

398/7416

Tuesday, April 16, 2024

10:27 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8154

दिनांक: 16/04/2024

गावाचे नाव: दापोली

दस्तऐवजाचा अनुक्रमांक: पवल3-7416-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हर्षदा अजय होडगे --

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 112

रु. 30000.00

रु. 2240.00

एकूण:

रु. 32240.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
10:46 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1912809.99 /-

मोबदला रु.4300000/-

भरलेले मुद्रांक शुल्क : रु. 258000/-

Sub Registrar Panvel

सह दुय्यम निबंधक वरिष्ठ ?  
पनवेल क्र. ३.

- 1) देयकाचा प्रकार: DHC रकम: रु.240/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424150222787 दिनांक: 16/04/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424150120039 दिनांक: 16/04/2024  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000671135202425E दिनांक: 16/04/2024  
बँकेचे नाव व पत्ता:

*[Handwritten Signature]*

4/16/2024

## गावाचे नाव : दापोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1912809.99
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: ग्रामीण विभाग क्र.6, दर 49400/- पती चौ.मीटर... सदनिका नं.509, पाचवा मजला, झेनिशा औरा, प्लॉट नं.85, सेक्टर-07, पुष्पक दापोली, ता. पनवेल, जि. रायगड, क्षेत्र- 33.525 चौ. मीटर कारपेट ( ( Plot Number : 85 ; SECTOR NUMBER : 07 : ) )
(5) क्षेत्रफळ	1) 33.525 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. झेनिशा इन्फ्रा तर्फे भागीदार भरत करमन अरेठीया यांचे क.ज. देणार निलेश वसुराम राजपुत -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 101, बंधु प्रेम, प्लॉट नं.162, सेक्टर-31, वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AACFZ3452F 2) नाव:-गजानन म्हात्रे, कृष्णा म्हात्रे, हेमंत म्हात्रे, कलावती म्हात्रे, संदेश म्हात्रे, समीर म्हात्रे, पदुबाई म्हात्रे, संकिता म्हात्रे, अनंत म्हात्रे, आनंदी तारेकर, सुवर्णा पाटील, सुमित्रा पावशे, सुनिता पाटील, यांचे कु.मु. म्हणुन मे. झेनिशा इन्फ्रा तर्फे भागीदार भरत करमन अरेठीया क.ज. देणार निलेश वसुराम राजपुत वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 101, बंधु प्रेम, प्लॉट नं.162, सेक्टर-31, वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ACPPM0032K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-हर्षदा अजय होडगे -- वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं.404, विनायक कॉर्नर, सेक्टर-06, करंजाडे, नवी मुंबई, ता. पनवेल, जि. रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०). पिन कोड:-410206 पॅन नं:-AXVPP2459A 2) नाव:-अजय लक्ष्मण होडगे -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं.404, विनायक कॉर्नर, सेक्टर-06, करंजाडे, नवी मुंबई, ता. पनवेल, जि. रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०). पिन कोड:-410206 पॅन नं:-ACQPH3570E
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7416/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	258000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

००४४  
सह दुष्यम निबंधक वर्ग-२.  
पनवेल रु. ३.

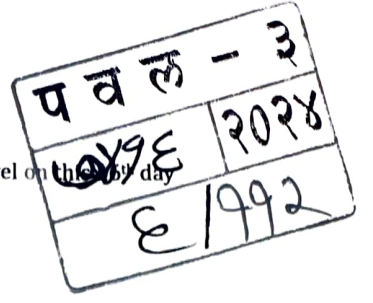
मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(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

THIS AGREEMENT FOR SALE is made and entered into at Panvel on the 09<sup>th</sup> day of APRIL, 2024;



