



15/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 958/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) नोंददला	47500.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत व पट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	17944.220
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पानिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र.19/23 दर 80000/- सदनिका क्र. 1901, ए.कोणिसावा मजला, सी-विंग, भगवती ग्रीन्स 3, प्लॉट नं.3, सेक्टर-23, खारघर, ता-पनवेल, जि-रायगड, (क्षेत्रफळ 168.4E चौ. मी. कारपेट एरिया) 2 कार पार्किंग सह, महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 जी ए-2 नुसार दस्त पवेल-5/7272/2021, दि. 23/06/2021 रोजी या दस्त ऐवजास मुद्रांक शुल्क 200000+100 शिल्लक ठेऊन उर्वरित मुद्रांक शुल्क रुपये 1399900/- या दस्त ऐवजास समायोजित केली आहे व या दस्त ऐवजास आवश्यक मुद्रांक शुल्क रुपये 1925600/- वसूल केले आहे ((Plot Number : 3 ; SECTOR NUMBER : 23 ;))
(5) क्षेत्रफळ	1) 168 48 चौ.मीटर
(6) आकारणी 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:- सिद्धार्थ नितीन ठक्कर -- वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं:-31 बेनवेल बंगलो, आदर्श सीएचएस, बंगलो एरिया, पनवेल, गौरव बिल्डिंग समोर, पनवेल, रायगड, महाराष्ट्र, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-AEEPT0252M 2): नाव:- वेंकटेश एच ठक्कर -- वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं:-31, बेनवेल बंगलो, आदर्श सीएचएस, बंगलो एरिया, पनवेल, गौरव बिल्डिंग समोर, पनवेल, रायगड, महाराष्ट्र, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-APVPT8133K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अन्टो पाव्हल्य कीसीकाल -- वय:-58; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र-सी2/1502, हार्डिड पार्क, प्लॉट नं-6,9,10, सेक्टर-35जी, खारघर, नवी मुंबई,, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-ALKPK3274D 2): नाव:- रिषा आन्टो कीसीकाल -- वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र-सी2/1502, हार्डिड पार्क, प्लॉट नं-6,9,10, सेक्टर-35जी, खारघर, नवी मुंबई,, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-BFTPK1670P
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	958/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1926000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



398955
Monday, January 15, 2024
1:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 398

Regn.: 39M

पावती क्र.: 1062 दिनांक: 15/01/2024

गावाचे नाव: खापर

दस्तावेजाचा क्र.गुणनांक: पव.३-९५६-२०२४

दस्तावेजाचा प्रकार: फसवणूक

सादर करणाऱ्याचे नाव: आनंदी पावसा सीरीयल -

नोंदणी क्र.

दस्तावेजाचा क्र.

पुढाची संख्या: 50

पुढा

₹. 31000.00

आपणाला मूळ दस्त, यंत्रणेला दिव.सूची-२ अंतर्गत

1:43 PM शुक्र दिवस मिळेल.

बाबत मूल्या: ₹. 17944220/-

नोंदणी क्र. 4750000C/-

नदरने सुदांक मूल्या: ₹. 19228000/-

1) डेव्हलपर्स प्रवाह: DHC क्रमांक: ₹. 1000/-

दस्तावेजाचा प्रकार: ऑर्डर क्रमांक: 0124119016717 दिनांक: 15/01/2024

देव्हलपर्स न व परत:

2) डेव्हलपर्स प्रवाह: eChallan क्रमांक: ₹. 30000/-

दस्तावेजाचा प्रकार: ऑर्डर क्रमांक: MH-01-3853289202324E दिनांक: 15/01/2024

देव्हलपर्स न व परत:

OMVA

Sub-Registrar Panvel 3

सह दुय्यम निबंधक कार्या-२,

पुणे जिल्हा, पुणे.



मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
मूल्य विभाग तालुका : पनवेल
उप मूल्य विभाग 19/23-खारघर सिडको से.क्र.23
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
28100	80000	90100	100100	90100	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	202.17 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		

Sale Type - First Sale

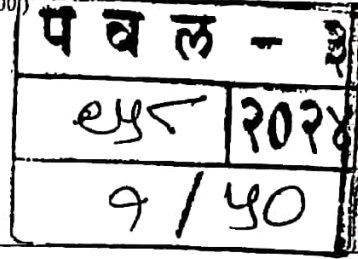
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.86000/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((86000-28100) * (100 / 100)) + 28100
= Rs.86000/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 86000 * 202.17
= Rs.17386620/-

2) बंदिस्त वाहन तळाचे क्षेत्र 27.88 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य = 27.88 * (80000 * 25/100)
= Rs.557600/-

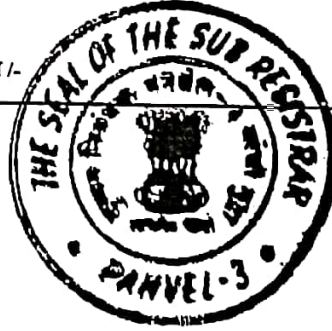


Applicable Rules = 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 17386620 + 0 + 0 + 0 + 557600 + 0 + 0 + 0 + 0 + 0
= Rs.17944220/-
= ₹ एक करोड एकोण ऐंशी लाख चव्वेचाळीस हजार दोन शो वीस /-

Home

Print

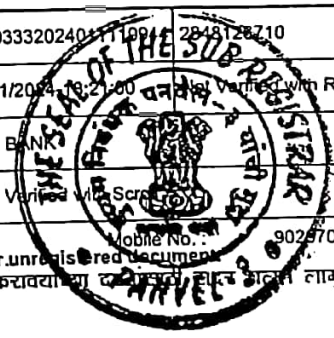


CHALLAN
MTR Form Number-6



IN MH01385328520324E	BARCODE	Date 11/01/2024-18:07:39	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Type of Payment Registration Fee	PAN No.(If Applicable)	ALKPK3274D	
Office Name PNL5_PANVEL NO 5 SUE REGISTRAR	Full Name	ANTO PAVUNNY KEETTIKKAL	
Location RAIGAD	Flat/Block No.	FLAT NO-1901, 19th FLOOR, C-WING,	
Year 2023-24 One Time	Premises/Building	BHAGWATI GREENS III	
Account Head Details	Amount In Rs.	Road/Street	
030046401 Stamp Duty	1926000.00	PLOT NO-03, SECTOR 23, KHARGHAR	
030053301 Registration Fee	30000.00	Area/Locality	PANVEL, RAIGAD
		Town/City/District	
		PIN	4 1 0 2 1 0
		Remarks (If Any)	PAN2=AEEPT0252M-SecondPartyName=SIDDHARTH NITIN THAKKAR-CA=47500000
		Amount In Words	Nineteen Lakh Fifty Six Thousand Rupees Only 3150
Total	13,56,000.00		
Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	691033320240111001 2848128710
Cheque/DD No.	Bank Date	RBI Date	11/01/2024 18:21:00
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scribble	

पत्र - 3
१५६ २०२४
3150



Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याच नतान फॉर्मट द्यावे नितंदास कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाची दस्त्यासाठी लागू नाही.

[Handwritten signature]

B.S Thakkal

[Handwritten signature]

Reetha

प व ल - ३
 २५/३/२०२४
 ९/५०

महासुदोके अधि. १९५८ चे अनु. ५, ग.ज. (२) नुसार
 सधर वस्तास व. २००,०००/- १०.०. वेंचले पु.गु.
 शिल्लक देवून उर्ध्वीत पु.गु.र. १,११,११,११.००/-
 द.र. ११,११,११.००/- वस्तुस
 सभाषोर्जीत केले आहेत.
 दि. १५/१/२४

सह मुख्य निबंधक वर्ग-१
 पं.वे.ल. क्र. ४

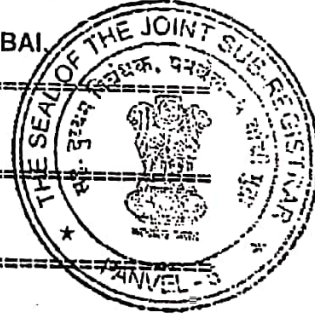


AGREEMENT FOR SALE

FLAT NO.1901, 19th FLOOR, WING C
 BLDG. KNOWN AS "BHAGWATI GREENS - III"
 PLOT NO.3, SECTOR 23, KHARGHAR, NAVI MUMBAI.

