

528/13240

पावती

Original/Duplicate

Friday July 19, 2024

नोंदणी क्र.: 39म

5:02 PM

Regn.: 39M

पावती क्र.: 14293 दिनांक: 19/07/2024

गावाचे नाव: कामोटे

दस्तऐवजाचा अनुक्रमांक: पवल4-13240-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: संतोष लक्ष्मण निवाते

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

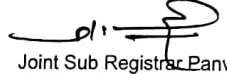
रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 31040.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:22 PM ह्या वेळेस मिळेल.


Joint Sub Registrar, Panvel 4

बाजार मूल्य: रु. 3234992.5/-

मोबदला रु. 3500000/-

भरलेले मुद्रांक शुल्क : रु. 245000/-

सह दुय्यम निलंबक वर्ग २
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 1040/-

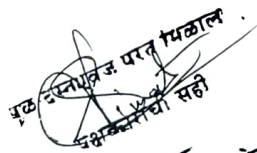
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724196611774 दिनांक: 19/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005444260202425E दिनांक: 19/07/2024

बँकेचे नाव व पत्ता:


Joint Sub Registrar, Panvel 4

लिपिक

दुय्यम निलंबक पनवेल ४



CHALLAN
MTR Form Number-6



GRN	MH005444260202425E	BARCODE			Date	19/07/2024-14:23:35	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AFJPN2885A			
Location	RAIGAD			Full Name	SANTOSH LAXMAN NIWATE AND ONE			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 101 1ST FLOOR SHIVAAY CORNER			
				Premises/Building	PLOT NO 150 SECTOR			
Account Head Details		Amount In Rs.						
0300046401	Stamp Duty	245000.00		Road/Street	NO 21 KAMOTHE TAC PANVEL DIST			
0300063301	Registration Fee	30000.00		Area/Locality	RAIGAD KAMOTHE			
				Town/City/District	9 / 42			
				PIN	4 4 0 2 0 6			
				Remarks (If Any)	PAN2=AEUFS1569J~SecondPart Name SHIVAAY REALTY-CA=3500000~Market			
				Amount In	Two Lakh Seventy Five Thousand Rupees Only			
				Words				
Total			2,75,000.00					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024071915752		2879726456	
Cheque/DD No.			Bank Date	RBI Date	19/07/2024-14:24:17		Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

पवल - ४
93280 2028
9 / 42



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9699669977
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



24/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 13240/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टावार आकारणी देतो की पट्टेदार ते नमुद करावे)	3234992.5
(4) भू-मापन, पोटट्रिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र. 15अ/21 दर 93700/-प्रति चौ.मी. सदनिका नं. 101,पहिला मजला,शिवाय कॉर्नर प्लॉट नं 150,सेक्टर 21 कामोठे,ता.पनवेल जि.रायगड क्षेत्र-28.772 चौ.मी.कारपेट + 2.876 चौ.मी.वाल्कनी ((Plot Number : 150 ; SECTOR NUMBER : 21 ;))
(5) क्षेत्रफळ	1) 28.772 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. शिवाय रियल्टी च्या वतीने भागीदार अरुण पांडुरंग शिंदे वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस नं. 06 साई दर्शन, प्लॉट नं. 8/8ए सेक्टर 13, कामोठे ता.पनवेल जि.रायगड, महाराष्ट्र, राईगड(ं). पिन कोड:-410206 पॅन नं:-AEUFS1569J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष लक्ष्मण निवाते वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पी-9, 249, एलिझाबेथ हाऊस, फदर पीटर परियर रोड ,गाव बॉर्ड कोहिनूर सिटी जवळ, कुर्ला वेस्ट , मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AFJPN2885A 2): नाव:-मंजीरी संतोष निवाते वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पी-9, 249, एलिझाबेथ हाऊस, फदर पीटर परियर रोड ,गाव बॉर्ड कोहिनूर सिटी जवळ, कुर्ला वेस्ट , मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-ANGPA3350E
(9) दस्तऐवज करून दिल्याचा दिनांक	19/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13240/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

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.