BETWEEN

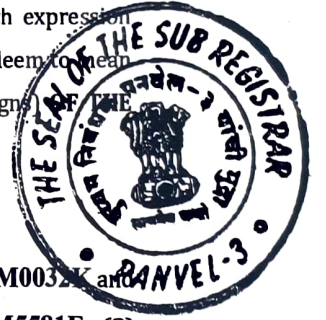
M/S. ZENISHA INFRA, Pan No. AACFZ3452F, having office at: At 101- Bandhu Prem, Plot No. 162, Sector- 31, Vashi, Navi Mumbai - 400703, hereinafter referred to as "the PROMOTER/DEVELOPERS" (Which expression shall mean and include partners or partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns) OF THE FIRST PART;

AND

1) MRS. HARSHADA AJAY HODAGE, Age: 34 years, Pan No.:AXVPP2459A & 2) MR. AJAY LAXMAN HODAGE, Age: 38 years, Pan No.:aCQPH3570E, residing at Flat no 404 Vinayak Corner Sector 6 Karanjade Panvel 410206 Maharashtra, hereinafter referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the context or meaning thereof shall be deemed to mean and include her/his/their heirs, executors, administrators and assigns) OF THE SECOND PART;

AND

(1) SHRI GAJANAN DATTU MHATRE, Age: 70 years, Pan No.: ACPPM0032K and (2)SHRI KRISHNA DATTU MHATRE, Age: 65 years, Pan No.: ADAPM5581F,, (3) SHRI HEMANT DATTU MHATRE, Age: 52 years, Pan No.: ADIPM2659N, (4)SMT. KALAWATI MHATRE, Age: 50 years, Pan No.: AQEPM2179C, (5)SHRI SANDESH MHATRE, Age: 30 years, Pan No.: BBMPM2288N, (6) SHRI SAMIR NAMDEV MHATRE, Age: 48 years, Pan No.: ASQPM8718B, (7) SMT. PADUBAI NAMDEV MHATRE, Age: 77 years, Pan No.: CCOPM9284Q, (8)SMT. SANKITA MARUTI MHATRE, Age: 27 years, Pan No.: CGWPM3565J, (9)SHRI. ANANT NAMDEO



For ZENISHA INFRA

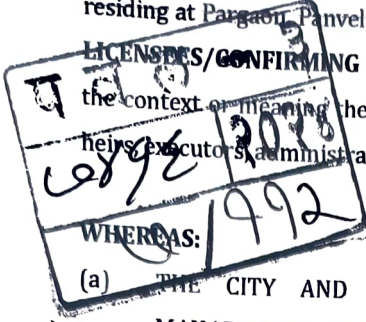
(3)hand

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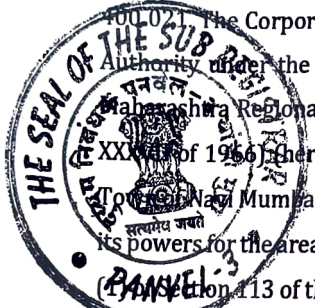
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MHATRE, Age: 60 years, Pan No.: AGVPM5681J, (10)SMT. ANANDI NAMDEV  
TAREKAR, Age: 62 years, Pan No.: ATRPT9780C, (11)SMT. SUVARNA NAMDEO  
PATIL, Age: 55 years, Pan No.: BGAPP6247H, (12)SMT. SUMITRA  
CHNADRAKANT PAWASHE, Age: 47 years, Pan No.: ECVPP4420C, (13) SMT.  
SUNITA VITTHAL PATIL Age: 67 years, Pan No.: CMUPP3259A they all are  
residing at Pargaon, Panvel, Raigad hereinafter referred to as the "THE ORIGINAL  
LICENSEES/CONFIRMING PARTY", (which expression shall unless it repugnant to  
the context or meaning thereof shall be deem to mean and include her/his/their  
heirs, executors, administrators and assigns) OF THE THIRD PART.