प व ल - ५
 १०/०२/२०२१
 ९/१२२

CARPET AREA IN SQ MTRS. : 168.43
 SALE PRICE : Rs.4,00,00,000/-
 STAMP DUTY : Rs.16,00,000/-
 REGISTRATION FEE : Rs.30,000/-



ARTICLES OF AGREEMENT FOR SALE made at Vashi, Navi Mumbai this 31st day
 of MARCH 2021.

Signature

Signature

महा मुद्रांक अधि १९५८ चे अनु. ५अ(२) नुसारी द.क्र.पव.३-५/०२०२/२९

या दस्तास र. २०००००+१००० येवढे मु.सु. शिल्लक देता ज्वरीत मु.सु.

र. १३२२२०००- सदर दस्तास समाजोचित कोडे आहेत. व या दस्तास

आवश्यक लगणाप मु.सु. र. १२२५६०००/- सारु देल जाते

दि. १५/११/२०२४

सह.दुय्यम निबंधक वार्ड-
पनवेल क्र.३

प व ल - ३
६५८/१०२४
७/५०

AGREEMENT FOR SALE

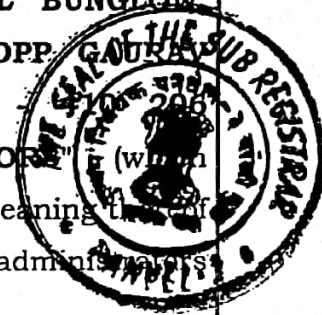
ARTICLES OF AGREEMENT made at Navi Mumbai, on this 15th
Day of JANUARY 2024, BETWEEN 1.MR. SIDDHARTH NITIN
THAKKAR Age 36 Years (PAN NO: AEEPT0252M) (AADHAR NO:
2034 8374 0350) 2.MRS. BANSARI S THAKKAR Age 35 Years
(PAN NO: APVPT8133K) (AADHAR NO: 5150 2406 1560) Indian
Inhabitant/s, residing at PLOT NO 31, BENVEL BUNGLOW
ADARSH CHS, BUNGLOW AREA, PANVEL, OPP. GOURA
BUILDING, PANVEL, RAIGAD, MAHARASHTRA
hereinafter called "THE TRANSFERORS/VENDORS" (which
expression shall unless repugnant to the context or meaning thereof
mean and include their respective heirs, executors, administrators
and assigns of the ONE PART.

AND

1. MR. ANTO PAVUNNY KEETTIKKAL Age 58 Years of (PAN NO:
ALKPK3274D) (AADHAR NO: 3168 2662 8027) 2. MRS. PREETHA
ANTO KEETTIKKAL Age 54 Years of (PAN NO: BFTPK1670P)
(AADHAR NO: 2471 7305 7554) Both Indian Inhabitant/s, residing
at FLAT NO. C2/1502, HYDE PARK, PLOT NO. 6, 9, 10, SECTOR
35G, KHARGHAR, NAVI MUMBAI 410 210. hereinafter called
"THE TRANSFEREES/ PURCHASERS" (which expression shall
unless repugnant to the context or meaning thereof mean and
include their respective heirs, executors, administrators and
assigns) of the OTHER PART.

B. S. Thakkar

Preetha



RECEIPT

RECEIVED of and from the withinnamed THE TRANSFERRES/PURCHASERS 1. MR.ANTO PAVUNNY KEETTIKKAL & 2. MRS.PREETHA ANTO KEETTIKKAL the sum of Rs.3,25,00,000/- (RUPEES THREE CRORE TWENTY FIVE LAKHS ONLY) within expressed under clause No. 2 (a) herein above towards part consideration of the FLAT NO. 1901, located on the 19th FLOOR, C-WING, admeasuring 168.48 Sq. Mtrs. CARPET AREA + Along With 2 CAR PARKING building known as "BHAGWATI GRENS III" situated at PLOT NO.03, SECTOR - 23, VILLAGE - KHARGHAR, TALUKA PANVEL, DIST. RAIGAD, NAVI MUMBAI. as under.

