



20/06/2024

यू.सी. क्र.2

दुय्यम निबंधक : पु.नि. पनवेल 1

दस्ता क्रमांक : 4726/2024

नोंदणी :

Regn.63m

गावाचे नाव : वडघर

(1)विवेक्षाचा प्रकार	करारनामा
(2)भौखणिका	3080000
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2022930
(4) भू-मापन,पोटहिस्ता व धरकमांक(असल्यास)	1) पानिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: ग्रामीण विभाग क्र.6,दर रु.49400/- प्रती चौ.मी.,सदनिका क्र.506,पाचवा मजला,नागीबाई हार्डट्स",प्लॉट क्र. 145,सेक्टर -आर-2,पुण्यक नोंद वडघर,मौजे वडघर,ता.पनवेल,जिल्हा. रायगड क्षेत्र 33.04 चौ. मी. कारपेट((Plot Number : 145 ; SECTOR NUMBER : आर-2, ;))
(5) क्षेत्रफळ	1) 33.04 चौ.मीटर
(6)आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक वसंत डमाले हे स्वतःकरिता व प्रियांका ज्ञानेश्वर डमाले लग्नानंतर प्रियांका प्रवीण केणी, नागूबाई वसंत डमाले,नामदेव मधुकर डमाले,कुसुम ज्ञानेश्वर डमाले,सागर ज्ञानेश्वर डमाले,वैभव ज्ञानेश्वर डमाले व प्रणाली ज्ञानेश्वर डमाले लग्नानंतर प्रणाली सचिन भगत यांच्या कबुली जबाब करिता तर्फे कु.मु.म्हणून वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. चिंचपाडा, तालुका पनवेल, जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-AGUPD3157B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश प्रमोद फिरके - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. बन्सीलाल नगर रोड, इलेक्ट्रिक डीपी जवळ,चैतन्य वाडी, मलकापूर, बुलढाना, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, बुलढाना. पिन कोड:-443101 पॅन नं:-BHIPP7329F 2): नाव:-सारिका योगेश फिरके - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. बन्सीलाल नगर रोड, इलेक्ट्रिक डीपी जवळ,चैतन्य वाडी, मलकापूर, बुलढाना, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, बुलढाना. पिन कोड:-443101 पॅन नं:-HVJPP4761G
(9) दस्तऐवज करून दिव्याचा दिनांक	19/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4726/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	184800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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

सह दुय्यम निबंधक, पनवेल-१





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
P52000050530
Project: **NAGIBAI HEIGHTS, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO-145 SECTOR R2 at Vadghar (CT),
Panvel, Raigarh, 410206;**

1. Mr./Ms. Ashok Vasant Dhamale son/daughter of Mr./Ms. **VASANT NAGU DHAMALE** Ehsil: **Panvel, District:
Raigarh, Pin: 410206**, situated in State of Maharashtra.

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

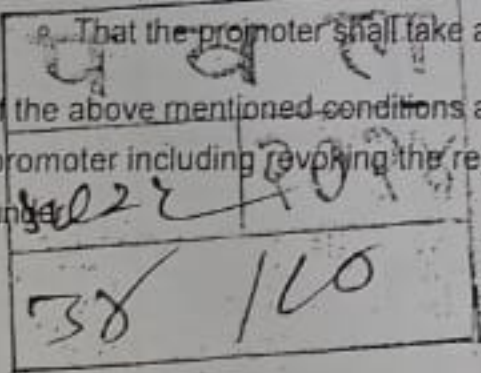
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **21/04/2023** and ending with **31/03/2026** 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.



Dated: 06/10/2023
Place: Mumbai

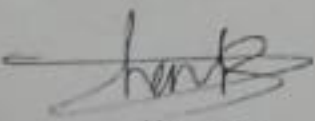
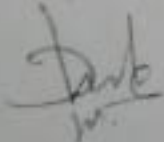
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 06-10-2023 11:22:13


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

date of Agreement to Lease. 1) Mr. Ashok Vasant Dhamale, 2) Mrs. Priyanka Dyaneshwar Dhamale, 3) Mr. Dnyaneshwar Vasant Dhamale, 4) Smt. Nagubai Vasant Dhamale, 5) Mr. Namdev Madhukar Dhamale (hereinafter refer to as "Lease Owner") which is Agreement to Lease registered with Sub-Registrar Panvel-4 on 7th March 2018 at serial No. PWL4-2977/2018.

