

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4390/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	4318707.855
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं. 810,आठवा मजला,ए-विंग,नीलकंठ विस्टेरिया,प्लॉट नं. 8ए,सेक्टर 20,न्यू पनवेल(पूर्व),नवी मुंबई,ता. 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 सु म्हणून पूनम गणपत वाकळे - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ 408, टॉवर 2, सीव्हीएस ग्रॅंड 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:-अजिताथ महादेव कदम - - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं - , इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संत रोहिदास नगर, मु पोस्ट वांगणी नं ३, करमाळा वांगणी, सोलापूर, महाराष्ट्र, सोलापूर. पिन कोड:-413202 पॅन नं:-AZWPK5361P
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/03/2024
(11) अनुक्रमांक,खंड व पृष्ठ	4390/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
(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

8300 / 2024
y . eo

Flat No. 810 in A Wing on 8th Floor

Carpet Area: 38.990 sq.mt. Total Consideration Rs. 4400000/-

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

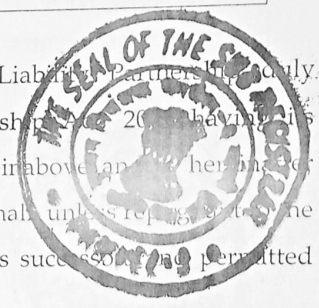
This Agreement for Sale [hereinafter referred to as the "Agreement"] is made at Panvel on this 07th day of March 2024

Ajinkya
AM

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, permitted assigns, of the FIRST PART;



AND

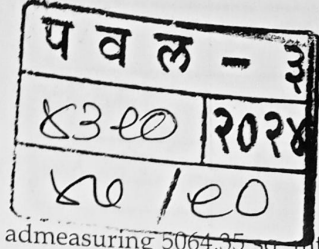
B.	NAME 1)	Mr. Ajinath Mahadev Kadam
	ADDRESS	Sant Rohidas Nagar At-Post Wangi No - 3, Karmala, Wangi, Solapur, Maharashtra - 413202
	PAN	AZWPK5361P
	EMAIL	ajaykadam1986.ak.ak@gmail.com

is an Indian Inhabitant, residing at the address as mentioned hereinabove and is hereinafter referred to as the "Allottee", which expression shall, unless repugnant to the context or meaning thereof mean and include his/her heirs, executors, successors, and permitted assigns, of the SECOND PART;

[Signature]

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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 -

- 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. 08
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. 810 admeasuring 38.990 sq. mtrs. of carpet area with on the 8th Floor of Wing A in the Project i.e. Nilkanth Wisteria

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ANNEXURE - "D"



WING - A-
 FLAT NO. 810
 3RD, 4TH, 5TH, 6TH,
 8TH & 9TH FLOOR PLAN

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

ANNEXURE - 'F'



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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 : P52000054110

Project: **NILKANTH WISTERIA** Plot Bearing / CTS / Survey / Final Plot No. at New Road, Panvel, Raigarh, 410206;



1. **Nilkanth Superstructures LLP** having its registered office / principal place of business at Tehsil, Thane, District: Thane, Pin: 400706.

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

- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the 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 (l) of sub-section (2) of section 4 read with Rule 5;
- OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 27/12/2023 and ending with 31/10/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:16-02-2024 16:42:43

Dated: 16/02/2024
Place: Mumbai

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



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel -410 206.

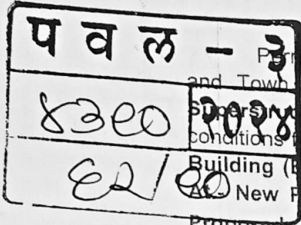
E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/N.Panvel/20/8A/21-24/16692/०७९ /2024

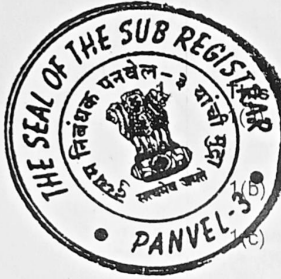
Date : ११/०१/2024

AMENDED COMMENCEMENT CERTIFICATE



Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVIII of 1966) to, **M/s. Nilkanth Structures LLP.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building (Basement + Ground + 13 Upper Floors) on Plot No.- 8A, Sector- 20, New Panvel (E), Tal.- Panvel, Dist.- Raigad.** (Plot Area = 5064.350 sq.mt., Proposed Commercial Built Up Area= 1417.878 Sq.mt., Residential Built Up Area = 15437.892 sq.mt., Total Built Up Area = 16855.770 sq.mt.)

(No. of Proposed Residential Unit- 231. Commercial Unit -24
No. of Total Unit - 255 Nos.)



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

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.

Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

The commissioner 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) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.

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

2(c) 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.

2(d) Obtain Occupancy Certificate from the Corporation.

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.

4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.

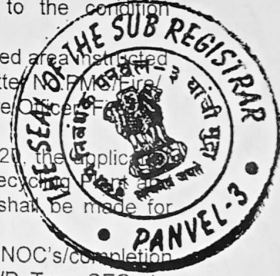
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

6. Prior Permission is necessary for any deviation / Change in Plan.

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 & UDCPR-2020 and Require to submit NOC from RWH Consultant Prior to 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 the development permission has been granted.
8. The applicant and The Architects shall strictly adhere to the condition mentioned in Fire NOC.
9. The owner & The Architects and Structural Engineer concerned are instructed to strictly adhere to the conditions of Fire NOC issued vide letter No. FM/2021/Ref. NO.1176/627/2023, 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 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/C4-287/94,UD-11/RDP, Dt.19th 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

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

- a) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- b) Name and address of the owner/developer, Architect and Contractor.
- c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.

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Address where copies of detailed approved plans shall be available for inspection.
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.

- 23. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, 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.

Owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay Tiles or 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.



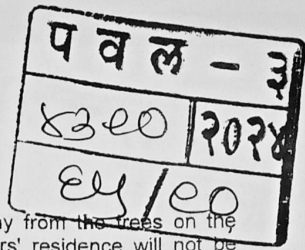
- 24. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

- 25. The owner / Developer should fulfill all the health related provisions mentioned in the "Implementation 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.

- 26. 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 arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

- Accommodation :-

1. 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.
2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
3. 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.
4. 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 at work.
34. The design of the septic tank will be in accordance with the design of (IS-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 for 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.