SR. NO.	CHEQUE NO.	DATE	BANK	AMOUNT
1.	414890	30/09/2023	AXIS BANK	Rs.10,00,000/-
2.	120650	24/11/2023	STATE BANK OF INDIA	Rs.80,00,000/-
3.	120652	28/11/2023	STATE BANK OF INDIA	Rs.75,00,000/-
4.	120655	07/12/2023	STATE BANK OF INDIA	Rs.85,00,000/-
5.	000675	07/12/2023	AXIS BANK	Rs.75,00,000/-
TOTAL				Rs.3,25,00,000/-

५०३ - ३

२५६१०२४

२२/१०

WE SAY RECEIVED

Rs.3,25,00,000/-



B. S. Thakkar



1.MR. SIDDHARTH NITIN THAKKAR
2.MRS. BANSARI S THAKKAR
(THE TRANSFERORS/VENDORS)

1. W.S.
2. D.S. P. N. 83

BHAGWATI DEVELOPERS



BHAGWATI GROUP™
INNOVATION IN REALTY

Date: 13-01-2024

To,
MR. SIDDHARTH NITIN THAKKAR
MRS. BANSARI S THAKKAR

PLOT NO-31, BENVEL BUNGLOW, ADARSH CHS,
BUNGLOW AREA, PANVEL,
OPP GAURAV BUILDING, PANVEL,
RAIGAD, MAHARASHTRA - 410 206.

Sub: NOC for the transfer of Flat No. C-1901 on the 19TH Floor in the Building known as "BHAGWATI GREENS III" admeasuring 168.48 Square Mtr. (Carpet area) or thereabouts, situated on Plot No.3, Sector-23, Kharghar, Navi Mumbai.

Dear Sir,

By an Agreement for Sale dated 31-03-2021, we have agreed to sell to you Flat No. C-1901 on the 19TH Floor in our Project known as "BHAGWATI GREENS III" situate at Plot No.3, Sector-23, Kharghar, Navi Mumbai (hereinafter referred to as the said Flat) upon you paying to us the total consideration and all such other charges payable by you under the said Agreement for Sale and upon you complying with all the terms and conditions as are mentioned therein.

We have received your letter requesting for the grant of NOC for the transfer of the above Flat to MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL.

We have no objection to your selling the said Flat to 1) MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL, subject to the 1) MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL agreeing to pay their respective due amount of stamp duty and registration charges for Sale if any and agreeing to comply with all the terms and conditions of the said Agreement for Sale and also agreeing that the consent letter given for construction of Additional Floor by MR. SIDDHARTH NITIN THAKKAR & MRS. BANSARI S THAKKAR dated 15-07-2021, as well as the consent letter given by MR. ANTO PAVUNNY KEETTIKKAL and MRS. PREETHA ANTO KEETTIKKAL dated 13-01-2024 is binding upon them.

From the date hereof all your rights, title, interest in respect of the said Agreement for Sale in respect of the above Flat stands transferred to 1) MR. ANTO PAVUNNY KEETTIKKAL, 2) MRS. PREETHA ANTO KEETTIKKAL with immediate effect and you shall not claim any right, title, interest either in the same Agreement for Sale dated 31-03-2021 or the above Flat in any manner whatsoever.

This Resale NOC is issued on Request of MR. SIDDHARTH NITIN THAKKAR & MRS. BANSARI S THAKKAR.

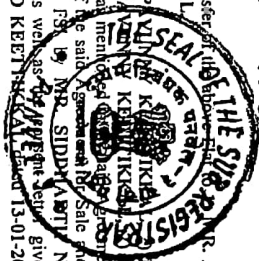
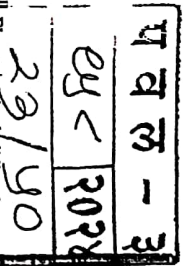
I/We Confirm
MR. SIDDHARTH NITIN THAKKAR
MRS. BANSARI S THAKKAR

P. S. Thakkar

MR. ANTO PAVUNNY KEETTIKKAL
MRS. PREETHA ANTO KEETTIKKAL

FOR M/G. BHAGWATI DEVELOPERS

Partner



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529/7272

Tuesday, June 22, 2021
11:35 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn. 39M

गावाचे नाव: खारघर
दस्तऐवजाचा अनुक्रमांक: पवल5-7272-2021
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सिद्धार्थ नितीन ठक्कर --

पावती क्र.: 7718 दिनांक: 22/06/2021

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 122



एकूण:

बाजार मूल्य: रु.14056224.6/-

मोबदला रु.40000000/-

भरलेले मुद्रांक शुल्क : रु. 1600000/-

Joint Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२
(पानवेल-५)

1) देयकाचा प्रकार: DIIC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202100666 दिनांक: 22/06/2021
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DIIC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2106202115186 दिनांक: 22/06/2021
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014505418202021E दिनांक: 22/06/2021
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)

प्रकाराची स्वाक्षरी

मुख्य निबंधक प्रत मिळवता.