- vii. In pursuance of the Agreement to Lease, the Promoter is entitled to develop the said property and have also sole and exclusive right to sell the flats and premises in the buildings to be/being constructed on the said property in accordance with the sanctioned plans as may be approved by the Corporation and to enter into agreement/s with the Allottee/Purchaser and to receive the sale price in respect thereof;
- viii. That Mr. Dnyaneshwar Vasant Dhamale one of the Lease-Owner was died and he succeeded by his legal heirs namely 1) Smt. Kusum Dnyaneshwar Dhamale (Widow), 2) Mast. Sagar Dnyaneshwar Dhamale (Son), 3) Mast. Vaibhav Dnyaneshwar Dhamale (Son), 4) Miss. Pooja Dnyaneshwar Dhamale (Daughter), 5) Mrs. Priyanka Pravin Keni (Daughter), 6) Mrs. Pranali Sachin Bhagat (Daughter). Therefore, as per Shuddhipatra bearing no. CIDCO/AMUBHUVBHUA(NAMUAV)/ CHINCHAPADA/ 2121/ 1000 dt.22/07/2021 names of 1) Smt. Kusum Dnyaneshwar Dhamale, 2) Mast. Sagar Dnyaneshwar Dhamale, 3) Mast. Vaibhav Dnyaneshwar Dhamale, 4) Miss. Pooja Dnyaneshwar Dhamale, 5) Mrs. Priyanka Pravin Keni, 6) Mrs. Pranali Sachin Bhagat was recorded to record of CIDCO to the said plot.
- ix. That one of the lease owner namely Miss. Pooja Dnyaneshwar Dhamale had dead unmarried on dt.21/07/2023 and she succeeded by his legal heirs namely 1) Smt. Kusum Dnyaneshwar Dhamale (Mother), 2) Mast. Sagar Dnyaneshwar Dhamale (Brother), 3) Mast. Vaibhav Dnyaneshwar Dhamale(Brother), 4) Mrs. Priyanka Pravin Keni (Sister), 6) Mrs. Pranali Sachin Bhagat (Sister) and Above mentioned persons was declared as class-II legal heirs of Miss. Pooja Dnyaneshwar Dhamale by Civil Court Junior Division Panvel vide his order dt.15/12/2023 in CMA No. 1360/2023.
- x. The Corporation also granted Commencement Certificate in respect of the development of the said property vide Reference No. CIDCO/BP-17944/TPO(NM&K)2021/10226, dated 05/01/2023. A authenticated copy whereof is annexed hereto and marked as Annexure

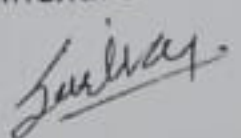

"A";


N. M.



Pooja

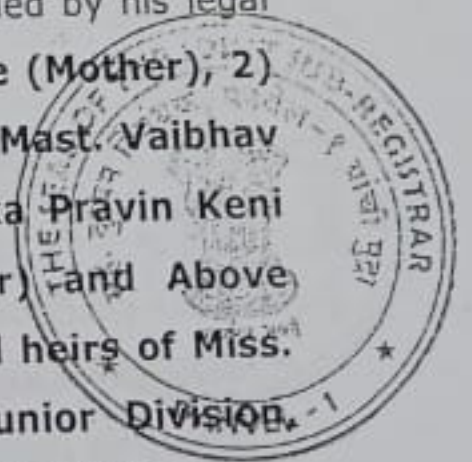
P. S. Bhagat
V. D. Dhamale





पूजा ल
सो २०२४
L/CO



(2)

Receipt (pavti)

86/4726

Wednesday, June 19, 2024

10:49 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6492 दिनांक: 19/06/2024

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पबल1-4726-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सारिका योगेश फिरके - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:08 AM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

वाजार मुल्य: रु.2022930 /-

मोबदला रु.3080000/-

भरलेले मुद्रांक शुल्क : रु. 184800/-

सह दुय्यप निबंधक, पनवेल-१

1) देयकाचा प्रकार: DHC रक्कम: रु.1600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624185721300 दिनांक: 19/06/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003759218202425E दिनांक: 19/06/2024

वॅकेचे नाव व पत्ता:

दस्त परत मिळाला

पथकाराची सही

मूळ दस्त परत दिला

लिपित

निबंधक पनवेल - १

SCHEDULE-II
(Said Scheme)

All that piece and parcel of scheme styled as " **NAGIBAI HEIGHTS**" having Ground + 6 floors (with lift) and proposed **44 (Forty Four)** residential units and **6 (Six)** commercial units allocated against leasehold right in respect of **Schedule-I** property from and out of sanctioned plan/layout of buildings upon land upon land bearing **Plot No. 145, Sector-R-2, admeasuring 699.5 Sq. mtrs, Pushpak-Vadghar, Taluka Panvel, Dist- Raigad** i.e. **Schedule-I** property.

