

353/384

Friday, January 13, 2017

5:07 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: करंजाडे

पावती क्र.: 503

दिनांक: 13/01/2017

दस्तऐवजाचा अनुक्रमांक: पवल2-384-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विजया गणेश कोठावळे

नोंदणी फी

रु. 29000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठाची संख्या: 42

एकूण:

रु. 29840.00

आपणास मूळ दस्त, थंबनेल प्रिंट सूची-२ अदाजे

5:23 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मुल्य: रु.2025500 /-

मोबदला रु.2900000/-

भरलेले मुद्रांक शुल्क : रु. 145000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.29000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007612818201617R दिनांक: 13/01/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 840/-

Kothavale

13/01/2017



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 384/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) करंजाडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2025500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन : इतर माहिती: -सदनिका नं. 403, चौथा मजला, "भावेश्वर एवेनु" प्लॉट नं. 34, सेक्टर 5 ए, करंजाडे, ता. पनवेल, जि. रायगड 410206 क्षेत्र 26.963 चौ.मी. कारपेट + 11.958 चौ. मी. सी. बी./एफ .बी./इएलइ/ट्रेस/एसएस ( Plot Number : 5A ; SECTOR NUMBER : 34 ; )
(5) क्षेत्रफळ	1) 26.963 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:- भवेश्वर डेव्हलपर्स च्या वतीने भागीदार महेश नानजी फुशी - - वय:-35; पत्ता:- प्लॉट नं. -, माळा नं. - इमारतीचे नाव: -, ब्लॉक नं. - रोड नं: डी- ४०२, अशोक विहार को ऑफ हीसिंग सोसायटी लि. मरोळ मिलिटरी रोड, अंधेरी (इस्ट) मुंबई ४०००६२, महाराष्ट्र, मुम्बई पिन कोड:-400072 पॅन नं:-AAJFB0126F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विजया गणेश कोठावळे - - वय:-24; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका नं. ४०२, चौथा मजला, शिव अपार्टमेंट, सेक्टर १२, प्लॉट नं. ६७, ओल्ड सुषमा पाटील स्कूल जवळ. कामोठे, ता. पनवेल, जि. रायगड ४१०२०९, महाराष्ट्र, राईगार: (००). पिन कोड:-410209 पॅन नं:-DCOPK9613J 2): नाव:- गणेश दिलीप कोठावळे - - वय:-29; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका नं. ४०२, चौथा मजला, शिव अपार्टमेंट, सेक्टर १२, प्लॉट नं. ६७, ओल्ड सुषमा पाटील स्कूल जवळ. कामोठे, ता. पनवेल, जि. रायगड ४१०२०९, महाराष्ट्र, राईगार: (००). पिन कोड:-410209 पॅन नं:-BKMPK5775R
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2017
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2017
(11) अनुक्रमांक, खंड व पृष्ठ	384/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	145000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29000
(14) शेर	



सहदुय्यम निबंधक वर्ग-२  
(पनवेल २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला 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.

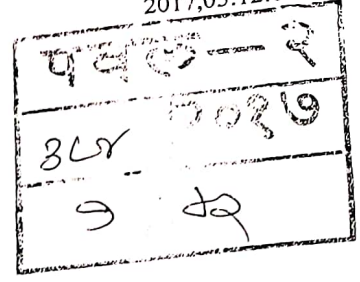
Valuation ID

201701132808

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

13 January  
2017,05:12:04 PM

मुल्यांकनाचे वर्ष 2016  
जिल्हा रायगड  
तालुक्याचे नांव : पनवेल  
गांवाचे नांव : करंजाडे  
प्रमुख नुल्य विभाग : 27  
उप नुल्य विभाग : 27.2



क्षेत्राचे नांव

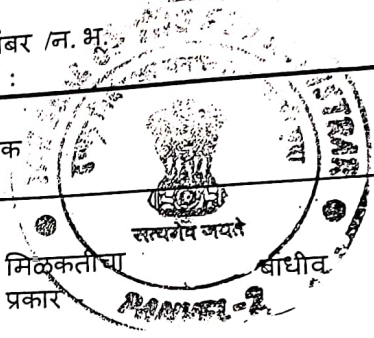
Influence Area

सर्व्हे नंबर /न. भू.

