. ("Payment Schedule").

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92/13	



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SECOND SCHEDULE

Description of the Flat

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१८८८

All that Residential/Commercial Premises bearing Flat Number 305 in B wing in Building No. 7 on the 3rd Floor admeasuring 39.850 Sq. Mts. Carpet area of the



Building project to be known as 'KONNARK GARDENS', being constructed on Gat No.26/5, and being at Village-Chindran within the jurisdiction of Sub-Registrar of Panvel, Dist. - Raigad.

THIRD SCHEDULE

AMENITIES

- All internal walls and ceiling in finished plaster with Distemper Painting.
- Kitchen platform with stainless steel sink.
- Windows Frames and sills in marble, to suit sliding window.
- Bathroom / Toilet - 4 ft. height glazed tiles. Toilet flooring with antiskid tiles, and Bakelite Doors for Bathroom and Toilet.
- Quality sanitary fittings.
- Concealed copper wiring with ISI Mark, sufficient electrical point and modular switches including provision of points for A.C., Washing Machine, Aqua guard, Refrigerator, Microwave, Exhaust and T.V. etc.
- TV Cable and Telephone Point in Living.
- Main door with night latch, Peephole, Safety Chain with fittings.
- Door Bell Point.
- Concealed plumbing work with standard quality fittings and basic C.P. Fittings in Bathroom / WC / Kitchen.
- Powder coated sliding window with tinted glass.

GENERAL AMENITIES

- Enhanced structural Earthquake Safety for building. Earthquake resistant structural design with latest technology.
- Good quality distemper in all rooms and staircase. Acrylic Paint to external surface of the Building, with good color scheme.
- Lift with A.R.D. and Overload device for each Building.
- Anti - termite treatment for protection of building and surroundings.
- Generator Backup for adequate still parking, Staircase Street light and entrance lobby.
- CCTV for security purpose on the main entrance gate.
- Water harvesting pits.
- Entrance Gate with Watchman's Cabin.

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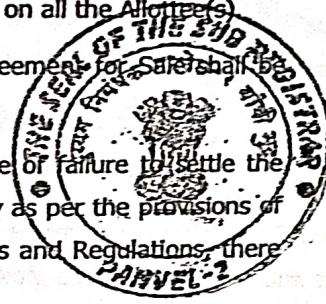
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It shall be the duty of the Allottee(s) and the promoter to inform each other of any change in address subsequent to the execution of this Agreement. In the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee(s), as the case may be.

पंजीकृत
२९/१२/२०२०

- 46) That in case there are Joint Allottee(s) all communications shall be sent by the promoter to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).
- 47) The charges towards stamp duty and Registration of this Agreement for Sale shall be borne and paid by the Promotor only.
- 48) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 49) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement.

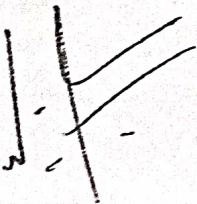


FIRST SCHEDULE

Description of the Land

All that piece or parcel of vacant non agricultural land or ground bearing Gat No.-26/5 admeasuring about 1-44-0 H.R.P. i.e. 1 (One) Hectare 44 Are, equivalent to 14,400 Sq. Mts. within the jurisdiction of Sub-Registrar of Panvel, Tal.-Panvel, Dist.-Raigad within the jurisdiction of Sub-Registrar of Assurances at Panvel, Tal.-Panvel, Dist.-Raigad, and bounded as follows; i.e. to say:

- On or towards the North by : Gat No.-26/2
- On or towards the South by : Gat No.-20, 22
- On or towards the East by : Gat No.-24
- On or towards the West by : Gat No.-5/9, 5/11



MSKadey

Handwritten signature

ANNEXURE - G



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: P5200009416

Project: Konnark Gardens, Plot Bearing / CTS / Survey / Final Plot No.: 26/5 at Chindharan, Panvel, Raigarh/410206;

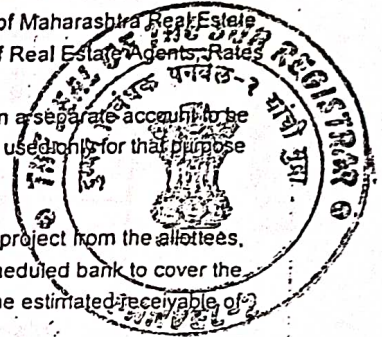
पं. सं. - २
२०१४२०२०
Thane, District
५६/६३

1. Mr./Ms. Ninath Bhausaheb Shingade son/daughter of Mr./Ms. Bhausaheb N Shingade Thane, Pin: 400614, situated in State of Maharashtra.