[Handwritten Signature]

[Handwritten Signatures]

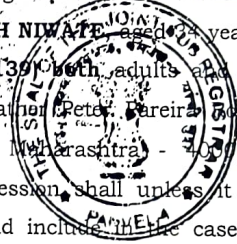
AGREEMENT FOR SALE

This Agreement is made at Panvel on this ^{19th} day of July in the year 2024, between **M/S. SHIVAAY REALTY**, a Partnership firm registered under the provisions of the Indian Partnership Act, 1932, **having PAN NO. AEUFS1569J** consisting of partners namely **1) MR. YASHWANT KALIKA SINGH, 2) MR. ARUN PANDURANG SHINDE, 3) MR. VISHAL SHARAD SOMAIYA & 4) MR. VIJAY SHANKAR PRATAP**, having its office at Shop No. 6, Sai Darshan, Plot No. 8/8A, Sector 19, Kamothe, Tal. Panvel, Dist. Raigad - 410206, hereinafter referred to as **"THE PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, its survivors or survivor of them and the heirs, executors and assigns or assignees of the last surviving partner) **OF ONE PART.**

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AND

MR. SANTOSH LAXMAN NIWATE, aged 37 years, having **PAN NO. AFJPN2885A**, (**AADHAR NO. 865309056263**), & **MRS. MANJEERI SANTOSH NIWATE**, aged 37 years, having **PAN NO. ANGPA3350E**, (**AADHAR NO. 602531109139**) Both adults and an Indian Inhabitant, residing at P-9, 249, Elizabeth House, Fawcett Peth, Pareira Road, Village Ward, Near Kohinoor City, Kurla West, Mumbai, Maharashtra - 400070, hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include in the case of individuals his/her/their heirs and legal representatives, in case of Partnership Firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a Corporate body, its successors and assigns or assignees and in the case of the Trust its trustees for the time being) **OF THE OTHER PART.**



WHEREAS **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, 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 for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the **"State Government"**) in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the **"MRTP ACT, 1966"**).

AND WHEREAS The State Government as per section 113(A) of the MRTP Act 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

[Handwritten Signature]
PROMOTER

[Handwritten Signatures]
ALLOTTEE(S)

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 in accordance with the provisions of Section 113(A) of the said Act;

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;

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And whereas **ALLOTMENT LETTER** dated **19th April, 2023**, bearing no. PE_102/000005762/2000714 issued by the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., in favor of **MR. KOLYA RAWAJI MHATRE**.

And Whereas **AGREEMENT TO LEASE** dated **26th April, 2023**, executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. hereinafter referred to as "The Corporation" of ONE PART AND **MR. KOLYA RAWAJI MHATRE** as "The Original Licensee" of the OTHER PART in respect of the said Plot. The said Agreement to lease was duly stamped & registered before the Sub Registrar of Assurance at Panvel - 5 vide its Registration Receipt No. 8059 under Registration Document Serial No. PVL-5-7299-2023 dated 27/04/2023.

AND WHEREAS as per the said Agreement to Lease, the Corporation under 12.5% Scheme had consented and granted to the said Original Licensees a Lease of all that piece or parcel of land bearing Plot No. 150, admeasuring about 99.96 Sq. Mtrs. in Sector No. 21, situated at Node - Kamothe, Tal. Panvel, Dist. Raigad hereinafter referred to as "**The Said Plot or the Project Land**" (more particularly described in the Schedule hereunder written) for the purpose of constructing a building or buildings for residential and commercial use and has permitted the said Original Licensees to occupy, the said plot/land from the date hereof on the terms and conditions hereinafter contained.

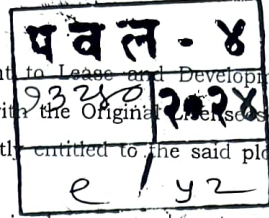
AND WHEREAS on payment of the entire lease premium & execution of Agreement to Lease, the Corporation handed over the possession of the said plot to the Original Licensees.