सह दुय्यम निबंधक, पानवेल-५ (वर्ग-२)

गावाचे नाव : खोरधर

(1) विवेकाचा प्रकार	कारणाचा	गावाचे नाव : खोरधर
(2) मोबदला	40000000	
(3) मालकाचा/साहेबदाराचा बाबतिलेखपत्राकार आकारणी देणेची फी पर्यटकाराचे नमुद कराचे	14058224.6	
(4) मू.भा.प.न.सोदरिस्ता व परमनांज(अस्त्यास)	1) पत्तिकेचे नाव:रायगड वार बळींग ; वार माहिती: विभाग क्र 19/23 दर 68700/- सदतिका क्र.1801 एकीकिताना मजला,सी विंग,मजली क्रि.स 3,प्लॉट नं 3 क्षेत्र 23 बादापर तर पननेल वि 168.48 चौ.मी. कारपट + 2 कार पार्किंग सार्ह (Plot Number : 3 ; SECTOR NUMBER : 23 1) 168.48 चौ.मीटर	
(5) क्षेत्रफळ		
(6) मालकाची किंवा जुडी देण्यात आहेत तेव्हा.		
(7) दस्तऐवज करण देणा-या/सिद्ध ठेवणा-या परकराचे नाव किंवा दिवाणी न्यायालयचा हस्तपुस्तकाचा किंवा आदेश बसण्यास प्रतिबन्दिने नाम व पत्ता.	1): नाव:-श्री मंगळी देवकुलपदं तर्फे मंगीतार श्रीगीतार मंगळी वेरा यंत्र्या तर्फे अख मंगीतार तंकर श्री दरा-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, टॉवर नं:- 1306 रिजल 2क परं 39/2 क्षेत्र 30 ए वरती नवी सुदं, महुाराड, ठणे, पिन कोड:-40703 चौ नं:-AALFB5272C	
दस्तऐवज करण देणा-या परकराचे व किंवा दबाणी न्यायालयचा हस्तपुस्तकाचा किंवा आदेश बसण्यास प्रतिबन्दिने नाम व पत्ता	1): नाव:-सिद्धार्थ निधीत ठकर - - दरा-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं प्लॉट नं 31, क्षेत्र 30, आदर्श सीएचएच, 52 वरती परिसर, पननेल, गोरव निवडण समोर, पननेल महुाराड, RAIGARH(MH), पिन कोड-410206 चौ नं:-AIEEP10252M	
(9) दस्तऐवज करण दिव्याचा दिनांक	31/03/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	23/06/2021	
(11) अनुमती, डेड व पुढ	72722021	
(12) मालकाचा/साहेबदाराचा मुदतक शुल्क	1600000	
(13) मालकाचा/साहेबदाराचा नोंदणी शुल्क	30000	
(14) शेर		

