



20/02/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 2150/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) करंजाडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2193000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग क्र 27.1 दर 52600/- प्रती चौ मी सदनिका क्र 405 चौथा मजला ए विंग ओम नम: शिवाय कलश प्लॉट नं 55 सेक्टर 03 करंजाडे ता पनवेल जि रायगड क्षेत्र 16.590 चौ मी कारपेट, सी बी 2.205 चौ मी, एनक्लोज बाल्कनी 14.060 चौ मी, एफ बी 3.862 चौ मी, टेरेस 4.125 चौ मी ((Plot Number : 55 ;))
(5) क्षेत्रफळ	1) 16.590 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:- कौशिक जगन्नाथ जोशी हे स्वता करीत व अमिता कौशिक जोशी यांच्या तर्फे अख म्हणून - - वय:- 51; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 503/504 लोक आंगण जय शास्त्री नगर मुलुंड कॉलनी मुलुंड वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400081 पॅन नं:- AAAPJ9917D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नारायण दत्त पाटील - - वय:- 52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माहुल रोड इंदिरा नगर वाशीनाका एफ सी आय मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400074 पॅन नं:- ADKPP9974D 2): नाव:- सावित्री नारायण पाटील - - वय:- 47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माहुल रोड इंदिरा नगर वाशीनाका एफ सी आय मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400074 पॅन नं:- EHCPP3672J
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2018
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2150/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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AGREEMENT FOR SALE



THIS AGREEMENT is made and entered
Navi Mumbai, on this 20th day of Feb. 2018.

BETWEEN

1) SHRI. KAUSHIK JAGANNATH JOSHI, (PAN NO. AAAPJ9917D), 2) SMT. AMITA KAUSHIK JOSHI, (PAN NO. AAEPB9779M), through her Power of Attorney Holder SHRI. KAUSHIK JAGANNATH JOSHI, both adults, Indian Inhabitants, residing at G-503/504, Lok Angan, Jay Shastri Nagar, Mulund Colony, Mulund (W), Mumbai -400 080, hereinafter referred to as hereinafter referred to as 'JOINT BUILDERS ALONG WITH M/S. SATPANTH HOMES PRIVATE LIMITED' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors, executors, administrators and assigns), of the
One Part

AND

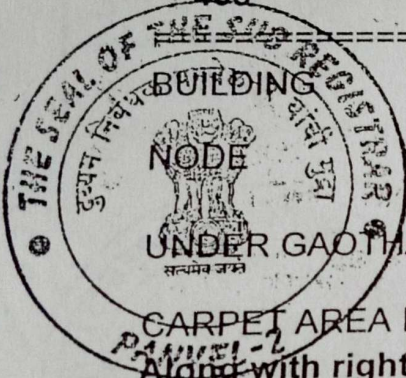
1) MR. NARAYAN DATTU PATIL, aged 52 years, (PAN NO. ADKPP9974D), (AADHAAR NO.9748 3462 0940), 2) MRS. SAVITRI NARAYAN PATIL, aged 47 years, (PAN NO.EHCPP3672J), (AADHAAR NO.9887 5550 4539), both adults, Indian Inhabitants, residing at Mahul Road, Indira Nagar, Vashinaka, F.C.I. Mumbai – 400 074, hereinafter called 'THE ALLOTTEES' (Which expression shall unless it be repugnant to the context or meaning thereof be

deemed to mean and include their heirs, successors executors, administrators and assigns) of the **SECOND PART**.

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DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO</u>	<u>SECTOR</u>
405	A	FOURTH	55	03



: "OM NAMAH SHIVAY KALASH"

: KARANJADE, NAVI MUMBAI,
: TALUKA-PANVEL, DIST. RAIGAD.

UNDER GAUTHAN EXPANSION SCHEME

CARPET AREA IN SQ.MTRS. : 16.590
Along with right to use Area-
CUPBOARD AREA IN SQ. MTRS. : 2.205
ENCL. BALCONY AREA IN SQ.MTRS. : 14.060
FLOWER BED AREA IN SQ.MTRS. : 3.862
TERRACE AREA IN SQ. MTRS. : 4.125

BUILDING CONSISTS: GROUND + 12 FLOORS (WITH LIFT)

SALE PRICE: Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)

Hereinafter referred to as 'THE SAID FLAT'

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them in the lease agreement, lease deed, Rules and Regulations of CIDCO, Navi Mumbai and RERA

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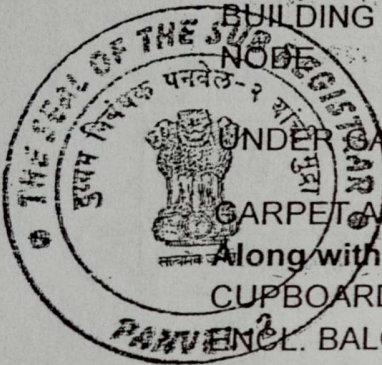
NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Owners have constructed the said building consisting of **Ground + 12 upper Floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time, provided that the Owners shall have to obtain prior consent in writing of the ALLOTTEES in respect of variations or modifications which may adversely affect the Flat of the ALLOTTEES except any alteration or addition required by any Government authorities or due to change in law.

