

AGREEMENT FOR SALE

FLAT 406, 4TH FLOOR, "CHAMUNDA ELITE"
PLOT NO. 18, SECTOR 06, KAMOTHE, PANVEL - 410209.

BUILDING	:	GROUND + 07 FLOORS
RERA CARPET AREA IN SQ.MTR	:	29.815 SQ.MTR
BALCONY	:	4.663 SQ.MTR
TOTAL CONSIDERATION	:	Rs. 44,50,000.00

THIS AGREEMENT is entered & executed at PANVEL, Taluka - Panvel, District - Raigad, On 19th day of MAY 2024.

BETWEEN

M/s. SHREEJI INFRA (PAN No. ACMF55620G) a duly registered PARTNERSHIP Firm under the Indian Partnership Act 1932, through its authorized Partner- Shri. DEEPESH KHIMJI MENAT, aged 28 years, an adult Indian Inhabitant, having office address at 411, SATRA PLAZA, PLOT NO.19 & 20, SECTOR-19D, PALM BEACH ROAD, VASHI, NAVI MUMBAI- 400703, Taluka of District-Thane, hereinafter referred to as "THE PROMOTER/DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners, heirs, executors, officers, administrators and permitted assigns) of the

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ONE PART
e/ey

AND

1) MR. ANKUSH ASHOK SAWANT (PAN NO. ELOPS6949R) aged 29 years & MRS. SUNITA ASHOK SAWANT (PAN NO. HJYPS0190D) aged 54 years an adult Indian inhabitant residing at ROOM NO.37, 3RD FLOOR, ABDUL RAUF MANZIL, PLOT NO.76C, TANK BUNDEL ROAD, KIRI MHATRE MARG, REAY ROAD STATION, MAZGAON, MUMBAI 400010. , hereinafter referred to as "THE PURCHASER/ALLOTTEE" (which expression shall unless repugnant to the context be deemed and include his/her/their, heirs, executors, administrators and permitted assigns) of



WHEREAS

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai - 400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

Ankush
S.A. Sawant

PURCHASER

Deepesh
A.T.

DEVELOPER

529/7847

Sunday, May 19, 2024

1:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8593

दिनांक: 19/05/2024

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल5-7847-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: - - अंकुश अशोक सावंत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 31300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:46 PM ह्या वेळेस मिळेल.

Original

Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.3198998.6/-

मोबदला रु.4450000/-

भरलेले मुद्रांक शुल्क : रु. 311500/-

सह दुय्यम निबंधक घर्मा-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524193700878 दिनांक: 19/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002251965202425R दिनांक: 19/05/2024

बँकेचे नाव व पत्ता: IDBI

पक्षकाराची स्वाक्षरी

मुळदस्तावेज परत मिळाले.

सह दुय्यम निबंधक, पनवेल ५, (घर्मा-२)

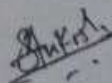
Expansion Scheme), Scheme, in Taluka- Panvel, District-Raigad (which is hereinafter referred to as "Said Plot") in the name of 1) Shri. PURSHOTTAM SADASHIV GHARAT 2) Shri. MANGESH SADASHIV GHARAT 3) Shri. RUPESH SADASHIV GHARAT 4) Shri. SACHIN SADASHIV GHARAT (hereinafter referred to as "Original Licensee") by issuing Corrigendum dated 30/04/2014 with the various terms and conditions enumerated therein, with the payment of additional 50 Sq.mtrs area Lease Premium which is of Rs.35,31,750/- in respect of the Said Plot to M/s. CIDCO LTD as per current market rate since the original eligibility of the Project Affected Person was 549.978 Sq.mtrs but CIDCO Ltd has allotted an area admeasuring 600 Sq.mtrs, which is 50 Sq.mtrs excess to the original eligibility.

7. In the meantime, Shri. Pritam Sadashiv Gharat is expired on 14/11/2012 leaving behind 1) Shri. PURSHOTTAM SADASHIV GHARAT 2) Shri. MANGESH SADASHIV GHARAT 3) Shri. RUPESH SADASHIV GHARAT 4) Shri. SACHIN SADASHIV GHARAT (who are referred to as "Original Licensee") as a Class-I Legal heirs and the Hon'ble Civil Court, Panvel under Miscellaneous Application No.191/2013 declared the Original Licensee as a Class-I legal heir of deceased Shri. Pritam Sadashiv Gharat.

