

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4382/2024

नोंदणी :

Regn:63m

07/03/2024

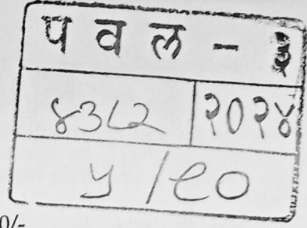
## गावाचे नाव : पनवेल

|   |   |
|---|---|
| (1) विलेखाचा प्रकार   | करारनामा  |
| (2) मोबदला  | 4490000   |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की गटदेदार ते नमुद करावे)  | 4318707.855   |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: सदतिका नं. 1010,दहावा मजला,ए-विंग,नीलकंठ विस्तेरिया,प्लॉट नं. 8ए,सेक्टर 20,न्यू पनवेल(पूर्व),नवी मुंबई,ठा. पनवेल,जि. रायगड,क्षेत्रफळ 38.990 चौ. मी. कारपेट( ( Plot Number : 8A ; ) )   |
| (5) क्षेत्रफळ   | 1) 38.990 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:-मे. नीलकंठ सुपरस्ट्रक्चर्स एलएलपी तर्फे भागीदार दर्शित रमेश पटेल तर्फे कु मु म्हणून पूनम गणपत वाकळे - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ 408, टॉवर 2, सीवूड्स ग्रँड सेंट्रल, सेक्टर 40, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AARFN3726B   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-सोमनाथ चंद्रकांत इंगवले -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आराधना सीएचएस, रूम नं ३०१, प्लॉट नं १२९, प्रतीक गार्डन, सेक्टर ३४, कामोठे, नवी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-410209 पॅन नं:-AAPP15688D<br>2): नाव:-राणी सोमनाथ इंगवले -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आराधना सीएचएस, रूम नं ३०१, प्लॉट नं १२९, प्रतीक गार्डन, सेक्टर ३४, कामोठे, नवी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-410209 पॅन नं:-ACEPI1938F |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 07/03/2024  |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 07/03/2024  |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 4382/2024   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 314300  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |
| (14) शेरा   |   |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

AGREEMENT FOR SALE



Flat No. 1010 in A Wing on 10th Floor

Carpet Area: 38.990 sq.mt. Total Consideration Rs. 4490000/-

Address: Nilkanth Wisteria, Plot no 8A, Sector 20 at Node New Panvel (E) Navi Mumbai - 410206.

This Agreement for Sale [hereinafter referred to as the "Agreement"] is made at Panvel on this 07<sup>th</sup> day of March 2024

[Signature]  
R Ingawale

I. PARTICIPANTS:

|    |         |   |
|----|---------|---|
| A. | NAME    | Nilkanth Superstructures LLP  |
|    | ADDRESS | F-408, Tower II, Seawoods Grand Central, Plot No R-1, Sector 40, Navi Mumbai - 400706 |
|    | PAN     | AARFN3726B  |
|    | EMAIL   | nilkanthsuperstructures@gmail.com   |

Nilkanth Superstructures LLP is a Limited Liability Partnership duly registered under the Limited Liability Partnership Act, 2008, having its registered office at the address mentioned hereinabove and is hereinafter referred to as the "Promoter", which expression shall, unless repugnant to the context or meaning thereof mean and include its successors and permitted assigns, of the FIRST PART;



AND

|    |         |  |
|----|---------|--|
| B. | NAME 1) | Mr. Somnath Chandrakant Ingawale   |
|    | ADDRESS | Aradhana C.H.S, Room no - 301, Plot No 129, Near Pratik Garden, Sector no 34 Kamothe, Navi Mumbai 410209 |
|    | PAN     | AAPPI5688D   |
|    | EMAIL   | somnathingawale1982@gmail.com  |
|    | NAME 2) | Mrs. Rani Somnath Ingawale   |
|    | ADDRESS | Aradhana C.H.S, Room no - 301, Plot No 129, Near Pratik Garden, Sector no 34 Kamothe, Navi Mumbai 410209 |
|    | PAN     | ACEPI1938F   |
|    | EMAIL   | somnathingawale1982@gmail.com  |

[Signature]

[Signature]

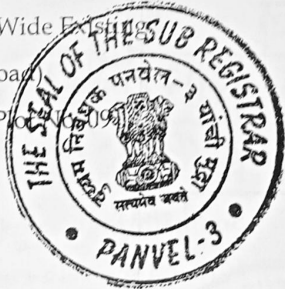
R Ingawale

SCHEDULE - I:  
SAID PROJECT LAND

To all that piece and parcel of land bearing Plot No. 8A, admeasuring 5064.35 sq. mtrs. situated at Sector- 20, New Panvel (E), Navi Mumbai within the limits of Panvel Municipal Corporation, and is bounded on or towards -