क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
मूल्यदर  
45700

मोजमापनाचे एकक  
चौ. मीटर



बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 46.705 चौ. मीटर

मिळकतीचा वापर -

निवासी सदनिका

मिळकतीचा प्रकार

बांधीव

बांधकामाचे वर्गीकरण - 1-आर सी सी

मिळकतीचे वय -

0 TO 2 वर्षे

मूल्यदर/बांधकामाचा दर

Rs.45700/-

उद्ववाहन सुविधा - आहे

मजला -

1st To 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (वार्षिक मूल्यदर \* घसा-यानुसार नविन दर )

= (45700 \* (100 / 100))

= Rs.45700/-

मजला निहाय घट/वाढ

= 100% of 45700 = Rs.45700/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 45700 \* 46.705

= Rs.2134418.5/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे

मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे

मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य

= A + B + C + D + E + F + G + H

= 2134418.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2134418/-

Home

Print

Hot Payment Successful. Your Payment Confirmation Number is 111318375

https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=000...

CHALLAN		MTR Form Number - 6	
GRN NUMBER	MH007612818201617R	BARCODE	Form ID
Department	IGR	Date:	13-01-2017
Receipt Type	RE	308	3/12
Office Name	IGR147-PNL2_PANVEL 2 JOINT REGISTRAR SUB REGISTRAR	Payee Details	
Year	Period: From : 13/01/2017 To : 31/03/2009	Dept. ID (If Any)	
Object	Amount in Rs.	PAN No. (If Applicable)	PAN-DCOPK9613J
0030046401-75	145000.00	Full Name	VIJAYA KOTHAVALE AND OTHER ONE
0030063301-70	29000.00	Flat/Block No.	FLAT NO 403 4TH
	0.00	Premises/ Bldg	FLR BHAVESHWAR
	0.00	Road/Street, Area /Locality	AVENUE PL N 34 SECTOR 5A
	0.00	Town/ City/ District	KARANJADE TAL PANVEL DIST RAIGAD Maharashtra
	0.00	PIN	4 1 0 2 0 9
	0.00	Remarks (If Any) :	
	0.00	Amount in words	Rupees One Lakhs Seventy Four Thousand Only
Total	174000.00	FOR USE IN RECEIVING BANK	
Payment Details:IDBI NetBanking		Bank CIN No :	69103332017011350171
Payment ID : 111318375		Date	13-01-2017
Cheque- DD Details:		Bank-Branch	
Cheque- DD No.		Scroll No.	
Name of Bank	IDBI BANK		
Name of Branch			



*Munesh Patel*

*Kothavale*  
*(Signature)*

1/13/2017 11:25 AM

30/ 7/2017  
E J

**AGREEMENT FOR SALE**

THIS ARTICLE OF AGREEMENT is made and entered at Panvel on this <sup>4<sup>th</sup></sup> day of January 2017 between **M/S. BHAVESHWAR DEVELOPERS** having PAN NO. AAJFB0126F, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting three partners namely 1) **MR. RAMESH NATHA PATEL**, 2) **MR. VINOD BHACHU BAMBHANIYA** 3) **MR. MAHESH NANJI FUSHI** having address at D-402, Ashok Vihar Co-Op Hsg. Society Ltd., Marol Military Road, Andheri (E), Mumbai 400072 hereinafter called and referred to as "**THE BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partner or partners for the time being of the said firm **M/S. BHAVESHWAR DEVELOPERS**, the survivor of survivors of them their heirs, executors and administrators of the last surviving partner and/or their assigns) of the **ONE PART**.

**AND**

**MRS. VIJAYA GANESH KOTHAVALA** age 24 years, having PAN NO. **DCOPK9613J** & **MR. GANESH DILIP KOTHAVALA** age 29 years having PAN NO. **BKMPK5775R** both adults, Indian inhabitants, residing at Flat No. 402, 4<sup>th</sup> Floor, Shiv Apartment, Plot No. 67, Sector 12, Near Old Sushma Patil School, Kamothe, Tal. Panvel, Dist. Raigad 410209, hereinafter referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

**WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "**THE CORPORATION**") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision 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.