And Whereas **TRIPARTITE AGREEMENT** dated **05th July, 2023**, executed by and between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD hereinafter referred to as "The Corporation" of FIRST PART AND Original Licensees of the Second Part AND **M/S. SHIVAAY REALTY**, a Partnership firm, through its Authorised Partner **MR. ARUN PANDURANG SHINDE** (hereinafter referred to as "**The New Licensee**") of THIRD PART in the said Plot. The same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 13989 under Registration Document Serial No. PVL-3-12577-2023 dated 06/07/2023.

And Whereas Final Order Letter bearing No. CIDCO/VASAHAT/SATYO/KAMOTHE/102/2023/1449/E-229441 dated 25/07/2023 issued by CIDCO in the name of **M/S. SHIVAAY REALTY**, a Partnership firm.

[Signature]
PROMOTER

[Signature]
ALLOTTEE(S)



And whereas by virtue of the aforesaid Agreement to Lease and Development Agreement & Tripartite Agreement, the Promoters along with the Original licensees are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;

And whereas the Promoters are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the records above and as per the plans sanctioned and the development permissions granted by the Deputy Director of Town Planning, PANVEL MUNICIPAL CORPORATION, vide the **Commencement Certificate** bearing number **PMC/TP/Plan/21/130/21-24/16941/690/2024** dated **20/02/2024** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. The copy of the Commencement Certificate is annexed herewith as **"Annexure-A"**;

AND WHEREAS the Promoters have proposed to construct on the project land a building known as **"SHIVAAY CORNER"** consisting of **Ground Floor + 2 Floor (Proposed 3 Floors)** for residential cum commercial use.

And whereas the Allottee(s) is/are offered a Flat bearing number **101** admeasuring **28.772** Sq. Mtrs. carpet area on the **1st Floor** (hereinafter referred to as **"the said Flat"**) of the Building project called **"SHIVAAY CORNER"** (hereinafter referred to as **"the said Building"**) being constructed in the phase of the said project land by the Promoters;

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

AND WHEREAS by virtue of the aforesaid Agreements, the Promoter has sole and exclusive right to sell the Flats/Shops and other units in the said building/s of their share to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Flats/Shops or other units to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

And whereas the authenticated copy of Certificate of Title dated **28/03/2024** issued by **ADVOCATE. ABHIMANYU H. JADHAV** of the Promoters, showing the nature of the title of the Promoter to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as **"Annexure-B"**.


PROMOTER


ALLOTTEE(S)

PROMOTERS:
M/S. SHIVAAY REALTY,

Through its partner
MR. SAHAWANT KALIRKA SINGH,
Office at Shop No. 6, Sai Darshan, Plot No. 8/8A, Sector 19, Kamothe, Tal. Panvel,
Dist. Raigad.
Registered Email ID - shivay.realty2022@gmail.com
Contact No - 96599669977.

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It shall be

the duty of the Allottee 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 as the case may be.



ALLOTTEES:

They 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.

29. **Stamp Duty and Registration:** The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

30. **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 Panvel/Raigad courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece and parcel of Land known as Plot No. 150, under 12.5% Scheme admeasuring about 99.96 Sq. Mts., situated at Sector No. 21, Node - Kamothe, Tal. Mumbai, Tal. Panvel, Dist. Raigad, and bounded that is to say:

- On or towards the North by : Plot No. 174
- On or towards the South by : 06.00 Mtrs. Wide Road
- On or towards the East by : 11.00 Mtrs. Wide Road
- On or towards the West by : Plot No. 151.

THE SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

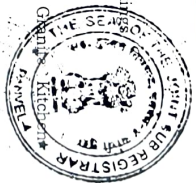
All that Residential premises bearing Flat number 101, admeasuring 28.772 Sq. Mtrs Carpet Area & 2.876 Sq. Mtrs. of Enclosed Balcony Area on the 1st Floor of the building to be known as "SHIVAAY CORNER" being constructed on Plot No. 150, Sector No. 21, Node - Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad.