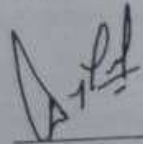
8. The Promoter herein has paid additional 50 Sq.mtrs area Lease Premium of Rs.35,31,750/- in respect of the Said Plot to M/s. CIDCO LTD as per current market rate from its Own account/pocket on behalf of Original Licensee and CIDCO Ltd has issued a receipt dated 02/05/2014 for the same.

9. The Promoter by Registered Agreement to Lease dated 19/5/2014 bearing document which Serial No.PVL4-5331-2014 & Receipt No.5763 dated 19/5/2014 which is entered into between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and 1) Shri. PURSHOTTAM SADASHIV GHARAT 2) Shri. MANGESH SADASHIV GHARAT 3) Shri. RUPESH SADASHIV GHARAT 4) Shri. SACHIN SADASHIV GHARAT (Original Licensee) as the Licensee as the Other Part therein and by virtue of registered Agreement To Lease dated 19/5/2014, the Original Licensee has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.

10. In the meantime, due to the paucity of funds and lack of requisite knowledge of construction, the Original Licensee has decided to transfer their leasehold rights in respect of the Said Plot of Land to the Promoter herein viz. M/s. SHREEJI INFRA, through its Partners 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LALJI PATEL 4) Shri. BHAVAN RAMJI PATEL and accordingly Transfer Permission dated 13/06/2014 granted by CIDCO Ltd to the Original Licensee with direction to pay Transfer Charges of Rs.4,93,450/-.


S.A. Salwant

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11. After payment of Transfer Charges on 17/06/2014 to CIDCO Ltd, the Original Licensees transferred their leasehold rights in respect of Said Plot to the Promoter herein- M/s. SHREEJI INFRA, through its Partners 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LAJI PATEL 4) Shri. BHAVAN RAMJI PATEL for a valuable consideration by virtue of Tripartite Agreement dated 20/6/2014, which is registered on 23/6/2014 bearing document at Serial No. PVL2-4593-2014 & Receipt No.4695 dated 23/6/2014 at the office of Joint. Sub Registrar Parvel-2, which is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and the Original Licensee as the Second Part therein and M/s. SHREEJI INFRA, through its Partners 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LAJI PATEL 4) Shri. BHAVAN RAMJI PATEL as the "New Licensee" as the Third Part.

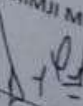
12. Thereafter M/s. CIDCO has issued Final transfer order dated 27/6/2014 in respect of said plot bearing Ref. No. CIDCO / ESTATE / SATHYO/ ASUDGAON /16/2014 in favour of M/s. SHREEJI INFRA, through its Partners 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LAJI PATEL 4) Shri. BHAVAN RAMJI PATEL.

13. Thereafter the existing Partners of M/s. SHREEJI INFRA viz. 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LAJI PATEL 4) Shri. BHAVAN RAMJI PATEL decided to retire from the Partnership Firm and New Incoming Partners viz. 1) Shri. SHAILESH KHIMJI MENAT & 2) Shri. DEEPESH KHIMJI MENAT decided to join in the Partnership Firm as New Partners and accordingly Deed of Admission Cum Retirement dated 22/2/2018 is entered and executed by and between 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LAJI PATEL 4) Shri. BHAVAN RAMJI PATEL as "Retiring Partners" & 1) Shri. SHAILESH KHIMJI MENAT & 2) Shri. DEEPESH KHIMJI MENAT as "New Incoming Partners".

14. By virtue of Deed of Admission Cum Retirement dated 22/02/2018, the Original Partners viz. 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LAJI PATEL 4) Shri. BHAVAN RAMJI PATEL retired from the partnership Firm- M/s. SHREEJI INFRA and 1) Shri. SHAILESH KHIMJI MENAT & 2) Shri. DEEPESH KHIMJI MENAT are admitted as New Incoming Partners in the Partnership Firm- M/s. SHREEJI INFRA.

15. Thereafter Retiring Partners viz. 1) Shri. AVACHAR BEACHARA BHATHI 2) Shri. KARMAN LIRA PATEL 3) Shri. JAYESH LAJI PATEL 4) Shri. BHAVAN RAMJI PATEL filed an application at the office of M/s. CIDCO Ltd and requested to mutate the names of 1) Shri. SHAILESH KHIMJI MENAT 2) Shri. DEEPESH KHIMJI MENAT, as a present Partners of M/s. SHREEJI INFRA.