*Mahesh Patil*

virtue of **TRIPARTITE AGREEMENT** dated 24<sup>th</sup> August 2015 have sold, transferred and assigned all their rights, title, interest and benefits of the said plot in favor of the New Licensee i.e. **M/S. BHAVESHWAR DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting three partners namely 1) **MR. RAMESH NATHA PATEL**, 2) **MR. VINOD BHACHU BAMBHANIYA** 3) **MR. MAHESH NANJI FUSHI** and the same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 8167 under Registration Document Serial No. PVL-2-7088-2015 dated 24/08/2015 and CIDCO vide its letter bearing reference CIDCO/VASAHAT/SATYO/KALUNDRE/109/2015/1174 dated 31/08/2015 has substituted the New Licensee, the i.e. **M/S. BHAVESHWAR DEVELOPERS**, a partnership firm instead and in place of the aforesaid Original Licensees.

**AND WHEREAS** by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Builders are absolutely seized and possessed of and well and sufficiently entitled to the said.

**AND WHEREAS** the New Licensees, the i.e. **M/S. BHAVESHWAR DEVELOPERS** have obtained a Commencement Certificate bearing reference No. CIDCO/BP-12111/TPO/(NM&K)/2015/1442 dated 23/12/2015 from the Corporation and commenced the construction of the residential building thereon named "**BHAVESHWAR AVENUE**" consisting Stilt + 7 upper floors as per the plans and specifications duly approved by the town planning department of the CIDCO Ltd., and/or the Corporation. Hereto annexed and marked as "**Annexure A**" is a copy of the Commencement Certificate dated 23/12/2015.

**AND WHEREAS** the Section 4 of the Maharashtra Ownership flats (Regulations of the promotion of construction, sale management and transfer) Act, 1963, the Builders are required to register the said Agreement under the Registration Act.

**AND WHEREAS** The Certificate of Title dated 28/01/2016 issued by ADV. S. J. BONDRE, Advocate, have been inspected by the Purchaser/s, a copy of which has been annexed to the Agreement and marked as **Annexure "B"**.

**AND WHEREAS** by virtue of the aforesaid Agreements the Builders have sole and exclusive right to alienate, sell and/or dispose of the flats or shops in

the proposed building(s) to be constructed on the said Plot of land and enter into Agreement(s) with the Purchaser/s of the said flats therein and receive the sale price in respect thereof.

368  
AND WHEREAS the Builders have given inspection to the purchaser/s of the said Agreement to Lease and Tripartite Agreement and the plans sanctioned and Commencement Certificate issued by the Corporation, designs and specifications, letter, document and all other relevant documents, the Purchaser/s shall raise no objection in future for the same The Purchaser/s has/have prior to the execution of the Agreement satisfied himself about the title of the Builders of the said plot and no requisition or objection shall be raised upon the Builders in any matter relating thereto.

AND WHEREAS at the request of the Purchaser/s the Builders have agreed to sell to the Purchaser/s the Flat bearing No. 403 admeasuring about 26.963 Sq. Mtrs. of Carpet area and 11.958 sq. mtrs C.B/F.B./ELE./TERR/SS on the 4<sup>th</sup> Floor in the said building known as "BHAVESHWAR AVENUE" lying and situated at the Plot No. 34, Sector No. 5A, Village - Karanjade, Tal. Panvel, Dist. Raigad, and more particularly described in the Second Schedule hereunder written (hereinafter referred to as "THE SAID FLAT") as per the Floor Plan annexed hereto and marked as "Annexure-C".