Shivay
PROMOTER

B. B. B.
ALLOTTEES

THE THIRD SCHEDULE ABOVE REFERRED TO
AMENITIES


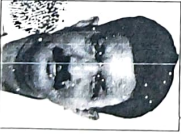
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- Designer tiles in all rooms.
- Putty finish internal walls.
- Exclusively designed main door.
- Exclusive hardware fittings for all the doors.
- Concealed plumbing in bathrooms with quality C. P. fittings.
- Designer tiles in bathroom and toilet up to full height.
- Concealed copper wiring with modular switches. Granite platform with stainless steel Sink.
- Aluminum sliding windows.
- Underground and overhead tank for 24 hours water supply.
- Cable TV point in living and master bedroom.
- AC point in all bedrooms.
- Lift of reputed make.
- Checkered tiles or any equivalent flooring on the building compound.
- Power back up system for common area.
- Decorative entrance lobby with pop fall ceiling.


IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Panvel/Navi Mumbai in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED "PROMOTERS"

THE PROMOTERS	SIGNATURE	PHOTO & LHT
<p>M/S. SHIVAAY REALTY, through its partners MR. ARUN PANDURANG SHINDE,</p>		

IN THE PRESENCE OF

- A)  _____
- B)  _____


PROMOTER



ALLOTTEES

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PANVEL MUNICIPAL CORPORATION

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

E Mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No. PMC/T/Kamohe/21150/21-24/1694/1 E20 12024

COMMENCEMENT CERTIFICATE

Date 20/01/2024

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, M/s. Shriyay Realty Through its partners Shri Yashwant K Singh & 3 Others, As per the approved plan and subject to the following conditions for the development work of the Proposed Residential Building (Ground + 02 Upper Floor) on Plot No.- 150, Sector- 2, Al. Kamohe (12.5% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 99.96 m² Sq.mt. Residential Built Up Area = 139.334 sq.mt. Total Built Up Area = 139.334 sq.mt.) (No. of Residential Unit - 04 Nos.)

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 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.
 - 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.
 - 2(d) 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.

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 MRTP 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.

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.

Prior Permission is necessary for any deviation / Change in Plan.

The Owner/Developer shall obtain all the necessary final NOC's/completion certificates/clearance relating to water supply, sewer ages, SWD, Tree, CFO etc from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
3. 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 MRTP 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.
7. The Owner/Developer shall obtain all the necessary final NOC's/completion certificates/clearance relating to water supply, sewer ages, SWD, Tree, CFO etc from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.

8. No work should be started unless the existing structures are to be demolished with utmost care.
9. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity as per seismic zoning. The building constructed should not be occupied until it obtains a Completion Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
11. The Owner & the architect are fully responsible for the construction quality and be responsible.
12. Boundary disputes. In case of any dispute Panvel Municipal Corporation will be responsible.
13. F.S.I. Calculation submitted in the drawings shall be as per NBC/CPM 2020 Rules if any discrepancy, observed, the Architect will be held responsible and liable for necessary action.
14. The Owner / Developer shall be fully responsible for any Civil matters pertaining in the Court and the order from Hon. Court shall be binding on the applicant.
15. The Owner/Developer shall be fully responsible if any objections raised by the owner to whom applicant has sold the unit as per Panvel's Contract/Completion Certificate.
16. It is Mandatory to provide Temporary Toilet to laborers at the during construction period.
17. It is mandatory for the institution to take safety measures while the work is in under progress with respect to the educational activities going on in the respective site.
18. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
19. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287194/UD-1/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - b) Name and address of the owner/developer, Architect and Contractor.
 - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in(i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
20. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest(MOEF), Govt. of India and as FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

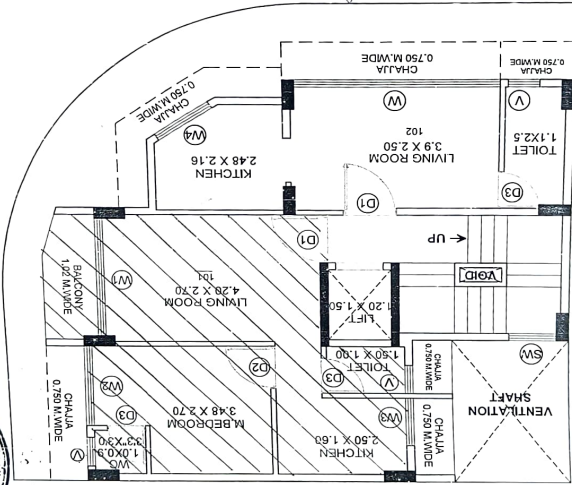
The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored onsite as would be decided by the concern Ward Officers of Panvel Municipal Corporation.