S.A. Sawani
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2. WHEREAS the Original Project Affected Person viz. Late Shri. NAGA NATHU NAIK (hereinafter referred to as "Project Affected Person") whose land of Village- Asudgaon, Taluka- Panvel & District-Raigad is acquired by the Special Land Acquisition Officer, Panvel and handed over the same to M/s. CIDCO Ltd for the development of New Town of Navi Mumbai and as per the scheme of 12.5%, the Project Affected Person or his legal heirs are entitled to the Plot of Land on transferable lease at Asudgaon Node in Taluka- Panvel & District-Raigad.

3. Accordingly the Project Affected Person's Legal heir viz. Shri. Pritam Sadashiv Gharat was entitled for the plot of land admeasuring 549.978 Sq. Mtrs as per the eligibility of the acquired Land at the Node of Asudgaon, Taluka- Panvel, District-Raigad being Plot No.42, Sector-4 under CIDCO's 12.5% Scheme.

4. Thereafter M/s. CIDCO LTD has issued an allotment letter dated 18/05/2005 in the name of late Shri. Naga Nathu Naik in respect of Plot No.45, admeasuring 550 Sq.mtrs, Sector-4, at the Node of Asudgaon, Taluka- Panvel, District-Raigad but due to technical difficulty, the office of Chief Land and Survey Officer has changed the location of the Plot and assigned new Plot bearing No.42, admeasuring 550 Sq.mtrs, Sector-4, at the Node of Asudgaon, Taluka- Panvel, District-Raigad and accordingly issued corrigendum dated 29/05/2008 in the name of Shri. Pritam Sadashiv Gharat and thereafter a Registered Agreement To Lease dated 03/07/2008 is entered and executed by and between CIDCO Ltd as Corporation and Shri. Pritam Sadashiv Gharat as Licensee in respect of Plot No.42, admeasuring 549.978 Sq.mtrs, Sector-4, at the Node of Asudgaon, Taluka- Panvel, District-Raigad, which is registered at the office of Joint. Sub-Registrar, Panvel-2 bearing document at Serial No.5162/2008 and receipt No.5438 dated 12/03/2008.

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Thereafter due to Protest of the Local Villagers of Asudgaon, Taluka-Panvel, District-Raigad, CIDCO Ltd has changed the Node of Allotment from Asudgaon Node to Kamothe Node and accordingly a Registered Deed of Cancellation dated 06/03/2012 is entered and executed by and between M/s. CIDCO Ltd as Corporation being the Party of the First Part and Shri. Pritam Sadashiv Gharat as Licensee being the Party of the Second Part in respect of Plot No.42, admeasuring 549.978 Sq.mtrs, Sector-4, Node - Asudgaon, Taluka - Panvel, District - Raigad, which is duly registered at the office of Joint Sub-registrar Panvel-2 at serial No.2146/2012, receipt No.216S dated 12/03/2022.

5. Thereafter CIDCO Ltd has allotted the new Plot of Land being Plot No.18, containing by measurement 599.985 Sq. Mtrs, Sector-6, at Kamothe, of 12.5% (Erstwhile Gaothan

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DEVELOPER

38. The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.

39. The Purchaser has approached to the Promoter for allotment of an SAID FLAT BEARING NO. 406 on 4TH FLOOR in the building viz. "CHAMUNDA ELITE", which is to be erected upon Plot No.18, containing by measurement 599.985 Sq. Mtrs. Sector-6, at Kamoth, of 12.5% Scheme, in Taluka Panvel, District-Rajgad

40. The RERA CARPET AREA of the SAID FLAT is 29.815 SQ.MTR and BALCONY - 4.663 SQ.MTR and "Carpet Area" means the net usable floor area of an SAID Flat, excluding the area covered by the external walls, areas under services shafts, exclusive appurtenant to the SAID Flat for exclusive use of the Purchaser or verandah/balcony/ exclusive open terrace area appurtenant to the SAID Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the SAID Flat.

41. 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.

42. Prior to the execution of these presents the Purchaser has paid to the Promoter of Rs. 2,50,000.00 (RUPEES TWO LAKH FIFTY THOUSAND ONLY), being part payment of the balance of the sale consideration and the Purchaser has agreed to pay to the Promoter the

balance of the sale consideration in the manner hereinafter appearing.

43. WITNES under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said SAID Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the SAID Flat.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



use of the SAID Flat
94/84

[Signature]
PROMOTER

[Signature]
PURCHASER

42. STAMP DUTY AND REGISTRATION

The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

43. DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

44. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the RERA Authority/ courts will have the jurisdiction for this Agreement.