SCHEDULE-III
(The "said Unit")

Building	"NAGIBAI HEIGHTS"
Flat No.	506
Floor	5th Floor
Area	
Designation	Area in Sq. Mtrs.
Carpet Area	33.04 Sq. Mtrs.
Open Balcony Area	_Nil_ Sq. Mtrs.
Enclose Balcony Area	_Nil_ Sq. Mtrs.

प व ल
2028
25/10



SIGNED AND DELIVERED

By the within named Promoter



Ashok

1) **MR. ASHOK VASANT DHAMALE,**



Priyanka

2) **MISS. PRIYANKA DYANESHWAR DHAMALE**
@ MRS. PRIYANKA PRAVIN KENI,



Nagubai

3) **SMT. NAGUBAI VASANT DHAMALE,**

ii. The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS:

i. The **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO)** (hereinafter referred to as "**THE CORPORATION**") is a Govt. Company wholly owned by the State Government of Maharashtra and incorporated under the Companies Act, 1956(1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai- 400 021.

ii. The Corporation is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Government of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act).

iii. And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

iv. And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

v. And whereas the Promoter had been allotted the Plot of Land by the said Corporation bearing Plot No.-**145** under erstwhile 22.5% Gaothan Expansion Scheme of CIDCO LTD. in Sector No. **R2**, Village Pushpak-Vadghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring **699.5** Sq. Mts. or thereabouts and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "**THE SAID PROPERTY**") on the terms and conditions including the conditions of lease of the said Property as set out therein;

vi. And whereas the Promotor/Owner paid to the Corporation a sum of Rs. 60/- (Rupees Sixty Only) as and by way of full and final payment of Lease Premium and the Corporation shall execute the Agreement to Lease dated 07/03/2018 in favour of the Promoter granting the lease of the said Plot to the Promoter for a period of 60 (Sixty) years from the

[Signature]
N

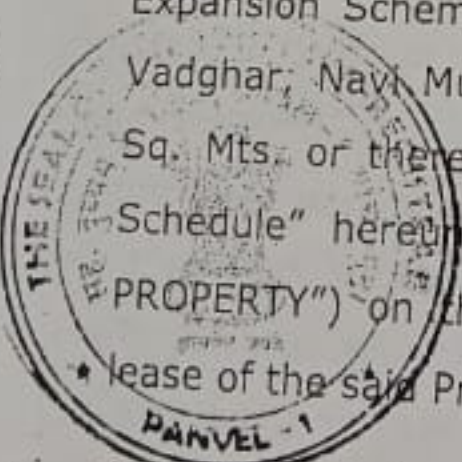
[Signature]
N.M

P. S. Bhagat

[Signature]
V. D. Dharmote

[Signature]
P. Keni

[Signature]



AGREEMENT FOR SALE

THIS AGREEMENT is made at Panvel on this 19th day June, 2024.

BETWEEN

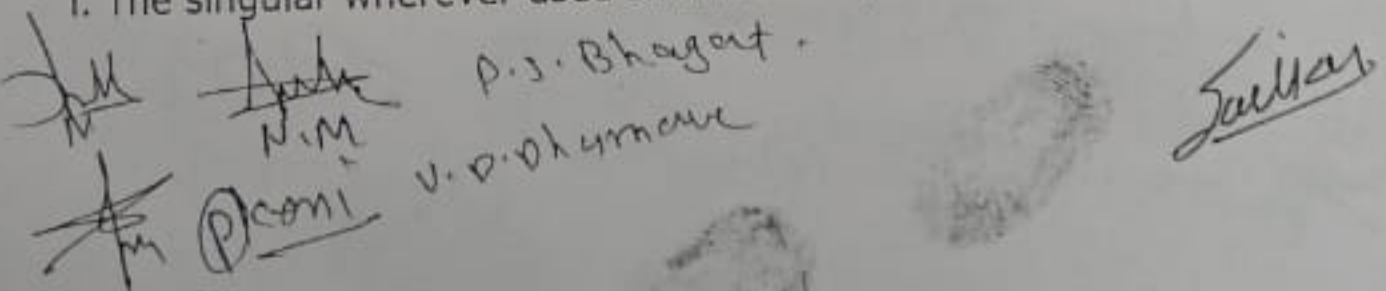
1) MR. ASHOK VASANT DHAMALE, Age 54 Years, 2) MISS. PRIYANKA DYANESHWAR DHAMALE @ MRS. PRIYANKA PRAVIN KENI, Age 34 Years, 3) SMT. NAGUBAI VASANT DHAMALE, Age 85 Years, 4) MR. NAMDEV MADHUKAR DHAMALE, Age 43 Years, 5) SMT. KUSUM DNYANESHWAR DHAMALE, Age 50 Years, 6) Mr. SAGAR DNYANESHWAR DHAMALE, Age 28 Years, 7) MAST. VAIBHAV DNYANESHWAR DHAMALE, Age 26 Years, 8) MISS PRANALI DYANESHWAR DHAMALE @ MRS. PRANALI SACHIN BHAGAT, Age 31 Years, having address at Chinchpada, Tal. Panvel, Dist. Raigad, Maharashtra-410206, hereinafter referred to as "THE PROMOTERS/SELLERS/OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the One Part;

