



22/03/2024

सूचा क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

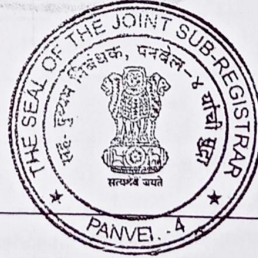
दस्त क्रमांक : 5292/2024

नोदंगी :

Regn:63m

गावाचे नाव : विहीघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1488081.3
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र.14/4, दर-44300, प्रति चौ.मी., युनिट नं. 102, पहिला मजला, बी विंग, श्री वास्तु सिफनी, सर्व्हे नं. 48/2, मौजे विहीघर, ता. पनवेल, जि. रायगड, क्षेत्र. 30.538 चौ.मी. कारपेट एरिया या मिळकतीचे ( Survey Number : 48/2 ; )
(5) क्षेत्रफळ	1) 30.538 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. श्री वास्तुपुर्ती असोसिएट्स तर्फे भागीदार संतोष वसंत आंबवणे . वय:-58; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: . ब्लॉक नं. , रोड नं: शॉप नं. 10/11, आशापुरी नगर, पंचरत्न हॉटेल जवळ, पनवेल, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-ABWFS6383B 2): नाव:-मान्यता देणार - संतोष वसंत आंबवणे स्वतःसाठी आणि आसिफ हसनमिया पटेल तर्फे अखत्यारी म्हणून वय:-58; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: . ब्लॉक नं. , रोड नं: शॉप नं. 10/11, आशापुरी नगर, पंचरत्न हॉटेल जवळ, पनवेल, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-ABWFS6383B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जयेश मनोहर लोखंडे . वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: . ब्लॉक नं. , रोड नं: रूम नं. 1333, महात्मा फुले नगर, सी पी डब्ल्यू डी ऑफिस जवळ, वामनवाडा, विले पार्ले ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AHMPL3009P 2): नाव:-सोनाली जयेश लोखंडे . वय:-28; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: . ब्लॉक नं. , रोड नं: रूम नं. 1333, महात्मा फुले नगर, सी पी डब्ल्यू डी ऑफिस जवळ, वामनवाडा, विले पार्ले ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-EKYPM0781G
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5292/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,  
पनवेल-४

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.

**AGREEMENT FOR SALE**

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This AGREEMENT FOR SALE ("Agreement") made and is entered into at	2024
Panvel, Raigad, on this 21 <sup>st</sup> day of March 2024.	
y / ee	

This **AGREEMENT FOR SALE** ("Agreement") made and is entered into at  
Panvel, Raigad, on this 21<sup>st</sup> day of March 2024.

**BY AND BETWEEN****M/s. SHREE VASTUPURTI ASSOCIATES (PAN NO. ABWFS)**

Partnership firm, duly registered under the Indian Partnership Act, 1932 through its Authorized Partner **Shri Santosh Vasant Ambavane** having its registered office at Shop No. 10 / 11, Ashapuri Nagar, Near Pancharatna Hotel, Panvel 410206 and correspondence Office at Shop No. 1, Sai Shakti, Land No. 4, Sector 12, Adai Circle, New Panvel 410206 hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or the meaning +thereof be deemed to mean and include the partner or partners for the time being of the said Firm, the survivor or survivors of them and the heirs, executors and administrators of the such survivor(s) and his/ her/ their assigns, nominees and successors) of the **ONE PART**



**MR. JAYESH MANOHAR LOKHANDE (PAN NO. AHMPL3009P), Age 32 years**  
**AND MRS. SONALI JAYESH LOKHANDE (PAN NO. EKYPM0781G) Age 28**  
years, both Indian inhabitants residing at Room No. 1333, Mahatma Phule Nagar, Near C P W D Office, Bamanwada, Vile Parle East, Mumbai Maharashtra 400099.. hereinafter referred to as "**the Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/their heirs, executors, administrators and permitted assigns) of the **SECOND PART**

**AND**

Mr. Santosh Vasant Ambavane (PAN- AECPA5857R) residing at Plot No.-94, MCCH Society, Panvel-410206 and Mr. Asif Hasanmiya Patel (PAN- BCUPP5080L) residing at 01/Suleman Apartment, Kacchi Mohalla, Panvel - 410206 both Indian inhabitants hereinafter referred as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **THIRD PART**