**NOW THIS INDENTURE WITNESSETH AND IT IS HERBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The Builders shall construct building(s) known as "BHAVESHWAR AVENUE" lying and situate at the Plot No. 34, Sector No. 5A, Village - Karanjade, Tal. Panvel, Dist. Raigad, as per the plans, designs and Specifications inspected and approved by the Purchaser/s with such variations and modification as the Builders may consider necessary or as may be required by any public authority to make in any of the Flat. The Purchaser/s hereby consents to such variations. The Purchaser/s has/have prior to the execution of the Agreement Satisfied himself/herself/themselves about the title of the Builders of the said plot and no requisition or objection shall be raised upon the Builders in any matter relating thereto.

2. The Purchaser/s hereby agrees to acquire the said Flat bearing No. 403 admeasuring about 26.963 Sq. Mtrs. of Carpet area and 11.958 sq. mtrs C.B/F.B./ELE./TERR/SS on the 4<sup>th</sup> Floor in the said building known as

Mouventer

4

Kothavale

Kothavale

48-2  
348 2026  
water charges

48. The Purchaser/s undertake to pay increase in taxes, insurance and such other levies, if any, which are imposed by the Local Authority and/or Government and/or other public authority.

49. The Purchaser(s) undertakes that in the event of any Service Tax, Works Contract Tax, Value Added Tax (VAT), Goods and Service Tax etc. and any other imposts/impositions are levied or leviable in future by the Central Government or Semi Government or any statutory authorities, in respect of the Agreement For Sale and/or the purchase price and consideration payable under the said Agreement and/or in respect of the said premises, then in such event, Flat Purchaser/s undertakes that within 10(Ten) days of a written demand made on them by Builders, he/she/they shall pay such amount of service tax/VAT/GST/imposts/impositions or tax by whatever name it shall be called with interest (as the case may be) in addition to the installment of the purchase Price, without any delay or demur and further covenants to indemnify and keep the Builders fully indemnified in respect of the non-payment or delay payment thereof. The Purchaser(s) further undertake that he/she/they shall not with hold the above payment of service Tax, VAT, GST or any taxes for any reason whatsoever. The terms of this clause shall be of the essence of this Agreement, and shall be essential term of this Agreement, and non-payment of any of such amounts/sums shall be treated as a serious breach of the agreement, undertaking and covenant by the Purchaser(s).

**FIRST SCHEDULE OF PLOT**  
Description of the Property

All that piece and parcel of Land under the erstwhile 12.5% Gaothan Expansion Scheme, bearing Plot No - 34, situated at Sector- No - 5A, Village Karanjade, Tal. Panvel, Dist. Raigad, containing by admeasurements about 899.55 Sq. Mts. or thereabout and bounded as follows:

- On or towards the North by : Proposed 11.00 mtr wide Road
- On or towards the South by : Sector-05, Plot No-35 and 36
- On or towards the East by : Plot No. 33
- On or towards the West by : Plot No. 35

Kothavale

*(Handwritten signature)*



REF-NO. GDCR/BP-12111/TPO(NM & K)/2015/

1442-7

DATE:- 23 DEC 2015

364

2015

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD  
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. Bhaveshwar Developers, Partners Mr. Ramesh Natha Patel & Others Two on Plot No.34, Sector- 5A, Karanjade (12.5% Scheme), Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Stilt + 07 Floors) Residential BUA = 1349.214 Sq. Mts. Total Residential BUA = 1349.214 Sq.mtr. (Nos. of Residential Units - 46 (Forty Six) Nos. of Commercial units - Nil) (FREE of FSI Society Office of 24.999 Sq.mtr. and fitness Centre of 26.726 Sq.mtr.)

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.

(E) Applicant should provide drinking water and toilet facility for labours 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 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:-

2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.