यांनासाठी दिव्यात घेतलेला संपत्तीक:-

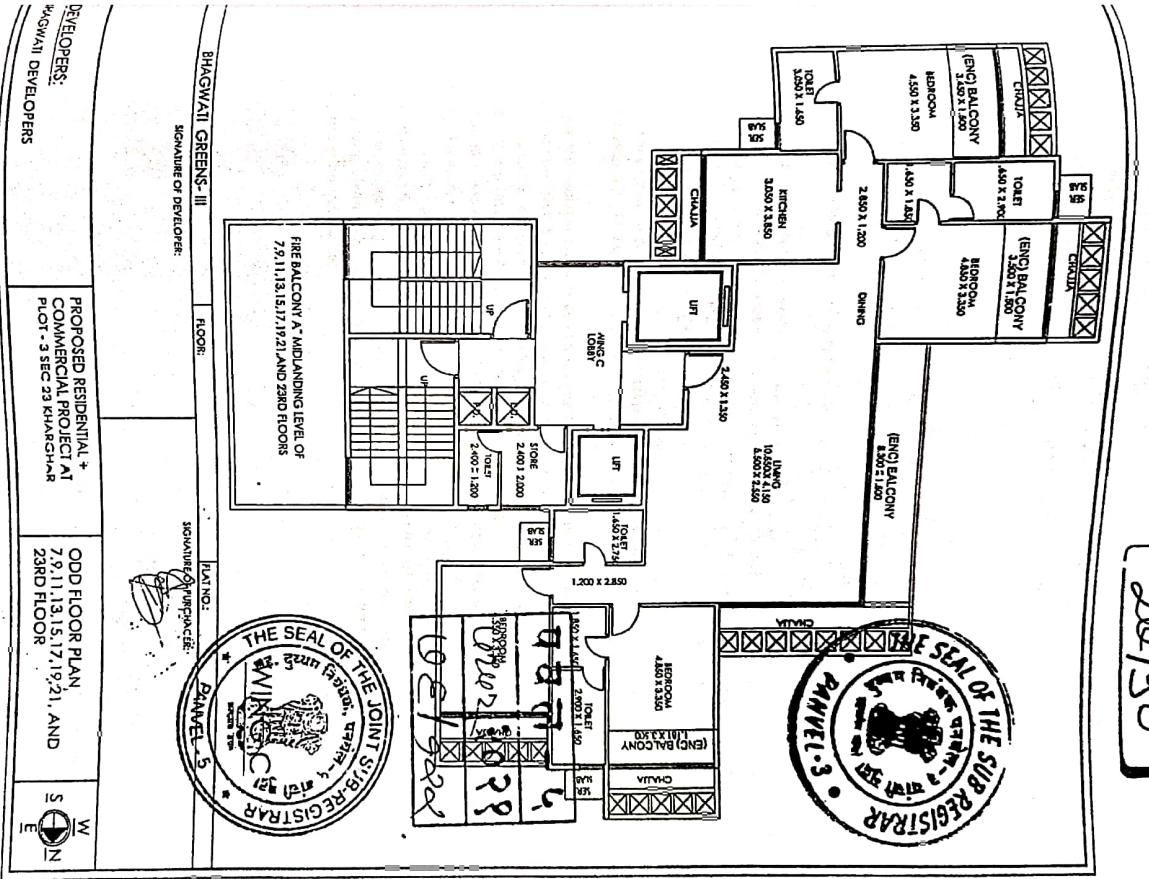
मुदतक शुल्क आकारवताना निवडलेला अनुच्छेद:-

Within the limits of any Municipal Corporation or any Cantonment area annexed to

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26480

सह दुय्यम निबंधक वर्ग-2
(पननेल-4)

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२००/५०



BHAGWATI GREENS - III
SIGNATURE OF DEVELOPER:

FLAT NO.:
SIGNATURE OF APPLICANT:

DEVELOPERS:
KAGWAI DEVELOPERS

PROPOSED RESIDENTIAL +
COMMERCIAL PROJECT AT
PLOT - 3 SEC 33 KHARGHAR

ODD FLOOR PLAN,
7.9, 11, 13, 15, 17, 19, 21, AND
23RD FLOOR



B. S. Thakur

R. S. Thakur

R. S. Thakur



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 1P

[See rule 7(2)]

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२८/१०



The extension of registration is granted under section 67 of the Act, to the following project: **BHAGWATI GREENS**
Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. 3, SECTOR 1, PLOT NO. 3, SECTOR 1, PLOT NO. 3, SECTOR 1**
Panel, Raigadh, 410214, registered with the regulatory authority of Maharashtra Real Estate Regulatory Authority bearing
No P52000033552 of

1. **Bhagwati Developers** having its registered office / principal place of business at **Pr. 400705, District: Thane,**

- 2. This renewal of registration is granted subject to the following conditions:
 - The promoter shall execute and register a conveyance deed in favour of the allottees of the association of the allottees, as the case may be, of the apartment or the common areas as per rule 9 (2) 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 hereafter by the 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 up to 31/03/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 of the Act read with rule 7 the Act.
- 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
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking its registration granted herein, as per the Act and the rules and regulations made there under.



