

8/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 7521/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6087000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	4113055.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं. 410,चौथा 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 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:-प्रविण किशोर साळस्कर -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पोलीस लाईन, टागोर नगर 6, रूम नं. 158, चाळ नं. 158, टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-BTUPS1721G 2): नाव:-पूजा हौसराव दिवटे -- वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पोलीस लाईन, टागोर नगर 6, रूम नं. 158, चाळ नं. 158, टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-BTYPD3303B
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	7521/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	426100
(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.

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

## AGREEMENT FOR SALE

Flat No. 410 in A Wing on 4th Floor

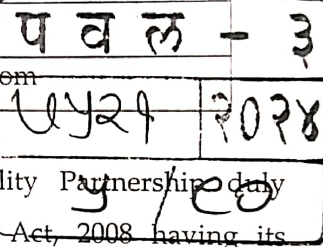
Carpet Area: 38.990 sq.mt. Total Consideration Rs. 6087000/-

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 18th  
on this 18th day of April 2024

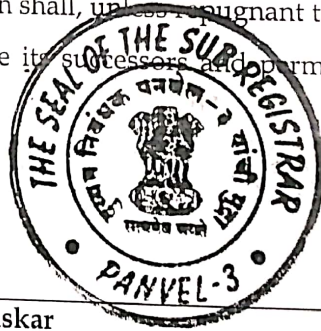
### I. PARTICIPANTS:

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. Pravin Kishor Salaskar
	ADDRESS	Police Line, Tagor Nagar. 6 Room no 158, Chwal No 158 Tagor Nagar, Vikhroli (E) Mumbai - 400083
	PAN	BTUPS1721G
	EMAIL	pravinsalaskor1@gmail.com
	NAME 2)	Mrs. Pooja Housarao Diwate
	ADDRESS	Police Line, Tagor Nagar. 6 Room no 158, Chwal No 158 Tagor Nagar, Vikhroli (E) Mumbai - 400083
	PAN	BTYPD3303B
	EMAIL	pravinsalaskor1@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;

C. Allottee 1 and Allottee 2 shall be hereinafter collectively referred to as the "Allottee"

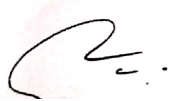
D. The Promoter and the Allottee are hereinafter individually referred to as "Party" and collectively as "Parties" hereinafter.

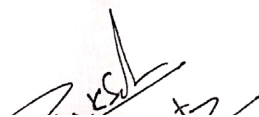
## II. RECITALS:

### WHEREAS:

A. The City and Industrial Development Corporation Of Maharashtra Limited (hereinafter referred to as "CIDCO"), duly incorporated under the provisions of Companies Act, 1956, being the "New Town Development Authority" within the provisions of Sub-section [1] and [3-A] of Section 113 of Maharashtra Regional Town Planning Act, 1966, is empowered to deal with the land already acquired/vested in it in the manner as deem fit by it, including to dispose-off any piece and parcel of plot/land, in accordance with the various proposals approved by State Government from time to time. Pursuant to section 113[A] of the said Maharashtra Regional Town Planning Act, 1966, the State Government has acquired lands described therein and vested such lands in CIDCO for their development and disposal;

B. Vide Scheme No. MM-SCH-24-2021-22, CIDCO had launched a scheme for lease of 22 Plots of land for residential cum commercial purposes at Ghansoli, Vashi, Nerul, New Panvel [E], New Panvel [W] & Kalamboli node of Navi Mumbai through e-Tender cum e-Auction. The Promoter had applied and participated in the said Scheme for the grant of lease for all that piece and parcel of leasehold land situated at Plot No 8A, Sector 20, Panvel [E], Navi Mumbai, admeasuring about 5064.35 sq. mtrs and more particularly described in the Schedule - I hereunder written [hereinafter referred to as the "Project Land"];







- C. Based on the bid submitted by the Promoter and the Promoter being the highest bidder for the Project Land, CIDCO was pleased to consent to the grant of the leasehold rights on the Project Land to the Promoter. CIDCO further issued an Allotment Letter dated 19<sup>th</sup> July 2022 to the Promoter thereby allotting the Project Land in favour of the Promoter in accordance with Navi Mumbai Disposal of Land [Amendment] Regulation, 2008;
- D. By and under an Agreement to Lease dated the 15<sup>th</sup> February 2023 [hereinafter referred to as the "Agreement to Lease"] executed between CIDCO and the Promoter, the CIDCO as the Lessor agreed to grant unto the Promoter a lease for the Project Land for a term of 60 years by payment of the full premium of Rs. 54,69,85,250.45/- [Rupees Fifty Four Crore Sixty Nine Lakhs Eighty Five Thousand Two Hundred and Fifty point Forty Five Only] and on the terms and conditions as contained in the Agreement to Lease. The Promoter had accordingly made payment of the abovementioned premium, in full, to CIDCO, the receipt of which was duly acknowledged by CIDCO vide:

Receipt Date	Receipt No	Amount
21-04-2022	EMD	1,34,72.00
21-04-2022	TDS	2,63,981.00
29.08.2022	6800030669 / 2022	25,76,90,662.97
29.08.2022	TDS	26,02,936.00
09.12.2022	6800053635 / 2022	75,00,000.00
21.12.2022	6800055278 / 2022	1,90,662.97
27.12.2022	6800057256 / 2022	25,00,00,000.00
27.12.2022	TDS	26,02,936.00
	<b>TOTAL</b>	<b>54,69,85,250.94</b>

The Agreement to Lease is duly registered with the Sub-Registrar of Assurances at Panvel - 2 bearing Sr. No. PVL2-2552-2023 dated 15<sup>th</sup> February 2023. The Agreement to Lease also granted unto the Promoter the benefit and rights from the Project Land and right to construct building/s on the Project Land as permitted by the concerned local authority;



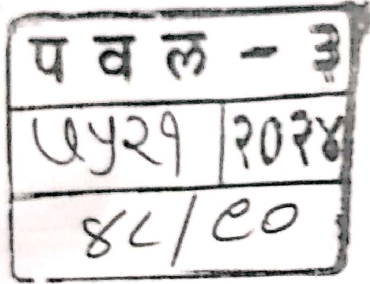
- E. The Promoter is in possession of and entitled and enjoined upon to construct buildings on the said Project Land in accordance with the recitals hereinabove;

*[Handwritten signatures]*

SCHEDULE - I  
SAID PROJECT LAND

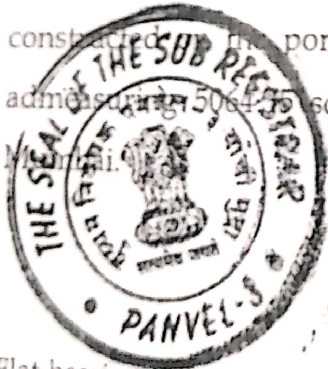
To all that piece and parcel of land bearing Plot No. 8A, admeasuring 5064.35 sq. mtrs. situated at Sector- 20, New Panvel (E), Navi Mumbai within the limits of Panvel Municipal Corporation, and is bounded on or towards -

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. 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. 09



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 a 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. 410 admeasuring 38,990 sq. mtrs. of carpet area with on the 4th Floor of Wing A in the Project i.e. Nilkanth Wisteria



# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel -410 201

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel - (022) 27458040/41, 42

No.PMC/TP/N Panvel/20/8A/21-24/16692/0001/2024

Date: 29/07/2024

## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXIV of 1966) to, M/s. Nilanth Superstructures 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, At.- 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.)

प व ल - ३	
७५२१	१. २०२४
६३/१०	

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

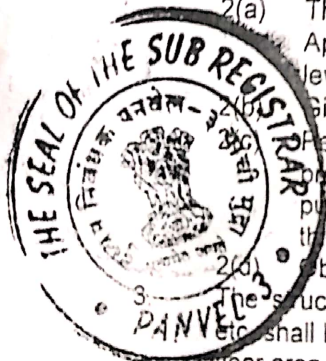
This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened
- 1(c) The 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. 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(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) 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 MRTPA 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.



ANNEXURE - ' F '



Maharashtra Real Estate Regulatory Authority

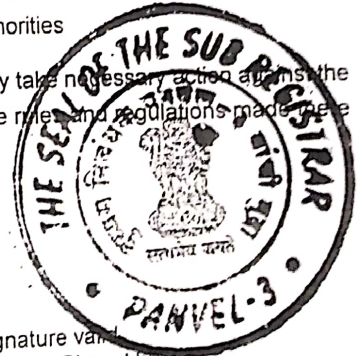
REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

प व ल - ३	
०५२१	२०२४
६०/६०	

This registration is granted under section 5 of the Act to the following project under project registration number P520000/1110  
Project: **LKANTH WISTERIA** Plot Bearing / CTS / Survey / Final Plot No.: **8A** at **New Panvel, Panvel, Raigarh, 410206;**

- Nilkant Superstructures Llp** having its registered office / principal place of business at Tehsil: **Thane, District. Thane, Pin: 400706.**
- 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 (I) 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
- 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.