(a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED, is a company incorporated under the Companies  
Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and  
having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-  
400 021. The Corporation has been declared as a New Town Development  
Authority under the provisions of Sub Section (3A) of Section 113 of the  
Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-  
XXVI 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;



- (b) The Corporation, as a part of the development, of Navi Mumbai has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government.
- (c) Except for land(s) already in possession of the Corporation, the remaining private land(s), require for the project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the "LA ACT, 1894") by the state Government.
- (d) The Right to fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as the LARR ACT, 2013) came into force w.e.f. 01.01.2014 replacing the LA Act,

For ZENISHA INFRA

*Bhand*  
PARTY

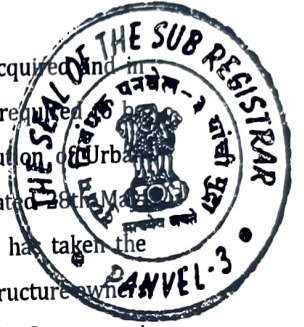
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*[Signature]*

1894. Although the land for the Project was notified under the LA Act, 1994, awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. The determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

LA - 3  
609E 2028  
1992

(e) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Department No. CID-1812/CR-274/UD-10 dated 1st March, 2014 (hereinafter referred to as the "G.R. dated 01.03.2014") has, in lieu of monetary compensation, provided for higher and better compensation in the form of development plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of Monetary Compensation.

(f) There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Government Resolution Urban Development Department No. CID-1812/CR-274/UD-10 dated 28th May 2014 (hereinafter referred to as "G.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with the Government Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 Dated 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014") the District Rehabilitation officer has authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per circular issues by the Corporation bearing no. "CIDCO/Vya.sa./Aa.Vi.Ta./2014" dated 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.



For ZENISHA INFRA

(Bhand)

*[Handwritten signatures]*

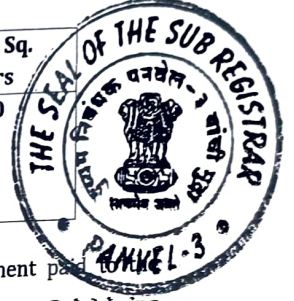
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Patil (12) Smt.  
 Sumitra Chhadrajan  
 Pawashe, (13) Smt.  
 Sunita Vitthal Patil

- (h) As per directives and policies of the State Government, referred to hereinabove and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/434 dated 03/06/2015 a piece and parcel of land bearing Plot No. 85 admeasuring about 1920.00 Sq. Mtrs., Sector 7 lying, being and situated at Village Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad (hereinafter referred to as "the said Plot"), which is written hereinafter and more particularly described in SCHEDULE I (hereinafter referred to as the said Plot") for the purpose of constructing a building or building on the terms and conditions hereinafter contained.

Description of Land allotted

Place/Node	Plot No.	Sector No.	Area in Sq. Meters
Pushpak DAPOLI	85	7	1920



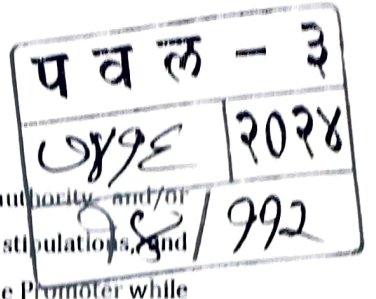
- (i) The licensee has, before the execution of this Agreement with the Corporation on 12/12/2017 a sum of Rs.60/- (Rupees Sixty Only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Rs.1/- per annum as per the letters from the Urban Development Dept. bearing No.CID-1812/CR-274/UD-10 Dated 18th August, 2014 and No. CID- 1812/CR-274/UD-10 Dated 06th October, 2015.
- (j) An Agreement to Lease dated 13/12/2017 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART and (1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev

For ZENISHA INFRA

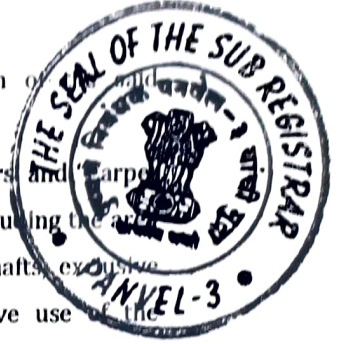
*(Signature)*  
 ZENISHA INFRA

*(Signature)* *(Signature)*





- or Occupancy Certificate of the said Building.
- (aa) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Promoter while developing the said Plot and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- (bb) The Promoter has accordingly commenced construction of building/s in accordance with the said proposed plans.
- (cc) The carpet area of the said Apartment is 33.525 Sq. Meters and "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, the area under service shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Apartment.
- (dd) The Parties relying on the confirmations, representations, and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.
- (ee) Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. 4,00,000 (Rupees Four Lakh Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as an advance payment or application fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.
- (ff) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority. The Project Registration Number is **P52000048498**; the authenticated copy of the Registration Certificate is annexed herewith as



For ZENISHA INFRA

Bhand

B. S. S. S.

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८६/१९२

SCHEDULE I

THE SAID PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land bearing Plot No. 85, admeasuring 1920.00 Sq. of the situated in Sector No. 7, Node Pushpak, Village- Dapoli Tal. Panvel, Dist. Raigad.

On or towards the North by : 20 M Wide Road

On or towards the South by : Plot No. 84

On or towards the East by : Plot No. 86

On or towards the West by : 15 M Wide Road



SCHEDULE II

SAID APARTMENT ABOVE REFERRED TO:

Flat no 509, admeasuring about 33.525 Sq. Meters. of Carpet area on the 5<sup>th</sup> Floor of the said building known as "Zenisha Aura" which is constructed in or upon the above referred said land, which apartment is shown on the floor plan thereof as Annexure 'D'

For ZENISHA INFRA

*Bhaat*  
PARTNER

*Bhaat*  
*[Signature]*



प व ल - ३	
७२९६	२०२४
८६/११२	
WALLS	

SCHEDULE III  
AMENITIES  
(AMENITIES)

External wall to be 6" brick-work and/or Siforex Blocks with 2 coats of sand face plaster internal partition walls to be 4" bricks work and/ or Siforex Blocks.

**FLOORING**

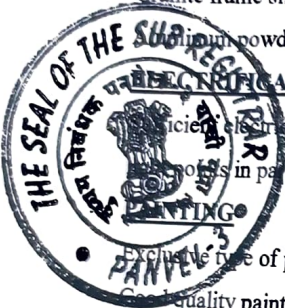
32"x32" vitrified flooring in all rooms.  
12"x12" flooring in bathroom, W.C & terrace\

**KITCHEN**

Granite platform with S.S. sink and tiles up to Beam Level.

**WINDOWS**

Granite frame sill in all windows.  
Aluminum powder coating sliding window.



**ELECTRICALS**

Efficient electrical points of concealed copper wiring with modular switches., Ample points in parking area., Telephone, geyser, A/c, cable pt. and exhaust points.

**PAINTING**

Exclusive type of paint for the external face of the building.  
Good quality paint for internal walls.

**BATHROOM & W.C.**

Glazed tiles in bath & W.C. with modern concepts up to beam Level

**WATER SOURCE**

Provision of separate overhead and underground drinking water tank with adequate capacity in each building

**LIFT**

Good quality lift.

For ZENISHA INFRA

*(Signature)*  
PARTNER

*(Signature)*  
*(Signature)*

प व ल - ३  
१९/१६ २०२४  
५०/११२

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS

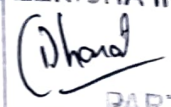
16<sup>th</sup> DAY OF APRIL 2024 AT Panvel.