PROJECT TITLE -	OWNER -	DRAWN BY -	DATE -	AR. TEXAS	SCALE -	N.T.S.
PROPOSED RESIDENTIAL		29/04/2024	29/04/2024			
ON PLOT NO. 150, SECTOR - 21,						
12.5% SCHEME, AT KANOTHIE						

1ST FLOOR PLAN

FLAT / SHOP NO. 101



ANNEXURE - D

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Handwritten signature and scribbles.



ANNEXURE - E
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
महाराष्ट्र स्टावर संवत् निपामक प्राधिकरण

Circular No. 25A/2023

No. MAHARERA/Secy/File
 Date: 09/06/2023

Sub: In the matter of real estate projects excluded from Maharashtra Project Registration

Ref: Circular No. 25/2019 dated 11.10.2019: Clarification regarding Registration of Agreement for Sale/Sale Deed for Real Estate Projects

Whereas, considering the complaints / inquiries received by Maharashtra buyers / allottees and promoters/ developers expressing difficulties faced in registering Agreement for Sale / Sale Deed for real estate projects, Maharashtra Circular No. 25/2019 dated 11.10.2019 bearing No. MAHARERA/Secy/File No. 25/2019 dated 11.10.2019 bearing No. MAHARERA Project Registration No. 25/2019, the real estate projects that do not require Maharashtra registration, the real estate project of Agreement for Sale / Sale Deed.

And whereas, the above-referred Circular was issued considering the provisions of purpose of registration of Agreement for Sale / Sale Deed. Sub-Section 2 of Section 3 of the Real Estate (Regulation and Development) Act, 2016 (the Act) as well as the ratio laid down by the Maharashtra Real Estate Appellate Tribunal (MahareAT) at paragraph 23 in its majority judgement dated 10.07.2019 in the case of M/s. Geetanjali Aman Construction & Amr V/s. Prishkesh Ramesh Paranjpe & Ors delivered in the Appeal whilst setting aside the order passed by the Authority in Complaint Nos. SCI10000672 and SCI10000691.

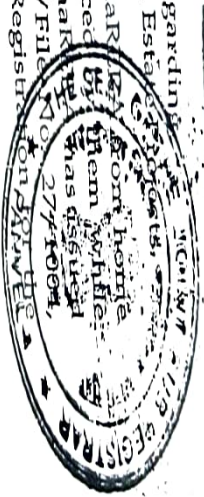
And whereas, inspite of issuing the above-referred Circular No. 25/2019, Maharashtra has been informed that with regard to Serial Nos 1 and 2 of the said Circular there are issues / hardship faced by promoters while registering the Agreement for Sale / Sale Deed as well as at the time of obtaining bank finance by intending unit purchasers/home buyers/allottees though the clarification given in the said Circular is crystal clear and unambiguous.

And whereas, Serial Nos. 1 and 2 as written in Circular No. 25/2019 dated 11.10.2019 is reproduced herein for ready reference:

- 1) Real Estate Projects where the area of land proposed to be developed is less than or equal to five hundred square meters of apartments proposed to be developed is less than or equal to eight apartments." 2) Real Estate Projects where number of apartments proposed to be developed is less than or equal to eight apartments." And whereas, Clause (a) of Sub Section (2) of Section 3, of the Act, the proviso to the said Clause and the Explanation given thereunder reads as under

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 टेल. नं. ०२२-६८१११६०० ई-मेल: helpdesk@mahaonline.gov.in



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