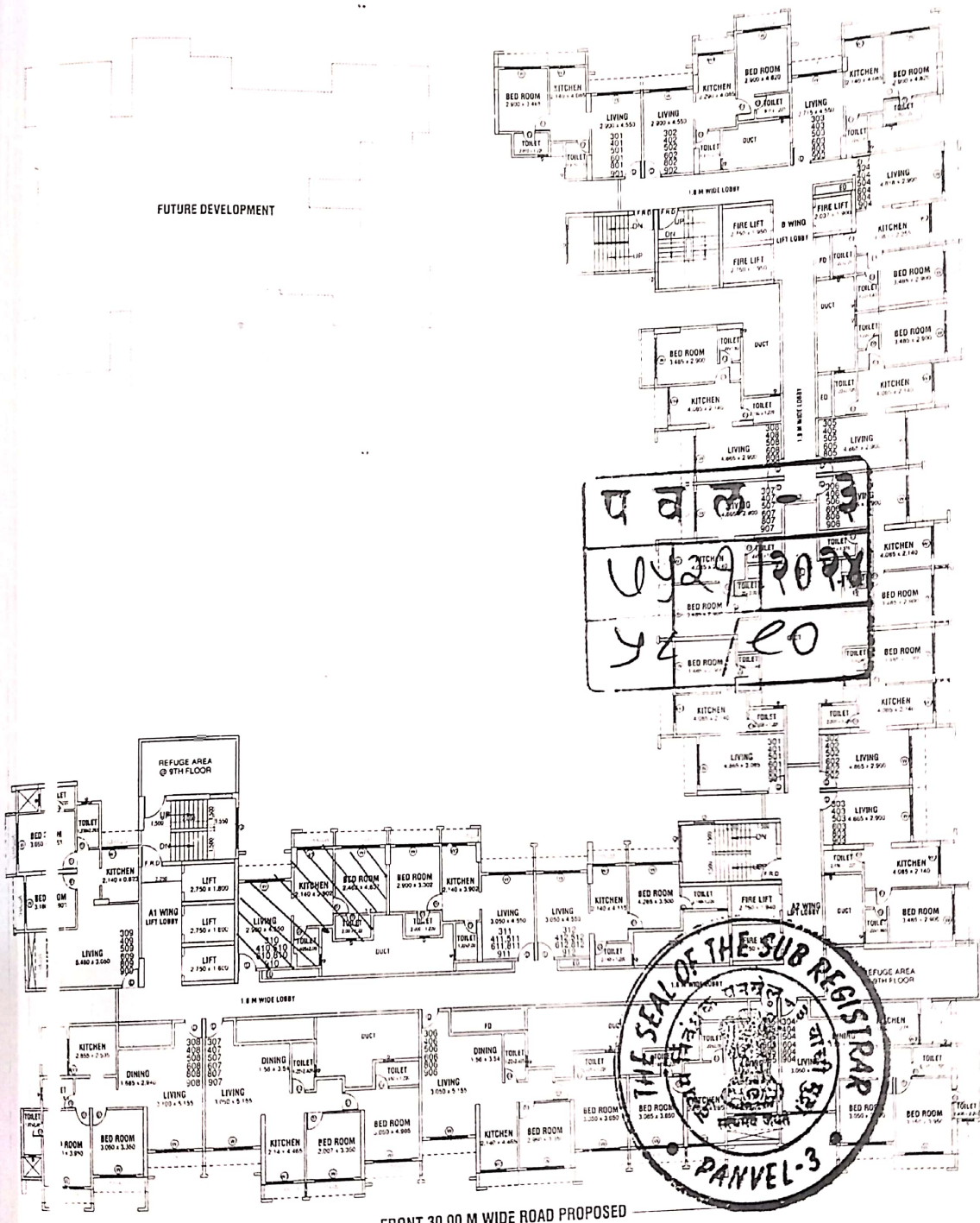


Signature valid  
Digitally Signed by  
Dr. Vasan Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 16-02-2024 16:42:43

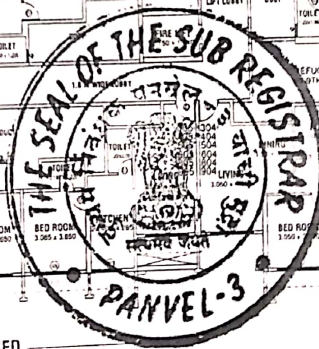
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: 16/02/2024  
Place: Mumbai

ANNEXURE - "D"



पवेल - 3  
 Uy29/19074  
 y2/1e0



WING - A  
 AT NO. 410  
 3RD, 4TH, 5TH 6TH,  
 8TH & 9TH FL OR 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

*Handwritten signature/initials*



Valuation ID 202404182459

मूल्यांकनाचे वर्ष 2024  
जिल्हा रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 1/14-मौजे- (गंाव ) न्यु पनवेल ( इस्ट ) मुल्यदर विभाग 3  
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
43900	95900	110400	119400	110400	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	42.889चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

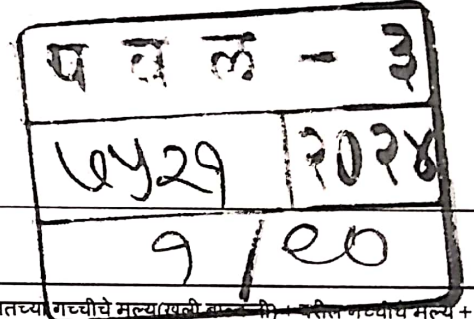
Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.95900/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर  
= ( ( 95900-43900 ) \* ( 100 / 100 ) ) + 43900  
= Rs.95900/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 95900 \* 42.889  
= Rs.4113055.1/-



Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडॅनार्ड मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 4113055.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.4113055/-  
= □ एक्केचाळीस लाख तेरा हजार पंचावन्न /-

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