S.V. Ambavane - Lokhande Sonal

THE SECOND SCHEDULE

## Common Areas and Facilities

Children's Play Area / Play Equipment	पवल - ४
Garden with	५२२ १०१४
Water Softener Plant	५२२ १०१४

THE THIRD SCHEDULE

( SAID UNIT )



That Residential Flat bearing Unit No. 102 on 1<sup>ST</sup> Floor of wing B, admeasuring 30.538 sq. mtrs. carpet area in the building to be known as "SHREE VASTU SYMPHONY" lying being and situate at the land more particularly described in the First Schedule hereinabove written being Survey No. 48/2, Village- Vihighar, Taluka- Panvel, District-Raigad.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day the year first hereinabove written

SIGNED AND DELIVERED )

by the within named the Promoter )

M/S. SHREE VASTUPURTI ASSOCIATES )

through its Partner )

SHRI SANTOSH VASANT AMBAVANE )

in the presence of )

1. Sumit sharma S

2. Rohit kumar X

S.V. Ambavane







**Maharashtra Real Estate Regulatory Authority**

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**

**FORM 'F'**

[See rule 7(2)]

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४३ / २८

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Shree Vastu Symphony, Plot Bearing / CTS / Survey / Final Plot No.: S No 48/2 at Vihigar, Panvel, Raigadh, 410206**, registered with the regulatory authority vide project registration certificate bearing No P52000022687 of

1. **Shree Vastupurti Associates** having its registered office / principal place of business at **Plot No. 48/2, Vihigar, Panvel, Dist. Raigadh, Pin: 410206.**

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

- 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 (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;



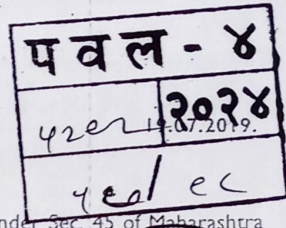
OR  
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that 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 **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 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 the registration granted herein, as per the Act and the rules and regulations made there under.



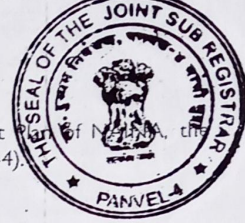
Dated: 10/10/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 10/10/2023 12:41:48

**COMMENCEMENT CERTIFICATE**

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- A) Location: Survey No. 48/2 at Village- Vihigar, Taluka- Panvel, Dist. - Raigad.
- B) Land use (Predominant): As per Sanctioned Interim Development subject land falls under Urban Villages (N-4).
- C) Details of the proposal with BUA:



Sr. No.	Particulars	Area in Sq. M.
1	Area of plot as per 7/12 Extract	1700.000
2	Area of plot as per measurement plan (As per triangulation of TILR at true scale)	1741.507
3	Area of plot as per Physical Survey plan	1737.325
4	Area of plot, considered { least of (1), (2) & (3) above }	1700.000
5	Deduction for-	
	a. Existing road area	94.219
	b. Widening of road	0
	c. Any reservation	0
6	Gross area of the plot = { (04) - (05) }	1605.781
7	Deduction for Amenity space, if any	NA
8	Net area of plot = { (06) - (07) }	1605.781
9	Recreational open space required	250.00
10	Recreational open space provided	250.990
11	Permissible FSI	1.00
12	Permissible Built up Area = { (08) X (11) }	1605.781
13	Proposed Built Up Area	1600.326
14	Balance Built Up Area = { (12) - (13) }	5.455
15	FSI Consumed { (13) ÷ (08) }	0.997
16	FSI Balanced = { (11) - (15) }	0.003
17	Number of units proposed	38
	a. Residential	38
	b. Commercial	0
18	Trees to be planted against plot area = { (01) ÷ 100 }	17
19	Trees to be planted against Recreational open space = { (10) X 5 ÷ 100 }	13

- D) Details of the Building is as follows:

Sr. No	Building No.	Predominant use	No of Floors	BUA in Sq. M.
1	Building I (Wing A + Wing B)	Residential	Stilt+4	1600.326
Total BUA in Sq. M.				1600.326

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E)	This Commencement Certificate is to be read along with the accompanying drawings bearing no. CIDCO/NAINA/Panvel/Vihighar/BP-360/CC/2019/SAP-940/890
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dtc 19.07.2019.	



This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act- 1966 and as per the provisions of the Development Control Regulations in force.

This Commencement 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 by the Corporation is contravened.
- The Managing Director, CIDCO, is satisfied that the Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such 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 (MR&TP) Act, 1966.

