

6/3/2024

Index-II



03/06/2024

रूपी क्र.2

दुग्धम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 10870/2024

नोंदणी :

Regn.63m

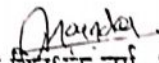
मावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	0956000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7684223.41
(4) भू-भाषण, पोटहिरसा व भरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. दत्तर वर्णन : दत्तर माहिती: सदनिका क्र.602, महावा मजला, मिलेनियम सेलेस्टा, प्लॉट क्र.57-ए, सेक्टर 34-ए, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 60.094 चौ.मी.कारपेट + 4.575 चौ.मी.प्लानलोज बाल्कनी + 01 स्टील कार पार्किंग स्पेस. ((Plot Number : 57-A ; SECTOR NUMBER : 34-A ;))
(5) क्षेत्रफळ	1) 60.094 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. मिलेनियम ग्रुप सर्व्हे भागीदार किशोर कुमार सी. भाडीया यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर - बय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 211, कॉनकॉर्ड चिमायसेत, प्लॉट क्र.६६ ए, से.११, सी.डी.डी बेलापूर, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:- ABFFM3007M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सीरुष विपक जिंदे बय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.४०३, सी विंग, गणेश प्लाझा-१, से.१, खांदा कॉलनी, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०). पिन कोड:-410206 पॅन नं:-AZUPJ9089K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	03/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10870/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	696920
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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


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

Whereas 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.

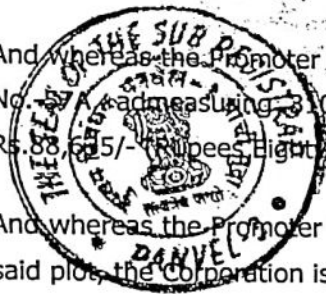
And whereas the Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub section (1) and (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT").

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And whereas the state Government is pursuant to section 113(A) of the said act, acquiring lands described therein and vesting such lands in the corporation for development and disposal.

And whereas the corporation has launched a scheme bearing No.-MM-SCH-22-2021-22 for lease of plots for residential and residential cum commercial use at Kharghar nodes of Navi Mumbai through e-tender cum e-auction.

And whereas the Promoter herein has participated in the said scheme and applied for Plot No. 57A, admeasuring 3104.33 Sq. Mts., Sector No.-34A, Kharghar Node by quoting Rs. 88,635/- (Rupees Eighty Eight Thousand Six Hundred Thirty Five only) per Sq. Mts.



And whereas the Promoter being the highest bidder among the participants for the above said plot, the Corporation issued **Allotment Letter dated 29/04/2022**, in favour of the Promoter herein as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008, thereby consented to grant to the Promoter a lease of all that piece and parcel of land bearing **Plot number 57A, admeasuring about 3104.33 Sq. Mts., situate, lying and being at Sector-34A, Node- Kharghar, Navi Mumbai, Tal.- Panvel, Dist.-Raigad-410 210**, hereinafter referred to as "**THE SAID PLOT OF LAND/SAID PROPERTY**" and more particularly described in the "**First Schedule**" hereunder written on the terms and conditions including the conditions of lease of the said Property as set out therein;

And whereas the Promoter has paid to the Corporation a sum of Rs.27,51,52,289.55 (Rupees Twenty Seven Crore Fifty One Lakh Fifty Two Thousand Two Hundred Eighty Nine & Fifty Five Paise) as and by way of full and final payment of Lease Premium and entered into an **Agreement to Lease dated 10/11/2022** and after construction of

For MILLENNIUM GROUP

Partner

35. NOTICES AND CORRESPONDENCE

All notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered Post A.D & notified Email ID at their respective addresses specified below:

PROMOTER:

M/S. MILLENNIUM GROUP
211, Concord, Premises, Plot No.-66A,
Sector No.-11 C.B.D. Belapur, Navi Mumbai-400 614
Notified Email ID - millenniumgroup211@gmail.com

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ALLOTTEE(S):

MR. SOURABH DEEPAK JINDE
FLAT NO.403, C-WING, GANESH PLAZA-1, SECTOR-1, KHANDA COLONY,
NAVIMUMBAI, NAVI MUMBAI, DIST.RAIGAD, MAHARASHTRA - 410206
Notified Email ID - sourabhjinde@gmail.com



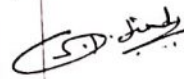
It shall be the duty of the Allottee(s) and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post, failing which, all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.

36. JOINT ALLOTTEES:

That in case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

For MILLENNIUM GROUP


Partner



37. DISPUTE RESOLUTION

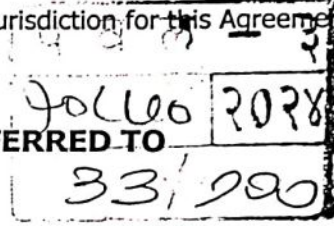
Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

38. 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 courts at Panvel will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Plot



All that piece and parcel of land bearing Plot No.-57A, admeasuring about 3104.33 Sq. Mts., situated at Sector-34A, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad-410 210 and bounded as follows; i.e. to say:

- On or towards the North by : Prop. 15.00 Mts. Wide
- On or towards the South by : Plot No.57 B
- On or towards the East by : 45.00 Mts. Wide road
- On or towards the West by : Nalla



THE SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat/Shop

All that Residential/Commercial premises being Flat/Shop number **602**, admeasuring **60.094** Sq. Mts. carpet area on the **6TH** Floor of the building project to be known as "**MILLENNIUM CELESTA**" being constructed on Plot No.-57A, situated at Sector-34A, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad - 410 210.