SCHEDULE OF THE PROPERTY

SCHEDULE-I

(DESCRIPTION OF LAND)

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All that Piece And Parcel of Land known as Plot No.18, containing by measurement

599.985 Sq. Mtrs, Sector-6, at Kamotha node, of 12.5% (Erstwhile Gaathan Expenditure Scheme), Scheme, in Taluka- Panvel, District-Raigad or thereabout and bounded as follows,

On or towards the North by - 11.00 Mtrs. Wide Road

On or towards the South by - Play Ground

On or towards the East by - Plot No. 18 A

On or towards the West by - Plot No.17

Falling within the Sub-Registrar of Assurances of Taluka- Panvel, District- Raigad.



Ltd. the Original Licensees
Promoter herein- M/s.
RA BHATHI 2) Shri.
KIMJI PATEL for a
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16. In view of application submitted at the office of CIDCO Ltd by retired partners of M/s. SHREEJI INFRA, CIDCO Ltd has incorporated the name of 1) Shri. SHAILESH KHIMJI MENAT & 2) Shri. DEEPESH KHIMJI MENAT, in its record as present partners of M/s. SHREEJI INFRA vide its Transfer of Share Order bearing Ref. No. CIDCO /ESTATE /SATHYO /ASUDGAON/16/2021/168 dated 10/6/2021.

17. By virtue of Deed of Admission cum retirement dated 22/2/2018 and Transfer of Share order dated 10/6/2021 issued by M/s. CIDCO, the Promoter herein viz M/s. SHREEJI INFRA, through its Partner 1) Shri. SHAILESH KHIMJI MENAT 2) Shri. DEEPESH KHIMJI MENAT, has acquired a lease hold rights in respect of Said Plot.

18. Thereafter, the Promoter herein has prepared Building Plans in respect of intending Building viz. "CHAMUNDA ELITE", which is to be erected upon the Said Plot for Residential Purpose, through Architect and submitted the same to Assistant Director of Town Planning Officer of Panvel Municipal Corporation for approval and sought approval to such plans and obtained Development Permission vide COMMENCEMENT CERTIFICATE NO. PMC/TP/KAMOTHE/06/18/21-22/13093/2462/2022 DATED - 20/09/2022 on the terms and conditions set and prescribed therein.

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the meantime one Mr. Kailash Girishchandra Upreti has filed a Special Civil Suit bearing No.213/2014 before the Hon'ble Civil Judge Senior Division, Panvel seeking the Specific Performance of an Agreement before the Hon'ble Civil Judge Senior Division, Panvel in respect of Said Plot of Land, but the same is later on compromised between the Parties and on 11/12/2023, the Special Civil Suit bearing No.213/2014 stands unconditionally withdrawn.

20. The Promoter herein has approached CIDCO for grant of NOC for availing Additional FSI as per Regulations and Provisions of UDCPR 2020 and the CIDCO Corporation was pleased to grant Additional FSI NOC vide Letter No. CIDCO/MTS-II/ASUDGAON-16/2023/623, dated 31/03/2023.

21. Thereafter a Modified Agreement To Lease dated 06/10/2023 is entered & executed by and between CIDCO Ltd and the Promoter herein in view of Additional FSI granted by CIDCO Ltd in respect of Said Plot, which is duly registered at the office of Jt. Sub-Registrar, Panvel-2 bearing document at Sr.No.PVL2-17391-2023, Receipt No.20047 dated 06/10/2023.

[Handwritten signatures]



PANVEL MUNICIPAL CORPORATION

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

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/Kamothe/06/1822-23/130933-EXR /2023

Date - 21/03/2023

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, M/S. Shreeji Infra Through Partners Mr. Shallesh Khimji Menat & Mr. Deepesh Khimji Menat, As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building (Stilt + 07 Upper Floor) on Plot No.- 18, Sector- 06, At.- Kamothe Tal.- Panvel, Dist.- Raigad. (Plot Area = 599.985 Sq.mt. Residential Built Up Area = 1907.185 sq.mt. Total Built Up Area = 1907.185 sq.mt.) (No. of Residential Unit - 41 Nos.)

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1. 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 of 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 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.

3. Obtain Occupancy Certificate from the Corporation.

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 MRTA 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, 1966.

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, Dated 10/03/2005 & section 13.3 of 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.