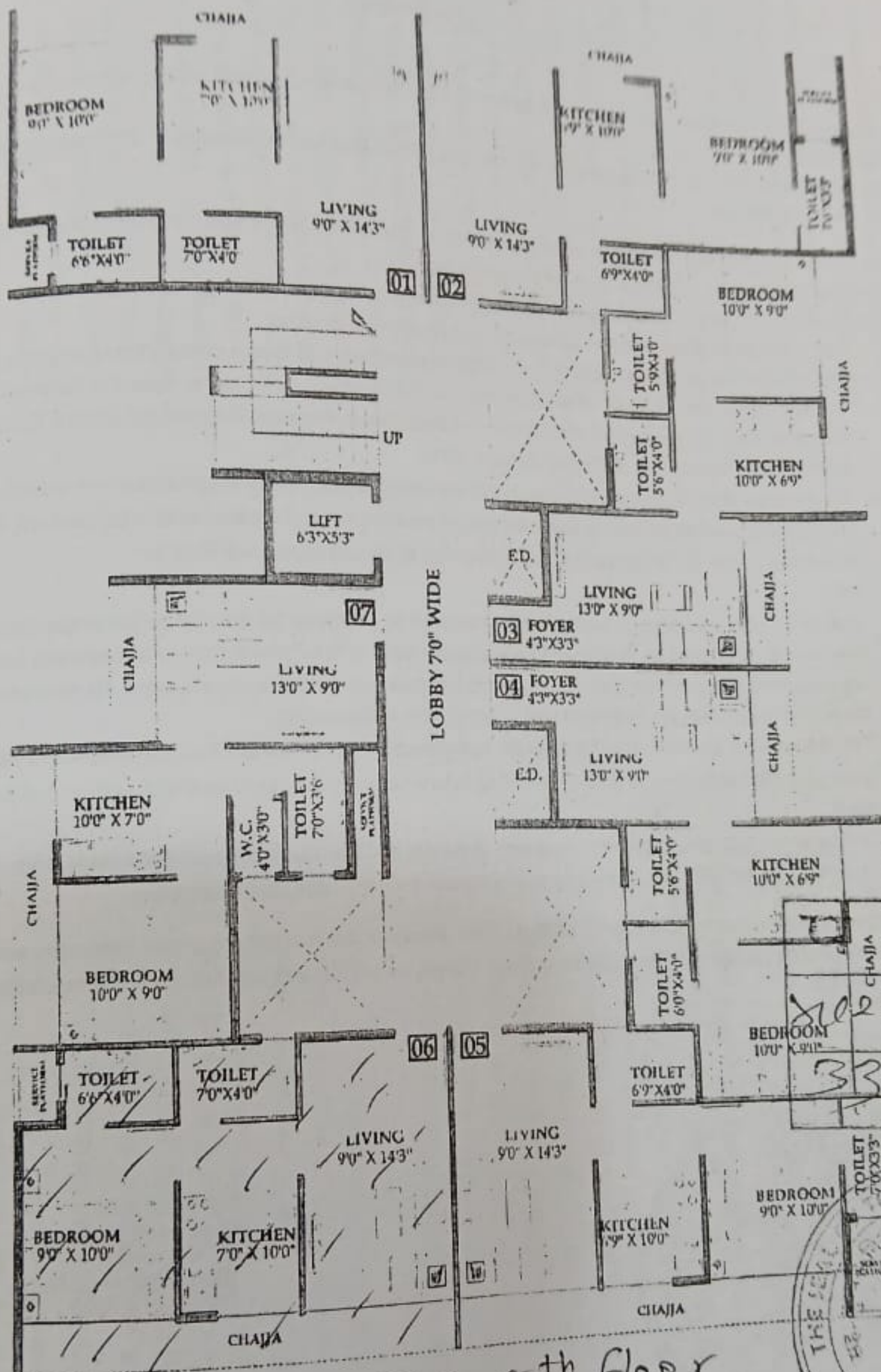
AND

1) Mrs. SARIKA YOGESH PHIRKE, Age 37 Years, PAN:- HVJPP4761G,
2) Mr. YOGESH PRAMOD PHIRKE, Age 38 Years, PAN:- BHIPP7329F, having address at Bansilal Nagar Road, Near Electric D. P., Chaitanya Wadi, Malkapur, Bildhana, Maharashtra-443101, hereinafter referred to as "THE ALLOTTEE/PURCHASER/PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART;