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१६ / ८०	FLAT NO. 405

2. The ALLOTTEES hereby agree to purchase from the Owners and the Owners hereby agree to sell to the ALLOTTEES

FLAT NO.	WING	FLOOR	PLOT NO	SECTOR
405	A	FOURTH	55	03



BUILDING : "OM NAMAH SHIVAY KALASH"
NODE : KARANJADE, NAVI MUMBAI,
: TALUKA-PANVEL, DIST. RAIGAD.
UNDER GAOTHAN EXPANSION SCHEME

CARPET AREA IN SQ.MTRS. : 16.590
Along with right to use Area-
CUPBOARD AREA IN SQ. MTRS. : 2.205
ENCL. BALCONY AREA IN SQ.MTRS. : 14.060
FLOWER BED AREA IN SQ.MTRS. : 3.862
TERRACE AREA IN SQ. MTRS. : 4.125

BUILDING CONSISTS: GROUND + 12 FLOORS (WITH LIFT)
hereinafter referred to as "the Flat") for the total consideration of **Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)** which is more particularly described in the Second Schedule annexed herewith.

3. The ALLOTTEES have paid on or before execution of this agreement a sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)**, as advance payment or application fee and hereby agree to pay to the Owners the balance amount of **Rs.22,00,000/- (Rupees Twenty Two Lakhs Only)** within 30 days.

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Owners name: 1) SHRI. KAUSHIK JAGANNATH JOSHI
2) SMT. AMITA KAUSHIK JOSHI
(Owners Address): G-503/504, Lok Angan, Jay Shastri Nagar,
Mulund Colony, Mulund (W), Mumbai - 400 080.

STAMP DUTY AND REGISTRATION :

Any charges towards stamp duty and Registration of this Agreement shall be borne by the ALLOTTEES.

33. **DISPUTE RESOLUTION :-**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to Arbitrator as per provision of Arbitration and Conciliation Act, 1996.

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३० /	First Schedule herein below Referred to Description of the freehold/ leasehold land and all other details

SCHEDULE - I



All the piece or parcel of land known as Plot No.55, Sector-03, in Village Site Karanjade of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Panvel, District: Raigad, containing measurement 4749.36 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Nalla

On or towards the South By : 20.00 mtrs wide road

On or towards the East By : plot no. 38

On or towards the West By : Plot No.39

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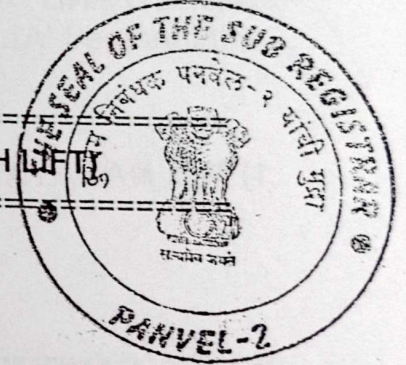
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Second Schedule herein below Referred to Here set out the nature, extent and description of common areas and facilities