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

- 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 (I) 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 22/09/2017 and ending with 20/05/2021 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

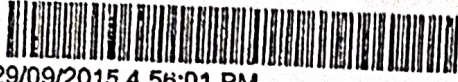
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 22/08/2017
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 22-08-2017 13:08:15

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



29/09/2015 4 56:01 PM

दस्त गोपवारा भाग-2

पयल 5
दस्त क्रमांक:6030/2015

दस्त क्रमांक :पयल5/6030/2015

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

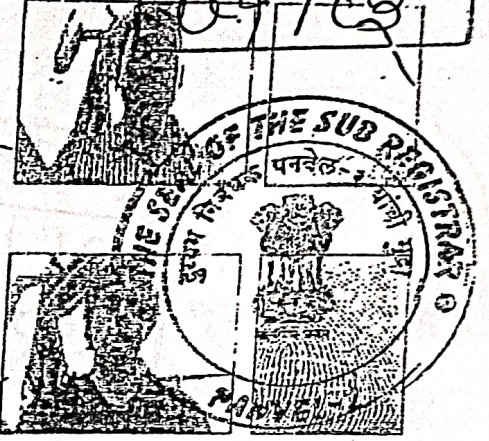
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:निलेश नामदेव भामे - -
पत्ता:-, शॉप नं 32 ते 38,ज्ञानेश्वरी विल्डींग,न्यू
सातारा समुह सी.एच.एस.लि.,प्लॉट नं बी-2बी.से-
12,खारघर नवी मुंबई, - , क्र:आन्:आर,
MAHARASHTRA, RAIGARH(MH), Non-
Government
पॅन नंबर:AGAPB7495G

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-33
स्वाक्षरी:-

छायाचित्र अंगठ्याचा ठसा



2 नाव:कोणार्क डेव्हलपर्स तर्फे प्रोप्रायटर निनाथ
भाऊसाहेब शिंगाडे - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 32
ते 38,ज्ञानेश्वरी विल्डींग,न्यू सातारा समुह
सी.एच.एस.लि.,प्लॉट नं बी-2बी.से-12,खारघर नवी
मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH
(MH).
पॅन नंबर:BQIPS6202H

कुलमुखत्यार देणार
वय :-25
स्वाक्षरी:-

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे क्युल करतात.
शिक्षा क्र.3 ची वेळ:29 / 09 / 2015 04 : 52 : 55 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

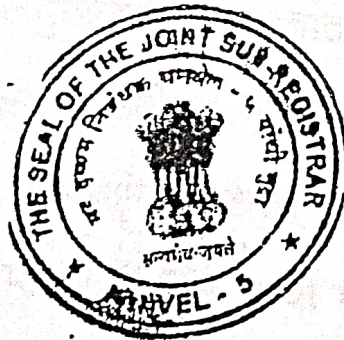
1 नाव:सुशील जाधव - -
वय:26
पत्ता:से-12 खारघर
पिन कोड:410210

छायाचित्र अंगठ्याचा ठसा



2 नाव:रोहण सणस - -
वय:28
पत्ता:Ghanasoli
पिन कोड:400703

स्वाक्षरी



प्रमाणित करणान थंी गोी मद्यर दस्ताम एरुण
पाने अंठोन, पुस्तक क्र. _____

क्रमांक: _____ यार नोंदला

6030/2015

29/09/2015

शिक्षा क्र.4 ची वेळ:29 / 09 / 2015 04 : 53 : 57 PM

शिक्षा क्र.5 ची वेळ:29 / 09 / 2015 04 : 54 : 24 PM नोंदणी पुस्तक 4 मध्ये

Sub.Registrar Panvel 5

6030 /2015

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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