

398/16631

Tuesday, August 13, 2024

11:19 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18189 दिनांक: 13/08/2024

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल3-16631-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कैलास शंकर चव्हाण - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:38 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.4758432 /-

मोबदला रु.7000000/-

भरलेले मुद्रांक शुल्क : रु. 490000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824122319045 दिनांक: 13/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006565891202425R दिनांक: 13/08/2024

बँकेचे नाव व पत्ता: IDBI

Shavan



13/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 16631/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

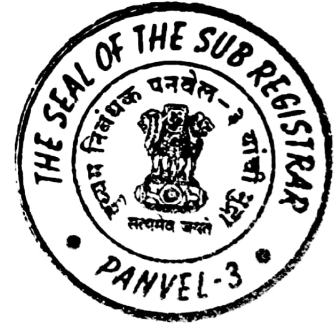
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4758432
(4) मू.मापन, पोटहिस्सा व बरकमांक (असल्यास)	1) पालिकेचे नाव: पनवेल स.न.पा. इतर बर्णन : इतर माहिती: सदनिका क्र.408, चौथा मजला, बी-बिंग, बिल्डिंग नं.3, अपटाउन अवेन्यू, सर्व्हे न. 743 हिस्सा न. 2,3 ए, 4,5 आणि 8(सी), मीचे कसबे, पनवेल, ता. पनवेल, जि. रायगड, क्षेत्र 38.8 चौ मी कारपेट ( Survey Number : 743 ; )
(5) क्षेत्रफळ	1) 38.8 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-सिमरन इंडरप्रायजेस तर्फे भागिदार सागर सचिन अगरबाल तर्फे कु मु म्हणून दीपेनकुमार ए. ठडकर -- बय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं १६ दरिया बिल्डींग ३७५ डॉ दादाभाई नवरोजी रोड फ्लोरा फॉउंडेशन मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400032 पॅन नं:-ABFFS4183E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-कैलास शंकर चव्हाण -- बय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-३ २ /० १ एसबीआय स्टाफ क्वार्टर्स, सेक्टर १ ३, नेरुळ पु., महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AICPC5477F 2): नाव:-रजनी कैलास चव्हाण -- बय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-३ २ /० १ एसबीआय स्टाफ क्वार्टर्स, सेक्टर १ ३, नेरुळ पु., महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AMGPC3947G
(9) दस्तऐवज करून दिल्याचा दिनांक	09/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16631/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	490000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



No:- 7977101490

Dipenthakkar65@gmail.com

मूल्यांकनाचे वर्ष 2024  
जिल्हा रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 1/7/1-  
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

**वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.**

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
31300	102200	111000	122400	111000	चौ. मीटर

**बांधीव क्षेत्राची माहिती**

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा-	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	मिळकतीचा प्रकार-	बांधकामाचा दर-	बांधीव
46.56 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	मिळकतीचा प्रकार-	बांधकामाचा दर-	बांधीव
						0 TO 2वर्षे		Rs.25289/-	
						1st To 4th Floor			

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

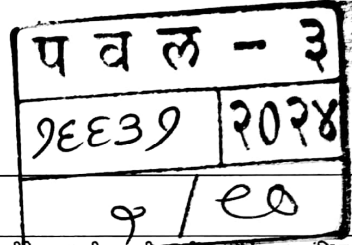
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.102200/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
= ( ((102200-31300) \* (100 / 100) ) + 31300 )  
= Rs.102200/-

) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 102200 \* 46.56

= Rs.4758432/-

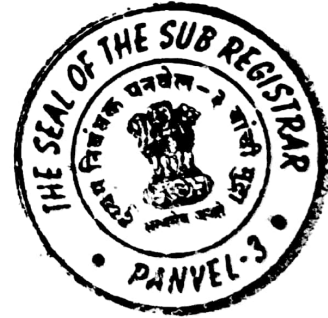


Applicable Rules = 3, 9, 18, 19

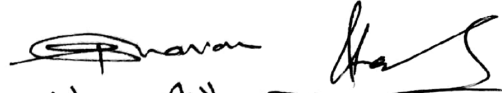
**एकत्रित अंतिम मूल्य**

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 4758432 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.4758432/-  
= ₹ सत्तेचाळीस लाख अठ्ठावन्न हजार चार शे बत्तीस /-