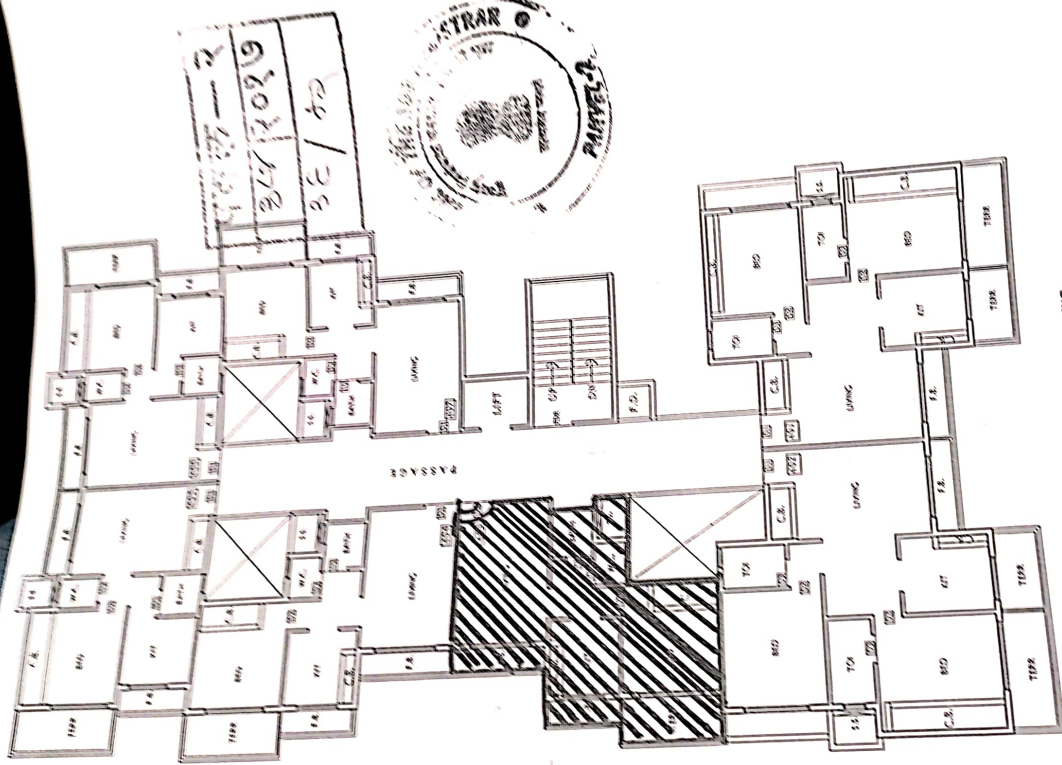
2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(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.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.



PROPOSED RESIDENTIAL BUILDING  
 AT PLOT NO. 34, SECTOR 5A, VARDANDE, NAVI MUMBAI.

DEVELOPERS M/S. BHAVESHWAR DEVELOPERS	FLAT NO.	403
	FLOOR	FOURTH
	CARPET AREA	
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER
Mouventati		Kothaval



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE  
"NIRMAL" 2nd Floor, Nariman Point  
Mumbai - 400 021  
PHONE: 00-91 22-5650 0900  
FAX: 00-91 22-2202 2509

ICIN - U99999 MH 1970 SGC 0145741

HEAD OFFICE  
CIDCO Bhavan, CIDCO Bhavan  
Navi Mumbai - 400 611  
PHONE: 00-91 22-8791 8111  
FAX: 00-91 22-8791 8111

Ref. No.

Date: 29 JUL 2017


CIDCO/BP-12111/TPO(NM)/2017/ 2 8 7 9 1

Unique Code No 2 0 1 5 0 3 0 2 1 0 2 3 9 5 3 0 1

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stillt + 07 Floors). [(Residential BUA = 1346.734 Sq.mtrs ), (Total BUA = 1346.734 Sq.mtrs), Residential Units = 46 (Forty Six Nos.)] {Free of FSI Fitness Centre BUA= 26 793 sq mtrs. & Society Office BUA = 24.973 Sq.mtrs.} on Plot No.34, Sector-5A at Karanjade(12.5% Scheme) of Navi Mumbai completed under the supervision of Architect Mr. Atul Patel has been inspected on 27/07/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 23/12/2015 and that the development is fit for the use for which it has been carried out

You have to pay the necessary charges due to GST if applicable in future as per CIDCO policy and as informed to you in writing, and if not paid the permission granted will be revoked

  
(Mithilesh B. Patil)  
Associate Planner (BP)



Kothavale