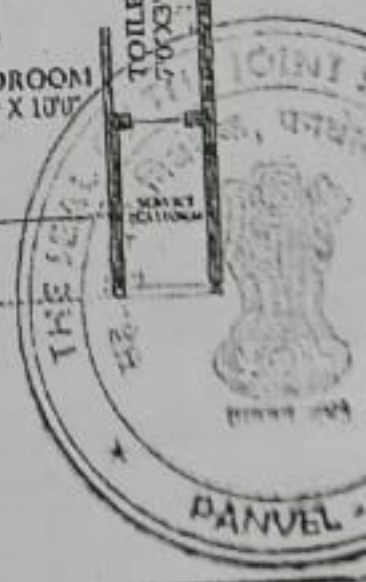
In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them.

i. The singular wherever used shall include plural and vice-versa.


The bottom section of the document contains several handwritten signatures and stamps. On the left, there are two signatures, one of which appears to be 'N.M.' and another 'P. S. Bhagat'. In the center, there is a signature 'V. D. Dhamale' and a circular stamp. On the right, there is a signature 'Sachin' and another circular stamp. The stamps appear to be official seals or marks.



Flat no. 506, 5th floor
 20.00 MT WIDE ROAD



FLOOR PLAN	PROJECT	DEVELOPER	DESIGNED BY	DRAWN BY	DATE	NORTH
TYPICAL FLOOR PLAN (3RD TO 6TH FLOOR)	FLAT NO-118, SECTOR - R2	FUSHPAK NAGAR.	AMIT	KHUSHBU	20/07/2022	Q

DESTINATI ARCHITECTURE & INTERIOR DESIGN

Handwritten notes: v.o. of archive, [Signature]

SCHEDULE VI
(Schedule of Installment)

Sr. No.	Particulars	Percentage
1.	Or Booking	10%
2.	Withing 30 Days From Booking Date	20%
3.	Or Completion Of of Plinth Work	10%
4.	On Completion Of 1 st Slab Work	5%
5.	On Completion Of 2 nd Slab Work	5%
6.	On Completion Of 3 rd Slab Work	5%
7.	On Completion Of 4 th Slab Work	5%
8.	On Completion Of 5 th Slab Work	5%
9.	On Completion Of 6 th Slab Work	5%
10.	On Completion Of 7 th Slab Work	5%
11.	On Completion Brick Work	5%
12.	On Completion of Plaster Work	5%
13.	On Completion of Flooring Work	5%
14.	On Completion of Plumbing & Eclectic Work	5%
15.	On Possession.	5%
		100% Total

SCHEDULE OF PAYMENT
Commercial Premises

SR.NO	PAYMENT STAGE	PAYMENT DUE	AMOUNT IN RS
1.	Booking/Allotment Letter	30%	5210
2.	Commencement Of plinth	20%	
3.	Commencement Of 1 st Slab	20%	
4.	On Commencement Of Brick Work and Plaster	25%	
5.	On Commencement flooring	3%	
6.	On Possession	2%	
	Total	100%	

P.S. Bhagat
P.K. Prasad

V.D. Dharmale

N. S. N.

[Signature]



Reference No. : CIDCO/BP-17944/TPO(NM & K)/2021/10226

Date : 5/1/2023



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **145** , Sector **R2** at **Pushpak** ,
Navi Mumbai.

Ref :

Dear Sir/ Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot
No. **145**, Sector **R2** 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,
subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the
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.

प व ल	
४२६	२०२४
४३	१०

Yours faithfully

Thanking You

Certification signature by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@cidco.com> Valid Unknown
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-17944/TPO(NM & K)/2021/10226

Date : 5/1/2023

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **Shri.Ashok Vasant Dhamale And Others Nine**, AT- CHINCHPADA- VADGHAR, POST- TAL- PANVEL, DIT- RAIGAD for Plot No. 145, Sector R2, Node Pushpak. As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 6Floor** Net Builtup Area **1687** Sq m.

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	1426.84	260.17	0
UNIT (in Nos.)			

- 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 :-

- 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 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

8028 2098

Thanking You

88 / 10

Yours faithfully,

Certification signature by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com> Validity Unknown
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD



ASSOCIATE PLANNER (BP)