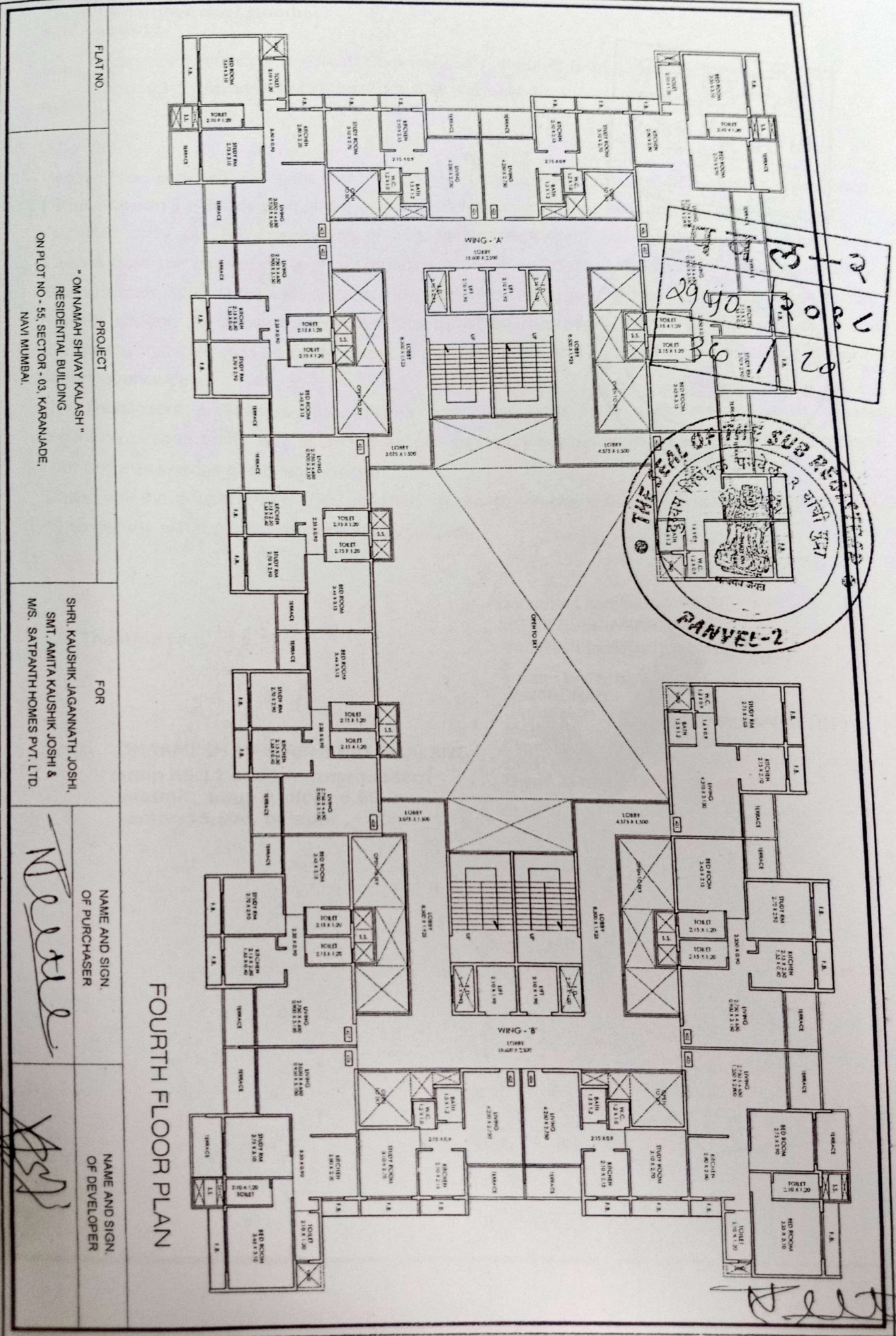
SCHEDULE - II

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO</u>	<u>SECTOR</u>
405	A	FOURTH	55	03
=====				
BUILDING	: "OM NAMAH SHIVAY KALASH"			
NODE	: KARANJADE, NAVI MUMBAI, : TALUKA-PANVEL, DIST. RAIGAD.			
UNDER GAOTHAN EXPANSION SCHEME				
CARPET AREA IN SQ.MTRS.	: 16.590			
Along with right to use Area-				
CUPBOARD AREA IN SQ. MTRS.	: 2.205			
ENCL. BALCONY AREA IN SQ.MTRS.	: 14.060			
FLOWER BED AREA IN SQ.MTRS.	: 3.862			
TERRACE AREA IN SQ. MTRS.	: 4.125			
=====				
BUILDING CONSISTS: GROUND + 12 FLOORS (WITH LIFT)				
=====				

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FLAT NO.

PROJECT

"OM NAMAH SHIVAY KALASH"
RESIDENTIAL BUILDING
ON PLOT NO - 55, SECTOR - 03, KARANJADE,
NAVI MUMBAI.

FOR

SHRI KAUSHIK JAGANNATH JOSHI,
SMT. AMITA KAUSHIK JOSHI &
M/S. SATPANTH HOMES PVT. LTD.

NAME AND SIGN
OF PURCHASER

[Handwritten Signature]

NAME AND SIGN
OF DEVELOPER

[Handwritten Signature]

FOURTH FLOOR PLAN



OCCUPANCY COMPLETION CERTIFICATE

BP-12574/1993

Date : 23 September,
2017

Unique Code : 20130302102304901

To,
**SHRE.KAUSHIK J. JOSHI AND OTHER ONE AND
M/s. SATPANTH HOMES PVT.LTD.
1203,The Land Mark,Plot no-26-A,
Sec-07,Kharghar,Navi Mumbai
PIN - 400614**

Sub : Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on Plot No. 55 ,
Sector 03 at **Karanjade (Village) 12.5 % Scheme Plot**, Navi Mumbai
Ref :

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Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Resi Commercial [Resi+Comm]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premises to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited.