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 :

P52000055244

Project: **CHAMUNDA ELITE**

Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 18 Sector 6 at Kamotha , Panvel,**

Raigarh, 410209;

पञ्चम - 4	पञ्चम - 4
District: Thane	District: Thane
Plot No: 18	Plot No: 18
Survey No: 2028	Survey No: 2028
Registration No: 400703	Registration No: 400703

1. Shreeji Infra having its registered office / principal place of business at Tehsil: **Thane** District: **Thane** Plot No: **18 Sector 6 at Kamotha , Panvel, Raigarh, 410209;**

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 of the association of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Agents, Regulation 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 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 (f) 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 with the cost of construction and the land cost 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 cost of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **14/03/2024** and ending with **31/12/2024** 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. Vasan Mahanand Prabh
(Secretary, Maharashtra)
Date: 18-03-2024 13:31:25

Dated: 14/03/2024
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/Kamothe/06/18/22-23/13093/3E8E /2023

Date 26/09/2023

To,

M/S. Shreeji Infra Through Partners

Mr. Shailesh Khimji Menat &

Mr. Deepesh Khimji Menat,

411, Satra Plaza, Plot No-19 & 20,

Sector- 19D, Palm Beach Road,

Vashi, Navi Mumbai - 400 705.

SUB:- Amended Development Permission for Residential Building on Plot No.18, Sector- 06, At.- Kamothe, (12.5% Scheme), Tal.- Panvel, Dist.- Raigad.

- REF:-**
- 1) Your Architect's application no.22393, Dt.12/09/2023 & No. 2828, Dated 07/11/2023.
 - 2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/022421/530234, Dated 01/04/2021.
 - 3) Time Extension Vide Letter No.CIDCO/ESTATE-2/2023/800224558, Dated 18/10/2023.
 - 4) Commencement Certificate PMC/TP/Kamothe/06/18/21-22/13093/2462/2022, Dated- 29/09/2022.
 - 5) Additional FSI NOC issued by CIDCO vide letter No.CIDCO/MTS/ASUDGAON-16/2023/623, Dated- 31/03/2023.

Sir,

Please refer to your application for Amended Development permission for Residential Building on Plot No. - 18, Sector- 06, At. - Kamothe, (12.5% Scheme), Tal.- Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential Building on the plot mentioned above.

The Developers / Builders/ Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C./Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

- C.C.TO:-**
- 1) Architect,
M/s. Vastospati Design Group,
Ar. P.K.Madhav,
A-304/305, Shiv Chambers,
Plot- 21, Sec-11, SBD Belapur,
Navi Mumbai - 400 614.