Date: 12/08/2023
Place: Mumbai

Signature valid
Digitally Signed by
D. V. Vaidya (Secretary)
(Secretary, Maharashtra Real Estate Regulatory Authority)
Signature of the Authority Officer
Maharashtra Real Estate Regulatory Authority

CIDCO OCCUPANCY COMPLETION CERTIFICATE

W. J. A. S. CHINAI

CIDCO/BP-15417/TPQ(NM & K)/2016/11467
Unique Code : 20190402102132701

Date	29	October	2023
25	2023		
22/50			

To,
M/s. Bhagwati Developers, Through Its partners
Mr. Manji Karman Patel and Others Two
1306, Real Tech Park, Plot No. 39/2, Sector-30A,
Opp. Vashi Railway Station, Vashi, Navi Mumbai
PIN - 400705

Sub : Occupancy Certificate for Resi Commercial [Resi+Comm] Building on Plot No. 03 ,
Sector 23 at Kharghar , Navi Mumbai.

Ref :

Dear Sir,
Please find enclosed herewith the necessary Occupancy Certificate for Resi Commercial
[Resi+Comm] Building on above mentioned plot along with details as approved.
You shall carry out Structural Audit of this development from the date of approval after every
5 years from the date of occupancy certificate granted and submit the report of structural audit to
Estate sector. CIDCO for their record. However, If the said premises are transferred to the
register society, the above terms & conditions shall be incorporated in the conveyance deed and
the society member shall be made aware of the said terms and conditions at the time of execution
of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing
regarding change made at site. Hence as per condition mentioned in commencement certificate.
Your security deposit has been forfeited .

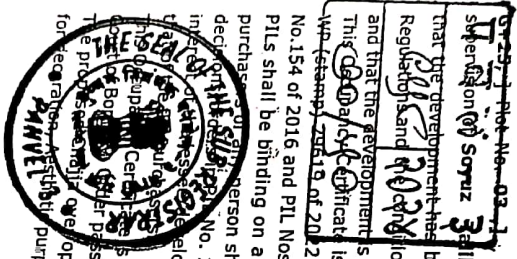
Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S
-1) to get the water supply connection to your plot.

Signature Not Valid

Signature Not Valid

**OCCUPANCY COMPLETION
 CERTIFICATE**

I hereby certify that the development of Resi+Commercial [Resi+Comm] Building A&B wing -G+16, C wing G+25, [Total BUA = 9149.73Sq.mtrs , Residential 7907.19 Sq.mtrs , Commercial BUA = 1271.48 Sq.mtrs , Any Other BUA = 0 Sq.mtrs. Number of units = 111No., No. of Residential Units = 87No., No. of Commercially 24No., Any Other Units = 0No., Ground+No. Of Floors = Part A&B wing -G+16, C wing G+25, Total 27 Floors. Sector - 23 at Kharghar of Navi Mumbai completed in dependence of) **Sovruz 3** **Shelb** Architect has been inspected on **05 October, 2023** and in accordance with the provisions stipulated in the Commencement Certificate dated **05 June, 2019** and that the development is fit for the use for which it has been carried out. This **Occupancy Certificate** is granted based on the Order of Hon High Court dated **08.12.2023** (W.P. (Comm) 22619 of 2022). The Occupancy Certificate shall be binding on all the parties concerned. The lessee/developer or any of the purchaser of the building shall not be entitled to claim any equities whatsoever in the event of any delay in the completion of the building or the person claiming through the petitioner/contractor/agent/owner/tenant/occupier/other interested persons. The Order passed by Honorable Court in the said suit shall be binding on you. The provisions of the Order passed by Honorable Court in the said suit shall be binding on you. The purpose shall not be used for any habitable purpose for the reasons stated above.



Yours faithfully,

ASSOCIATE PLANNER (BP)
 CIDCO/BP-15417/TPO(NM & K)/2016/11467
 Unique Code : 20190402102132701

Thanking you,

9 2 3 - 3
 24/1/2019
 39/40

Reference No. : CIDCO/BP-15417/TPO(NM & K)/2016/3518 Date : 24/1/2019

To
 M/s. Bhagwati Developers, Thrcugh Its partners
 Mr....

ASSESSMENT ORDER NO. 2018/3360

sub : Payment of Amended development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 03 (New) , Navi Mumbai.