THE COMMON SEAL OF THE WITHINNAMED "PROMOTER"

M/S. ZENISHA INFRA

through its Partners,

1)


For ZENISHA INFRA  
  
PARTNER  
Sign



Left Thumb

SIGNED & DELIVERED BY THE WITHINNAMED "ALLOTTEE/S"

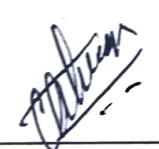
1) MRS. HARSHADA AJAY HODAGE

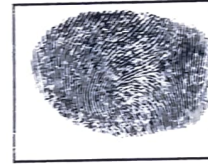
  
Sign



Left Thumb

2) MR. AJAY LAXMAN HODAGE

  
Sign



Left Thumb

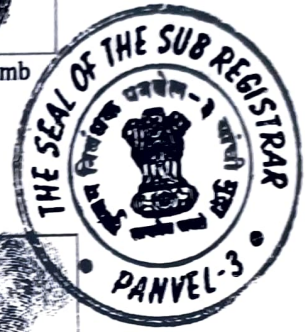
SIGNED & DELIVERED BY THE WITHINNAMED "CONFIRMING PARTIES/LAND OWNERS/ORIGINAL LICENSEE/S"

(1) SHRI GAJANAN DATTU MHATRE

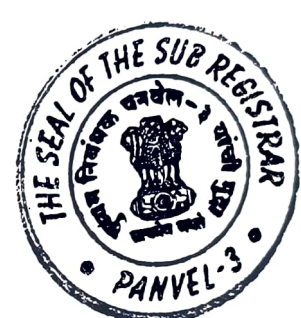
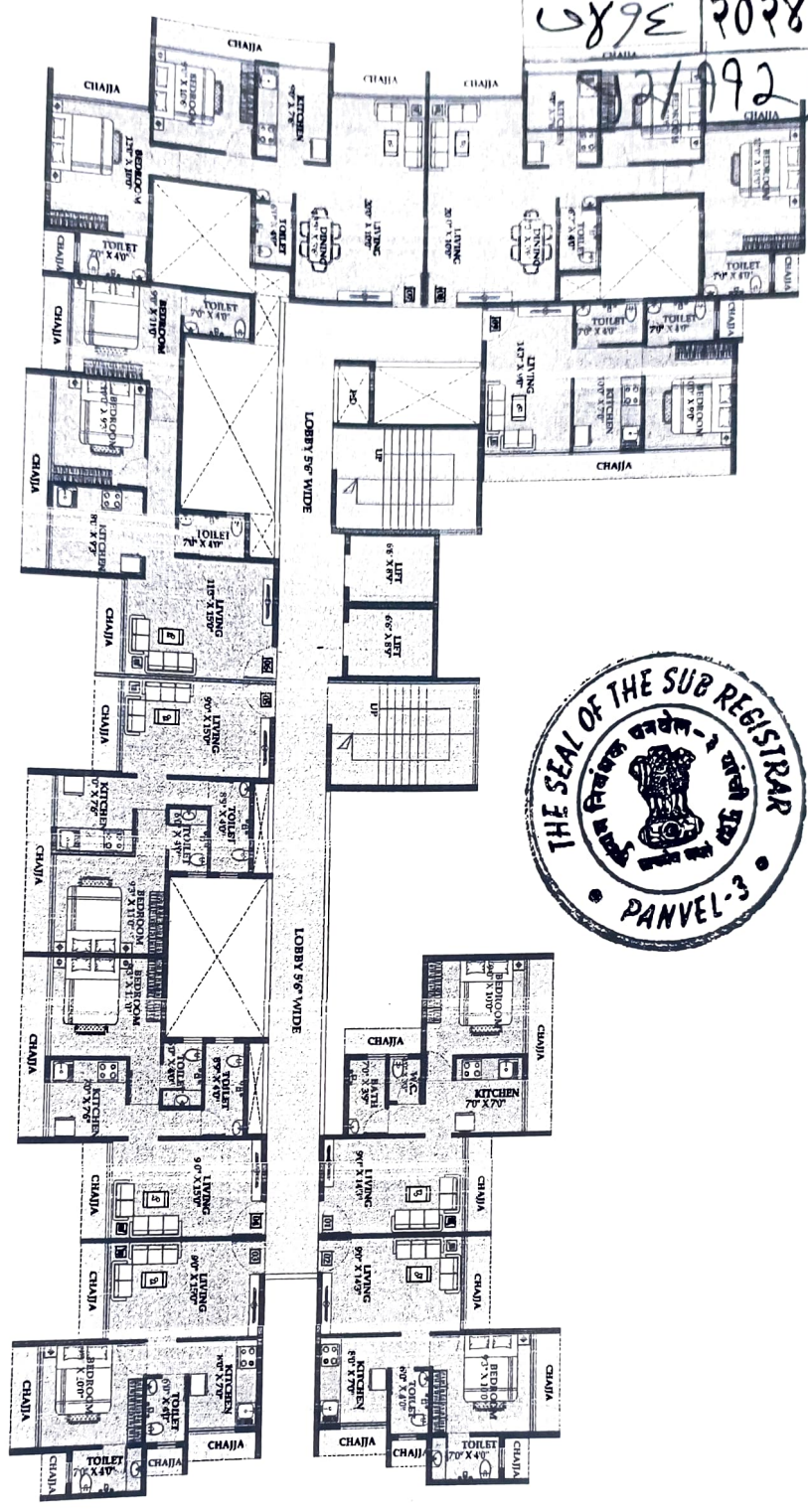
(2) SHRI KRISHNA DATTU