Deputy Director of Town Planning
Panvel Municipal Corporation



पवेल - 4
28/09/2023
34/1/11



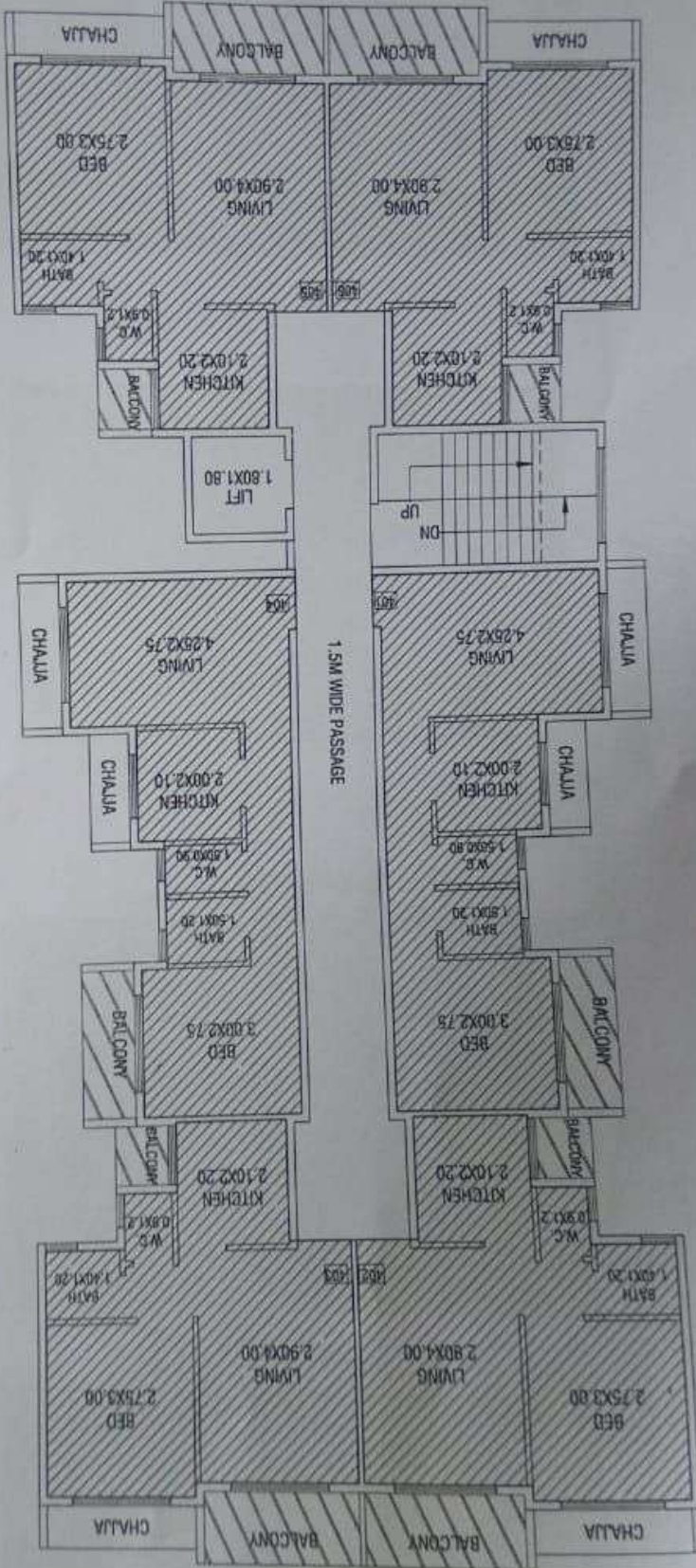
PROJECT
FLAT NO :-
FLOOR :- 4TH

PURCHASER'S SIGNATURE

SELLER'S SIGNATURE

S.H. Sawant

[Handwritten Signature]



LEGEND

1	CARPET AREA ONLY
2	BALCONY
3	END BALCONY

CARPET AREA STATEMENT AS PER RERA

FLOOR	FLAT	FLAT	CARPET
4TH	1BHK	401	32.688
	1BHK	402	29.815
	1BHK	403	29.815
	1BHK	404	32.688
	1BHK	405	29.815
	1BHK	406	29.815



69/24
प्लॉट नं. 18
कामोथे

Index-II



19/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 7847/2024
नोदणी :
Regn:63m

गावाचे नाव : कामोडे

(1) वितेलाचा प्रकार	करारनामा
(2) घोषदला	4450000
(3) बाल्कराज्य/भाडेपट्ट्याचा बाबतितपट्टाकार आकाराची दैतीची पट्टेदार ते नमुद कराचे	3198998.6
(4) भू-मापन, फोटोहिसा व धरकरमांक(असत्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र- 15अ/6, दर-85400/-प्रती चौ.मी., सदनिका नं.406.4 था मजला, चामुडा ईलाईट, प्लॉट नं.18, सेक्टर-06, कामोडे, पनवेल. 29.815 चौ. मी. रसा कारपेट एरीया, 4.663 चौ. मी. बाल्कनी((SECTOR NUMBER : 06 ;))
(5) क्षेत्रफळ	1) 29.815 चौ.मीटर
(6) आकारणी किंवा खुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्रीजी दुंफा तर्फे भागीदार श्री. दिपेश खिमजी मेणात वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 411, सत्रा प्लाझा, प्लॉट नं.19 व 20, सेक्टर-19डी, पाग बीच रोड, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, THANE. पिन कोड:-400703 पॅन नं:-ACMF55620G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- - अंकुश अशोक सावंत वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं.37, तिसरा मजला, प्लॉट नं.76 सी, अब्दुल रोफ मंझिल, टॅक बंदर रोड, के. आर. म्हाने मार्ग, माझगाव, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-ELOPS6949R 2): नाव:- - सुनीता अशोक सावंत वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं.37, तिसरा मजला, प्लॉट नं.76 सी, अब्दुल रोफ मंझिल, टॅक बंदर रोड, के. आर. म्हाने मार्ग, माझगाव, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-HJYPS0190D
(9) दस्तऐवज करून दिल्याचा दिनांक	19/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/05/2024
(11) अनुक्रमिक, खंड व पृष्ठ	7847/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	311500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Shandekar
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

19/05/24