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- On The North By : Part of Plot No. 08B, Part of Plot No. 08
- On The South By : 20.00 M Wide Existing Road (30.00 M Wide Prop. Road), Part of Plot no. 09
- On The West By : Part of Plot No. 08, 20.00 M Wide Existing Road (30.00 M Wide Prop Road)
- On The East By : Part of Plot no. 08B, Part of Plot No. 08

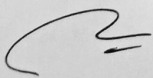
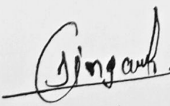
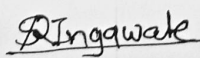


SCHEDULE - II:  
SAID PROJECT

One number of building namely Nilkanth Wisteria, consisting of commercial units, residential units and other amenities mentioned in Annexure 'E' constructed on the portion of piece and parcel of land bearing Plot No. 8A, admeasuring 5064.35 sq. mtrs., situated at Sector- 20, New Panvel (E), Navi Mumbai.

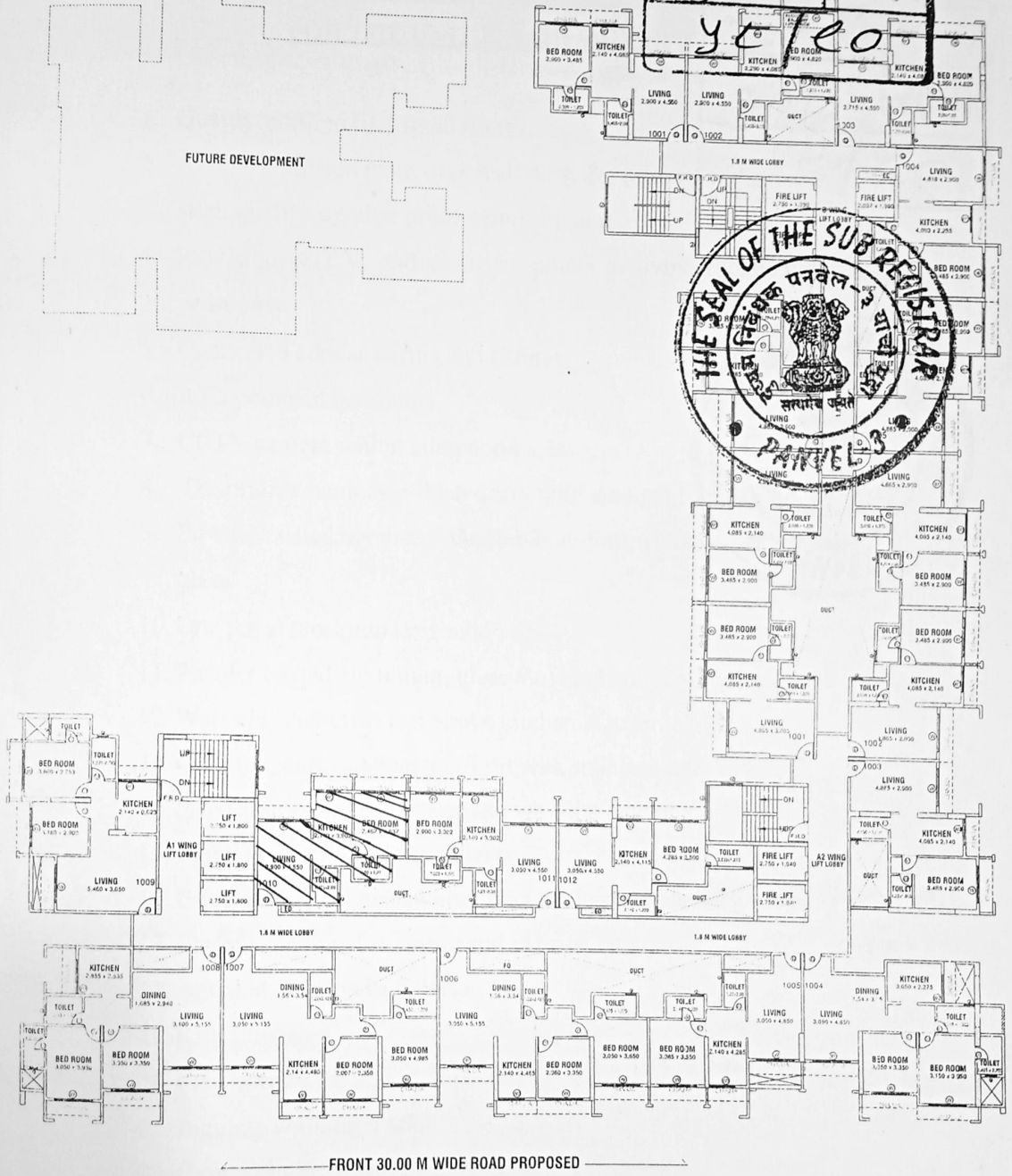
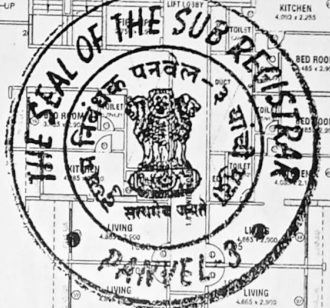
SCHEDULE - III  
SAID FLAT/SHOP/OFFICE