For MILLENNIUM GROUP

Partner

ANNEXURE - 'E'



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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५३/१००

This registration is granted under section 5 of the Act to the following project under project registration number :
PS2000055607
Project: **Millennium Celesta** , Plot Bearing / CTS / Survey / Final Plot No.: Plot No. 51A/55/199-3A at Kharghar,
Panvel, Ralgarh, 410210;

1. Millennium Group having its registered office / principal place of business at **Plot No. 51A/55/199-3A at Kharghar, 400614.**
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 04/04/2024 and ending with 31/05/2029 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.

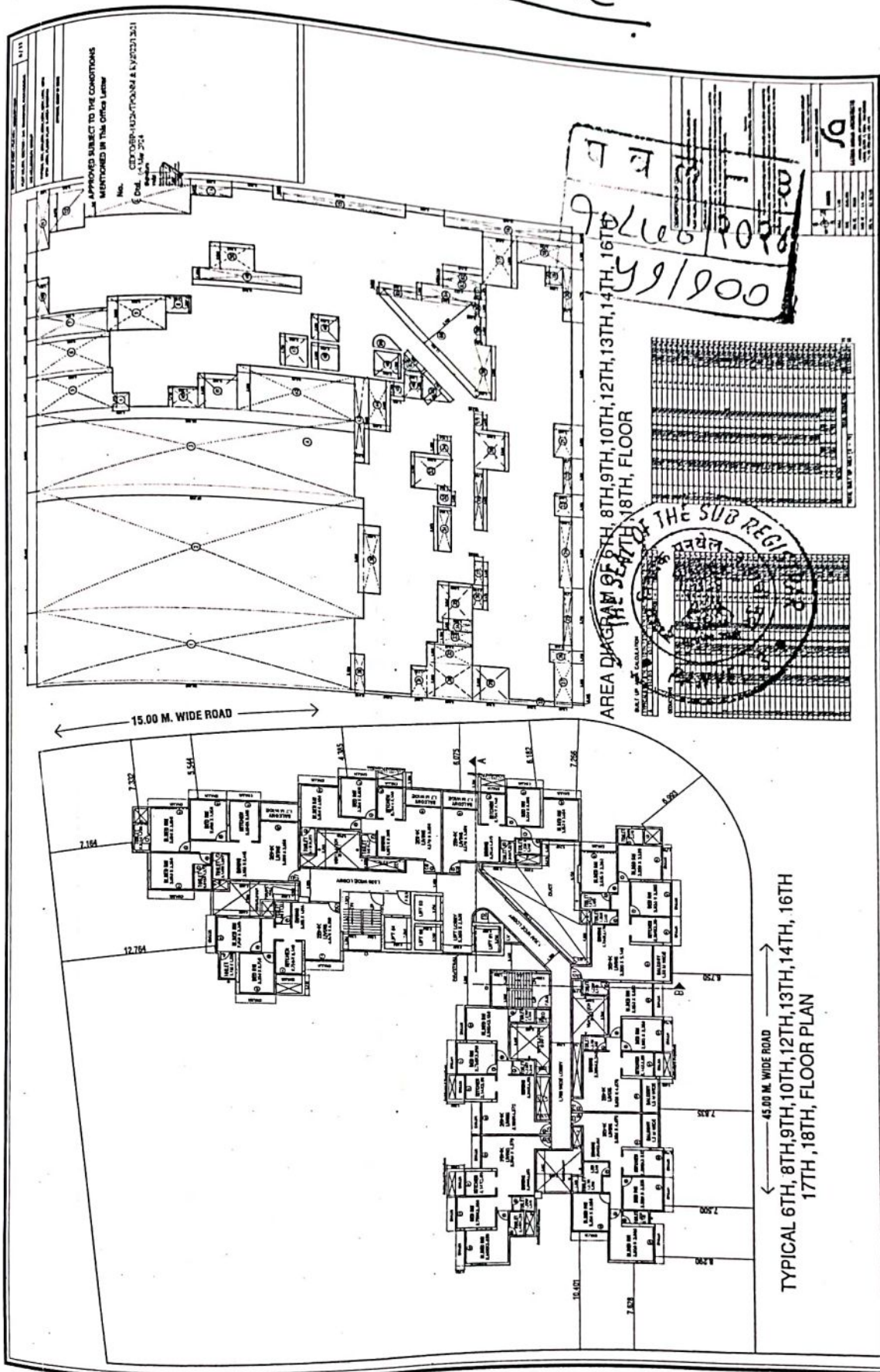


Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 04-04-2024 11:28:40

Dated: 04/04/2024
Place: Mumbai

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

ANNEXURE - 'C'