(3) SHRI HEMANT DATTU MHATRE

(4) SMT. KALAWATI MHATRE,



पवल - ३  
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 २/१९२



FLOOR PLAN

TYPICAL FLOOR  
 4TH TO 7TH

PROJECT

PLOT NO - 85, SECTOR - 07,  
 DAWOL PUSHPAK NAGAR

DEVELOPER

DESIGNED BY

AMIT

DRAWN BY

SIDDHANT

DATE

22/01/2024



**DESTINATION**  
 ARCHITECTURE INTERIOR  
 DESIGNS

For ZENISHA INFRA

*Pharad*  
 PARTNER

*Dr. Jyoti*  
*[Signature]*

ADDRESS: 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



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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: **P52000048498**

Project: **Zenisha Aura**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 85, Sector-7 at Dapoli, Panvel, Raigarh, 410206.**

1. **Zenisha Infra** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin:**

The 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 (Registration 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 scheduled 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 **03/01/2023** and ending with **31/12/2027** 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.

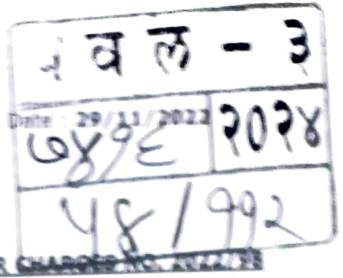
Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:03-01-2023 15:46:59

Dated: 03/01/2023  
Place: Mumbai

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

Reference No. : CIDCO/BP-17938/TPO(NM & K)/2021/10048

To,  
Shri. Gajanan Dattu Mhatre And Other Twelve And  
M/s...



**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/23**

Sub : Payment of **New** development charges for **Mixed Building** on Plot No. **85**, Sector 7 at **Pushpak**, Navi Mumbai.

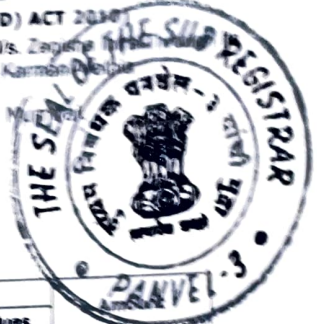
Ref :

Your Proposal No. **CIDCO/BP-17938/TPO(NM & K)/2021** dated **30 September, 2021**