Flat bearing No. 1010 admeasuring 38.990 sq. mtrs. of carpet area with on the 10th Floor of Wing A in the Project i.e. Nilkanth Wisteria

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ANNEXURE - ३  
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FUTURE DEVELOPMENT



WING - A  
FLAT NO. 1010  
10TH FLOOR PLAN

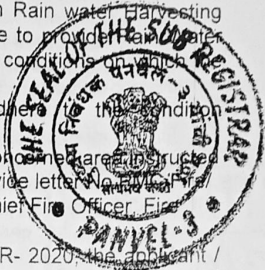
| SIGNATURE OF PURCHASER | SIGNATURE OF VENDOR | PROJECT   |
|------------------------|---------------------|---|
|                        |                     | <b>M/s Nilkanth Superstructures LLP.</b><br>PROPOSED RESIDENTIAL CUM<br>COMMERCIAL BUILDING ON PLOT NO. 8A,<br>SECTOR - 20, NEW PANVEL(E), NAVI MUMBAI. |







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7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 application for O.C
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain water Harvesting System shall be deemed as breach of the conditions on which development permission has been granted.
8. The applicant and The Architects shall strictly adhere to the conditions mentioned in Fire NOC.
9. The owner & The Architects and Structural Engineer concerned shall strictly adhere to the conditions of Fire NOC issued vide letter No. 287/94/UD-11/RDP dated 10/04/2022. by Chief Fire Officer, Fire Brigade Department, PMC.
10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
11. The Owner/Developer shall obtain all the necessary final NOC's/completion certificates/clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
12. No work should be started unless the existing structures area to be demolished with utmost care.
13. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
14. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
15. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
16. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
17. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
18. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
19. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
20. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
21. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
22. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/CA-287/94, UD-11/RDP, Dt. 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or redevelopment is obtained by the Owners/Developer, he shall install a

Display Board' on the conspicuous place on site indicating following details:-

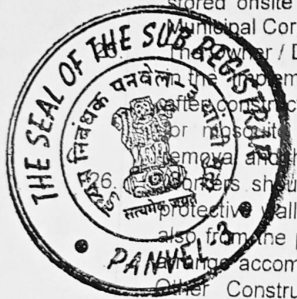
- Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
  - Name and address of the owner/developer, Architect and Contractor.
  - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
  - Number of Residential flats/Commercial Units with areas.
  - Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in(i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2004 issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Cement fly ash Bricks or cement fly ash bricks or similar products of a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.

24. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored onsite as would be decided by the concern Ward Officers of Panvel Municipal Corporation.



The owner / Developer should fulfill all the health related provisions mentioned in the notification of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966. The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also provide accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1966.

- Accommodation :-

- The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
- The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
- As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking palce or other facilities to the buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.
- In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.



27. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
28. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
29. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
30. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996" Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
31. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
32. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
33. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident work.
34. The design of the septic tank will be in accordance with the design (MS-2470& UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
35. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
36. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying Occupancy Certificate, stating that you will not violate the said law.
37. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
38. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
39. The Owner/ Developer is required to construct the discharge line at his own cost.
40. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
41. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 15/02/2023 and must be applied for O.C. with all concerned NOC.
42. The applicant Shall Strictly adhere to The Terms And conditions Mentioned in Environment Clearance EC Identification No. EC23B038MH110322. Dated 21/07/2023
43. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
44. The Amended Commencement Certificate issued based on Additional F.S.I NOC Received from CIDCO office vide letter No.CIDCO/MTS-III/UDCPR/8000227516/2023/2926, Dated 30/10/2023 and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
45. The Owner / Developer shall submit consent letter from Additional members of society before starting construction work as per this Amended Commencement Certificate.