Home Print



प व ल - ३  
१६६३१ २०२४  
५ / ६०

  
सौ. रजनी के. चव्हाण

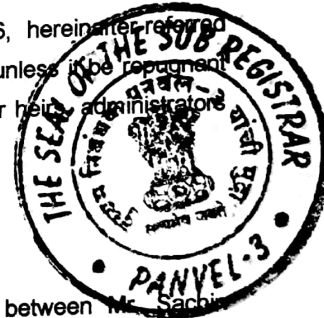
**AGREEMENT**

ARTICLES OF AGREEMENT made at Panvel this 09<sup>th</sup> day of Aug, 2024  
BETWEEN,

**M/S SIMRAN ENTERPRISES**, having PAN No. ABFFS4183E, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and having their registered Office at Room no. 16, Third Floor, Daria Building, 375, Dr. Dadabhai Navroji Road, Flora Fountain, Mumbai - 23, represented by its authorized Partner MR. SAGAR AGARWAL (Aadhar No:243374772503), hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said Firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART.

**AND**

**MR./MRS./M/S. KAILAS SHANKAR CHAVAN**, (PAN NO:AICPC5477F) (Aadhar No.469890648968) aged about 59 years, **RAJANI KAILAS CHAVAN**, (PAN NO:AMGPC3947G) (Aadhar No.397529693903) aged about 52 years Indian Inhabitant/s, residing at B-32/01, SBI Staff Quarters, Sector-13, Nerul East, 400706, hereinafter referred to as "THE PURCHASER/S/ALLOTTEE/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the OTHER PART.



**WHEREAS:**

1. By a Sale Deed dated 29<sup>th</sup> December, 2014 executed between Mr. Sachin Omprakash Agarwal, (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sachin Omprakash Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing Survey No. 743, Hissa No.2, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, admeasuring 510 Square Meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said First property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9737 - 2014 on 29-12-2014.



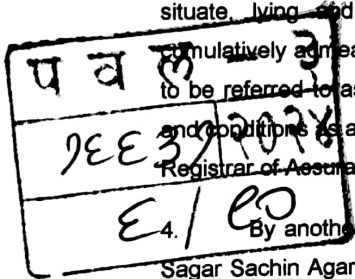


सौ. रजनी के. चव्हाण



2. By another Sale Deed dated 29<sup>th</sup> December, 2014 executed between Mr. Sachin Omprakash Agarwal (HUF) (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sachin Omprakash Agarwal (HUF) sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing (i) Survey no. 743, Hissa No. 3A, admeasuring 3760 Square meters and (ii) Survey no. 743, Hissa no. 5, admeasuring 1210 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 4970 Square meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said Second property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9739 - 2014 on 29-12-2014.

3. By another Sale Deed dated 29<sup>th</sup> December, 2014 executed between Kusum Sachin Agarwal, (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Kusum Sachin Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing (i) Survey no. 743, Hissa No. 4 (Part), admeasuring 1950 Square meters and (ii) Survey no. 743, Hissa no. 8 (Part), admeasuring 2124 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 4074 Square meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said Third property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9738 - 2014 on 29-12-2014.



4. By another Sale Deed dated 29<sup>th</sup> December, 2014 executed between the said Mr. Sagar Sachin Agarwal (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sagar Sachin Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing Survey no. 743, Hissa No. 4 (P), admeasuring 2200 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad (hereinafter for brevity's sake to be referred to as the "said Fourth property"), for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9736 - 2014 on 29-12-2014.



The said First Property, Second Property, Third Property and Fourth Property cumulatively admeasuring 11754 Square meters is hereinafter, for brevity's sake, to be collectively referred to as "the said Property".

The 7/12 Extracts in respect of the said property stands in the name of the Promoters herein. The copies of 7/12 Extracts in respect of the said Property are annexed hereto and marked **Annexure-A (Colly)**.