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Thanking you,

C.C. to : **DHARMESH VALLABHBHAI BHALANI**
shop no.12 and14, great eastern
summit, wing-b, plot no.66,
sector-15,cbd, belapur ,

Document certified by PATIL
MITHILESH JANARDHAN
<mithilesh.patil@gmail.com> faithfully,

Name : PATIL MITHILESH
JANARDHAN
Designation : ASSOCIATE PLANNER (BP)
Planner
Organization : CIDCO
LIMITED
Date : 28-Sep-2017 12: 21:09

Patil

Date : 23 September,
2017

BP-12574/1993

Unique Code : 20130302102304901

OCCUPANCY CERTIFICATE

I hereby certify that the development of Resi_Commercial [Resi+Comm] Building [Total BUA = 7123.8Sq.mtrs , Residential BUA = 6268.71 Sq.mtrs , Commercial BUA = 855.09 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 192No. , No. of Residential Units = 174No. , No.of Commercial Units = 18No. , Any Other Units = Society Office, Fitness CentreNo. Ground+No. Of Floors = Ground + 12] Plot No. 55 , Sector - 03 at Karanjade (Village) 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of **DHARMESH VALLABHBHAI BHALANI** Architect has been inspected on **22 August, 2017** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **23 December, 2013** and that the development is fit for the use for which it has been carried out.

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

Yours faithfully,

ASSOCIATE PLANNER (BP)

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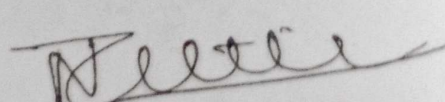
Document certified by PATIL
MITHILESH JANARDHAN
<mithilesh.patil@gmail.com>

Name : PATIL MITHILESH
JANARDHAN

Designation : Associate
Planner

Organization : CIDCO
LIMITED

Date : 28-09-2017 12: 21:09


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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 :
P52000005044

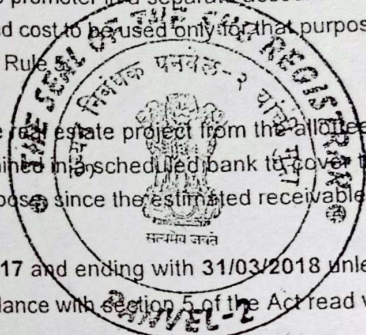
Project: **Om Namah Shivay Kalash Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 55 at Karanjade, Panvel, Raigarh, 410206;**

1. **Satpanth Homes Pvt Ltd** having its registered office / principal place of business at **Tahsil, Panvel, District: Raigarh, Pin: 410206.**

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 89 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;

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♦ 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 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 **09/08/2017** and ending with **31/03/2018** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 10:24:52 PM

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

Dated: 09/08/2017
Place: Mumbai

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FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No. **37492421854**

Name: **NARAYAN** **DATTU** **PAT**
First Name Middle Name Last Name

Date of Birth: **01061965** PAN: **ADKPP9974D**

Mobile: **9829791378**

e-mail: **KrishnaPatil223@gmail.com**

Name of Spouse: **SAVITRI**

Name of Father: **DATTU**

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. **974834620940**

2) Voter ID No. **JWZ**

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of I

FOR DEFENCE PERSONNEL: Indian Army Indian Navy Indian

IS YOUR SERVICE UNDER: Defined Benefit Pension New Pension Scheme

Residential Address: / Permanent Address:

Address 1: **A405 OM NAMAHA SHIVAY KALAS**

Address 2: **SEC-3 PLOT-55 KARANJADE OLD**

City: **KARANJADE** **PANVEL**

State: **RAIGAD** **MAHARASHTRA**

Pin Code: **INDIA** **410206**

Permanent address same as the permanent address Yes No

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No. 37492421854

Name:

		S	A	V	I	T	R	I				N	A	R	A	Y	A	N				P	A	T	I
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Date of Birth: 01061970 PAN: EHCPP3672J

Mobile: 9321143599

e-mail: BONALINP18@gmail.com

Name of Spouse: NARAYAN

Name of Father: DATTU

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 988755504539

2) Voter ID No.

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3) Passport No.:

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4) Driving License No.

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5) MGNREGA Job card No.

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6) Letter issued by National Population Register Containing Name and Address:

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Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Inc

FOR DEFENCE PERSONNEL: Indian Army Indian Navy Indian A

IS YOUR SERVICE UNDER: Defined Benefit Pension New Pension Scheme