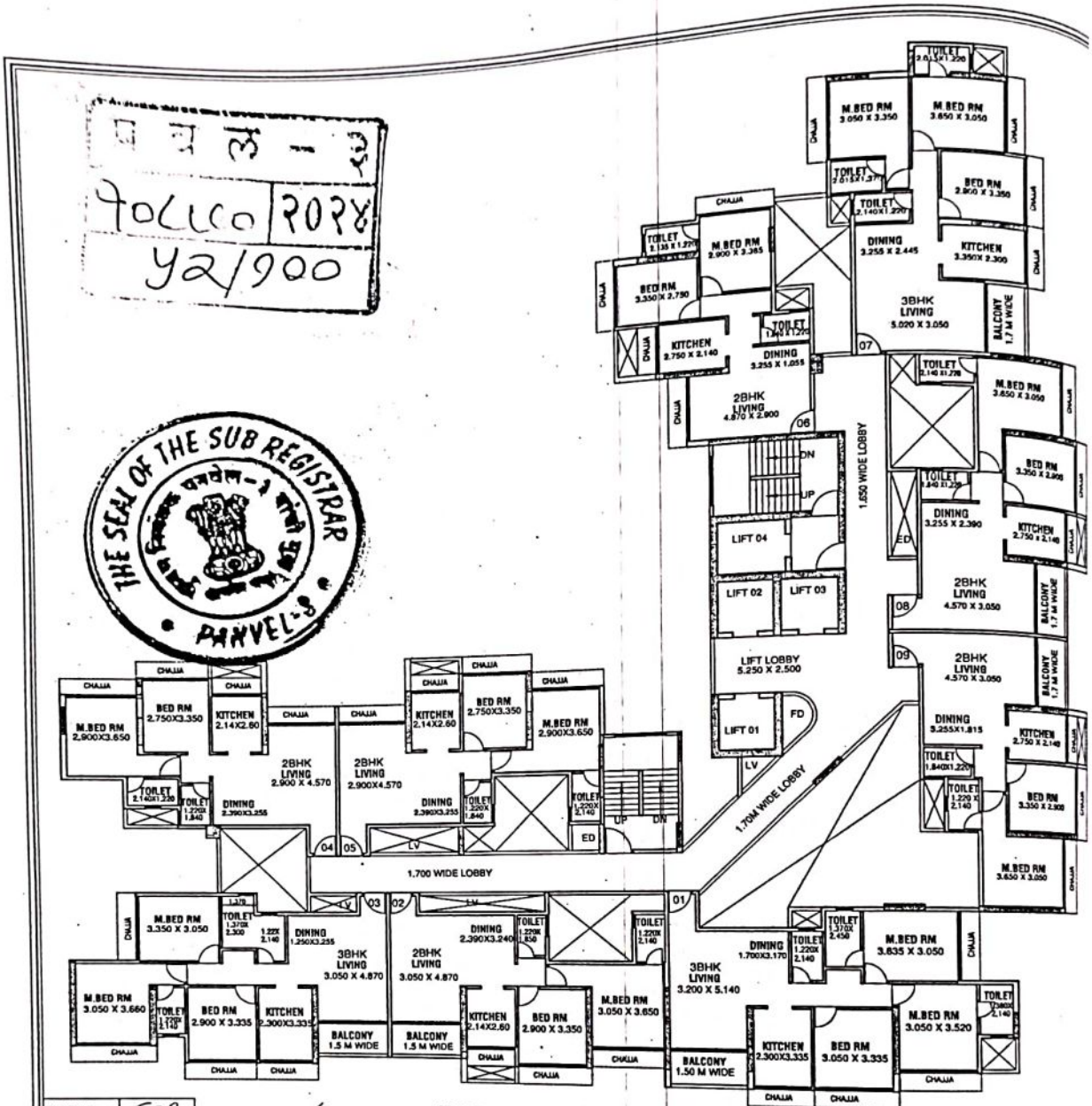
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MAHARASHTRA
 PRA
 RABHU

ANNEXURE - 'D'

70/2020/2028
Y2/900



FLAT NO. 502
FLOOR 6th

← 45.00 M. WIDE ROAD →

TYPICAL FLOOR PLAN 6TH, 8TH, 9TH, 10TH, 12TH, 13TH, 14TH, 16TH	SIGNATURE OF VENDOR	SIGNATURE OF PURCHASER	PROJECT
			PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING PLOT NO. 57A, SECTOR - 34A, KHARGHAR, NAVI MUMBAI DEVELOPERS : M/S MILLENNIUM GROUP

N o. CIDCO/BP-18326/TPO(NM & K)/2022/12021 DATE : 05/3/2024

For MILLENNIUM GROUP

[Signature]
Partner

[Signature]