#### GENERAL CONDITIONS

- The applicant shall :-
  - Inform to the Corporation immediately after starting the development work in the land under reference.
  - Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
  - Give written notice to the Corporation regarding completion of the work.
  - Obtain the occupancy certificate from the Corporation.
  - Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.
  - Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.
  - Always exhibit a certified copy of the approved plan on site.
  - As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/SUD-11/RDP, Dated 19<sup>th</sup> July, 1994. for all buildings following additional conditions shall apply.
  - As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' at a conspicuous place on site indicating following details:-

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- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with details of boundaries.
- Order Number and date of grant of development permission or development permission issued by the Corporation if any.
- FSI permitted.
- Number of Residential flats/Commercial Units with their area.
- Address where copies of detailed approved plans shall be available for inspection.

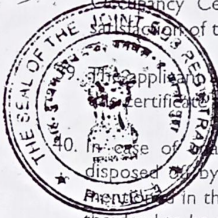


ii. A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

- The amount of Rs. 52,000.00/- (Rupees Fifty Two Thousand only), deposited vide Receipt No. 6900000221/2019 dated 15.06.2019, with the Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.
- The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.
- This permission does not entitle the applicant to develop the land which does not vest with him.
- The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
- The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.
- The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.
- The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.
- Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alternation of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.
- The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.
- The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP



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Compliance Certificate will be granted only after all these arrangements are made to the satisfaction of the Corporation.

The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in the certificate are actually provided.

40. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.

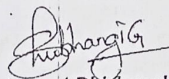
41. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
42. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.
43. The applicant shall observe all the rules in force regarding overhead/ underground electric lines/ transmission lines/ utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.
44. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
45. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 2 trees shall be planted for every tree to be felled. Cutting / felling of trees shall be carried with prior approval of the Tree Authority concerned.
46. Every plot of land shall have at least 1 tree for every 100 Sq.mt. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above, prescribed standard, additional number of new trees shall be planted.
47. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.
48. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the Dy. S L R, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, recreational open space or other reservations. The demarcated layout measurement plan certified by Dy. S L R shall be submitted before applying for first plinth completion certificate.
49. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by Dy. S L R, which will affect the layout, buildings etc. with respect to the requirement of DCRs or any conditions in the NOC's that are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, CRZ, Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.

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50. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, water supply, Electrical installation shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.
51. The formation level of the land shall be achieved as per the Engineer's report according to the specified R.L. Further, the required arrangements of storm water drainage, Septic Tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.
52. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme
53. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.
54. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
55. The applicant shall construct the society office/room, if any as proposed and approved in the plan and it shall not be used for any other purpose. This society office/room shall be handed over to the Co-operative housing Society to be formed in due course.
56. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.
57. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.
58. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.
59. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.
60. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to The applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

Yours faithfully,



(Shubhangi Bhisnurkar)  
Associate Planner. NAINA  
CIDCO Ltd.

528/5292

गुरुवार, 21 मार्च 2024 2:47 म.नं.

दस्त गोपवारा भाग-1

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दस्त क्रमांक: 5292/2024

दस्त क्रमांक: पवल4 /5292/2024

बाजार मूल्य: रु. 14,88,081/-

मोवदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,80,000/-

दु. नि. सह. दु. नि. पवल4 यांचे कार्यालयात

अ. क्र. 5292 वर दि. 21-03-2024

रोजी 2:46 म.नं. वा. हजर केला.

पावती: 5724

पावती दिनांक: 21/03/2024

सादरकरणाचा नाव: जयेश मनोहर लोखंडे . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1960.00

पृष्ठांची संख्या: 98

एकूण: 31960.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 21 / 03 / 2024 02 : 46 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 03 / 2024 02 : 47 : 07 PM ची वेळ: (फी)

मदर म्पोजन हा नोंदणी अधिनियम १९०८ अन्वयेत आणलेला कायदा आहे. या अधिनियमाच्या अन्वयेत नोंदणी करणे आवश्यक आहे. दस्तातील संपूर्ण मजदूर, निष्पक्षता व न्याय व न्याय जोडलेल्या दस्तदस्तांची सत्यता तपासली आहे. दस्ताची सत्यता व न्याय व न्याय जोडलेल्या दस्त निष्पादक बाबत नोंदणीधारक हे संपूर्णपणे जबाबदार राहतील.

S. V. Ambavane  
लिहून देणारे

Dalhanke  
लिहून देणारे