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

**(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : Shri. Gajanan Dattu Mhatre And Other Twelve And M/s. Zangene & Partners 1) Mr. Vasaram Bhoja Rajput 2) Mr. Bharal Karman Deshpande
- 2) Location : Plot No. **85**, Sector 7 at **Pushpak**, Navi Mumbai.
- 3) Plot Use : Resi Commercial
- 4) Plot Area : 1919.23
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 13600



Sr. No.	Budget Heads	Particulars		
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Other: 6512.777 * 16	104204
<b>Total Assessed Charges</b>				<b>104204</b>

7) Date of Assessment : 14 October, 2022

**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/1369	06/03/2021	104204	CIDCO/BR/2021/1369	6/8/2021	Net Banking
2	CIDCO/BP/2022/2418	10/14/2022 5:40:42 PM	2314688	CIDCO/BR/2022/2418	7/11/2022	Net Banking

Unique Code No. **2022 04 021 02 3445 02** is for this **New** Development Permission for **Mixed Building** on Plot No. **85**, Sector 7 at **Pushpak**, Navi Mumbai.

Thanking You

Yours faithfully,

Document verified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
cvchoudhary@gmail.com

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-17938/TPO(NM & K)/2021/10048

Date: 09/11/2022	
079E	2028
4E/992	



# SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

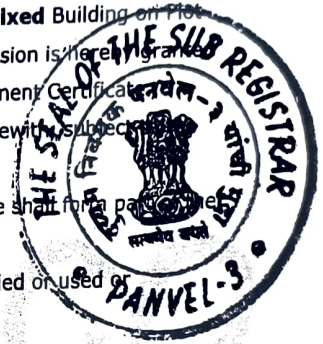
**Sub :** Development Permission for **Mixed** Building on Plot No. **85** , Sector 7 at **Pushpak** , Navi Mumbai.

**Ref :**

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **85**, Sector 7 at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate/ Building Permit is granted under Section 45 of the said Act is enclosed herewith with the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form a part of public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



Thanking You

Yours faithfully,

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <brchaudhari@gmail.com>

Name : BHUSHAN RAMCHANDRA CHAUDHARI  
Designation : Associate Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



4  
 Reference No. : CIDCO/BP-17938/TPO(NM & K)/2021/10048  
 089E 202X  
 10/11/22

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s **Shri.Gajanan Dattu Mhatre And Other Twelve And M/s. Zenisha Infra Through Its Partners 1) Mr. Vasaram Bhoja Rajput 2) Mr. Bharat Karman Arethia , 101, Bandhupram, Plot No - 162,Sec - 31,Vashi, Navli Mumbai** for Plot No. **85** , Sector 7, Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed In 1Ground Floor + 2Parking + 11Floor** Net Builtup Area **6169.41** Sq m .

Details	Resl.	Comm.	Other
BUA (in Sq.M.)	5553.88	615.5	0
UNIT (in Nos.)	96	18	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per Section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours at site.

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

- 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 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

Thanking You

Yours faithfully,

Document certified by BHUSHAN  
 RAMCHANDRA CHAUDHARI  
 <brchaudhari@gmail.com>

Name : BHUSHAN  
 RAMCHANDRA CHAUDHARI  
 Designation : Associate  
 Planner  
 Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-17938/TPO(NM & K)/2021/10048

पत्र क्र. 2021/702 - 3  
Date: 29/11/2022  
Work in contravention of Act-1966.  
089E 2028  
4/1/2022

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.

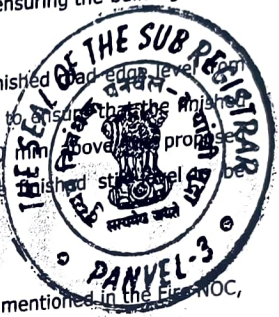
2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / Licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (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 Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.



- 4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire-NOC, wherever applicable.
- 5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
- 6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Yours faithfully,

Thanking You

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <brchaudhari@gmail.com>  
Name : BHUSHAN RAMCHANDRA CHAUDHARI  
Designation : Associate Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)