Ref :

Your Proposal No. CIDCO/BP-15417/TPO(NM & K)/2016 dated 11/12/2018

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)
 : M/s. Bhagwati Developers, Thrcugh Its partners Mr. Manji Kamran Patel and Others Two

1) Name of Assessee : Plot No. 03, Sector 23 at Kharghar (New) , Navi Mumbai.

2) Location : Residential + Residential + Mercantile / Business (Commercial)

3) Plot Use : Residential + Residential + Mercantile / Business (Commercial)

4) Plot Area : 8401.36

5) Permissible FSI : 1.5

6) Rates as per ASR : 28100

Sl. No.	Budget Heads	Formula	Formula Calculation Values	Amount
	Workers Welfare charges (Labor Cass)	1 % of (Total Constructor Area * Ready Reckoner Rate)	1 % of * 36021.79 * 24200	3365000
Total Assessed Charges				0

7) Date of Assessment : 24 January, 2019

8) Payment Details

Unique Code No. 2019 04 021 02 1327 01 is for this Amended Development Permission for Residential + Residential + Mercantile / Business (Commercial) Building on Plot No. 03, Sector 23 at Kharghar (New) , Navi Mumbai.

Reference No. : CIDCO/BP-15A17/TPO(NM & K)/2016/3518

Date : 24/1/2019

 **CIDCO**
MUMBAI CITY
**AMENDED COMMENCEMENT
CERTIFICATE**

To,
M/s. Bhagwati Developers, Through its partners
Mr. Manji Karman Patel and Others Two
1306, Real Tech Park, Plot No. 39/2, Sector-30A,
Opp. Vashi Railway Station, Vashi, Navi Mumbai
PIN - 400705

Sub : Development Permission for Residential [Residential Bldg/Apartment] + Residential
[Resit+Comm] + Mercantile / Business (Commercial) [Resit+Comm] Building on
Plot No. 03, Sector 23 at Kharghar (New) , Navi Mumbai.

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२५/१०

Reference No. : CIDCO/BP-15417/TP0(NM & K)/2016/3518 Date : 24/1/2019

Please refer to your application for Development Permission for Residential [Residential Bldg/ Apartment] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on Plot No. 03, Sector 23 at Kharghar (New), Navi Mumbai.

The Development Permission is hereby granted to construct Residential [Residential Bldg/ Apartment] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures, etc. THE DEVELOPER / Individual plot Owner should obtain the proposed edge level from the concerned Nodal Executive Engineer. The Developer shall ensure that the finished plinth level of the proposed buildings / shops to be minimum 150 mm above the proposed finished road edge level. In case, the building is having silt, the finished plinth level shall be minimum 300 mm. above the road edge level.

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, Navi Mumbai.

You will ensure that the building materials will not be stacked on the road during the construction period.



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Reference No. : CIDCO/BP-15417/TPO(NM & K)/2016/3518

Date : 24/1/2019

AMENDED 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 M/s. Bhagwati Developers, Through its partners Mr. Manji Karman Patel and Others Two, 1306, Real Tech Park, Plot No. 39/2, Sector-30A, Opp. Vashi Railway Station, Vashi, Navi Mumbai for Plot No. 03, Sector 23, Node Kharghar (New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Residential Bldg/Apartment] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 12Floor; 1Ground Floor + 24Floor Net Builtup Area [Residential [Residential Bldg/Apartment] =3,434.50, Residential [Resi+Comm] =3,454.38, Mercantile / Business (Commercial) [Resi+Comm] =1,271.48 Other [Others] =00.03 Total BUA = 8160.39 Total BUA = 8160.39] Sq m.

Nos. Of Residential Units :- 114, Nos. Of Residential Units :- 43, Nos. Of Mercantile / Business (Commercial) Units :- 28

- A. This Commencement Certificate is valid up to plinth level only. The further after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant should construct hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.



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

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(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

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४९/५०				

Reference No. : CIDCO/BP-15417/TPO(NN & K)/2016/3518 Date : 24/1/2019

SCHEDULE

RAIN WATER HARVESTING

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water on the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth and channelled and allowed after filtration for removing silt and floating material be provided with ventilating covers. The water from the open well may be used for potable domestic purposes such as washing, flushing and for watering.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have crawl-off taps suitably placed so that the rain water may be drawn off for domestic, watering, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geographical and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.