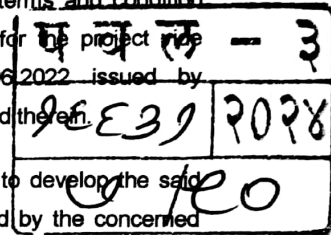
7. The Collector, Raigad has granted its Non Agricultural permission in respect of the said property, vide its three Orders namely, (i) Order dated 30-05-1997 in respect of Survey no. 743, Hissa no. 8, (ii) Order dated 22-02-2007 in respect of Survey no. 743, Hissa no. 4 and Survey no. 743, Hissa no. 5 and (iii) Order dated 13-03-2007 in respect of Survey no. 743, Hissa no. 3A and Survey No. 743, Hissa No. 2, upon such terms and conditions as are mentioned in the said Orders.

*(Handwritten mark)*

*(Handwritten signature)*

*श्री रजनी के मल्ल*

8. The Architects for the above Project shall be "VASTUKALP" and the RCC Consultant shall be YATEESHTARE. The Panvel Municipal Council has granted the Building permission for constructing a Complex for residential purpose, by its letter dated 29-12-2014 bearing Ref. no. 2014/PNP/SABA.7695/14 and Amended Commencement Certificate dated 26-09-2017, having reference no. 2017/PMC/BP/8425/2017. The Panvel Municipal Corporation has further granted the Amended Commencement Certificate dated 16-02-2022, having reference no. PMC/TP/Panvel/ 743/2, 743/3A, 743/4 & other/21-22/16316/373/2022 for constructing a Complex comprising of 3 (Three) Residential Buildings along with amenities (hereinafter referred to as the "entire layout") on the said property upon such terms and conditions as are mentioned therein. A copy of the sanctioned Layout is annexed hereto and marked as Annexure "B". The copy of said Amended Commencement Certificate issued by the Panvel Municipal Corporation is annexed hereto & marked as Annexure "C". The Promoter has obtained Environment Clearance for the project vide permission no. SIA/MH/MIS/230198/2021 dated: 13.03.2022 issued by Ministry of Environment, Forest & Climate change (SEIAA, Maharashtra) on the terms and condition stipulated therein. The Promoter has obtained Consent to Establish for the project vide permission no. UAN No.0000134469/CE/2206001659 dated: 30.06.2022 issued by Maharashtra Pollution Control Board on the terms and condition stipulated therein.



9. In the above circumstances, the Promoters herein are entitled to develop the said property by constructing Buildings as per the building plans sanctioned by the concerned authority.

10. The Promoters had initially registered under RERA separate Projects for Building no. 2 and thereafter Building no.1 comprising the said Residential Complex Known as "UPTOWN AVENUE" on the said Property and had completed the construction of the said Projects i.e., Building No. 1 and Building No. 2 in accordance with the sanctioned plans and in accordance with the applicable Development Control Rules and Regulations. The Promoters had also obtained from the Panvel Municipal Corporation the Occupancy Certificates, vide their letter dated 09-10-2019 bearing reference no. 2019/PMC/TP/BP/3180/2019 and letter dated 06-04-2018 bearing reference no. 2018/PMC/BP/4017/2018 for the said Building No. 1 and Building no.2 together with the area earmarked for the development of Building No.3 on the said Property.



11. The said property is earmarked for the purpose of building a Residential Complex Known as "Uptown Avenue" comprising 3 (Three) Buildings and the aforesaid Building No. 3 forming the part of the said Residential Complex shall be hereinafter referred to as "the said Building".

12. The Promoters have registered the said Building, i.e., Building no. 3, under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on 23/01/2020 under registration no. P52000024151.

13. The said Building No. 3 consists of Ground + 14 Upper Floors in accordance with the sanctioned revised building plans sanctioned by the Panvel Municipal Corporation.

श्री रजनी के. चव्हाण

14. The Promoters hereby inform the Purchaser/s and the Purchaser/s is / are aware that the Promoters have completed the construction of the said Building no. 3 by utilizing the existing available FSI. The Promoters have obtained Occupancy Certificate vide Certificate No. CARPC/FO/2024/APL/00041 dated 31.01.2024. The copy of said Occupancy certificate issued by Panvel Municipal Corporation is annexed hereto & marked as **Annexure "D"**.

15. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoter in accordance with the rules & regulations of MSEDCL has granted lease for the period of 99 years on a lease rent of Rs. 1/- per year of a portion of 35 sq.mts. in the said Property to MSEDCL for the purpose of construction of electrical substation control room / DTC for the purpose of supply of electricity to the residents of the building on the said property and to the consumers of MSEDCL in nearby area as per terms and condition mentioned in Lease Deed/ Agreement dated.01.08.2023.

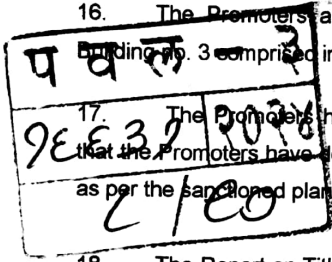
16. The Promoters are now desirous of selling premises in the said Building, i.e., Building no. 3 comprised in Residential Complex "Uptown Avenue".


17. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters have developed the said Building to be used for Residential purpose and as per the sanctioned plans.

18. The Report on Title issued by Advocate C. Fernandes in respect of the said property has been seen and inspected by the Purchaser/s and a copy thereof has been annexed hereto and marked as **Annexure "E"**. The Purchaser/s has/have, also prior to the execution of this Agreement, for himself/herself satisfied about the right and title of the Promoters to the said property, the right of the Promoters to develop the said property and to construct the said building on the said property, more particularly described in the First Schedule hereunder written. The Purchaser/s, by virtue of his/her/their having executed this Agreement, is/are deemed to have accepted the title of the Promoters to the said property as clear & marketable and no further requisition or objection shall be raised upon it in any matter relating thereto.

19. The Purchaser/s being desirous of buying a Flat, did approach the Promoters and did raise certain queries and the Purchaser/s hereby declare/s and acknowledge/s that he/she/they are fully satisfied with the replies, clarifications and explanations. Further the Purchaser/s hereby also declare and confirm that the Promoters have hereto given full, free and complete inspection of the following documents:

- (i) Chain of Sale Deeds / documents, including Four Sale Deeds all dated 29-12-2014 in respect of the said property,
- (ii) 7/12 Extracts and 6 no. entries in respect of the said property,
- (iii) Order dated 30-05-1997 in respect of Survey no. 743, Hissa no. 8,
- (iv) Order dated 22-02-2007 in respect of Survey no. 743, Hissa no. 4 and Survey no. 743, Hissa no. 5.
- (v) Order dated 13-03-2007 in respect of Survey no. 743, Hissa No. 3A and Survey No. 743, Hissa No. 2,
- (vi) Building Permission dated 29-12-2014, Amended Commencement Certificate



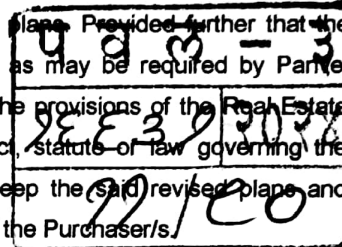
  
सौ. राजनी कै. चौधरी



authorities. All the liabilities pertaining to the above shall be borne and paid by the Purchaser/s as and when demanded by the Panvel Municipal Corporation/other concerned authorities or the Promoters.

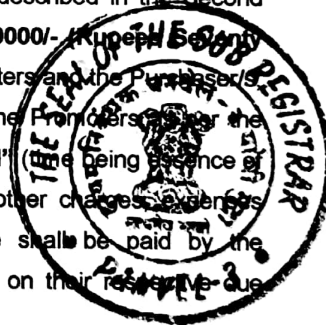
### 3. ADDITIONS AND ALTERATIONS:

The Promoters has under normal conditions constructed building/s on the said property in accordance with the said plans and specifications duly approved and sanctioned by Panvel Municipal Corporation and other concerned authorities. It is agreed that the Promoters shall, save as permissible under the Act and the Rules, not make any additions and alterations in the sanctioned plans, layout plans in respect of the said premises, plot or building, as the case may be, without the previous written consent of the Purchaser(s)/Allottee(s). Provided however, in case if any change, additions, alterations in the layout plans are required by the sanctioning Authority including environmental and Maharashtra Pollution control board, then such additions, alterations, shall be carried out without seeking any prior permission from the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) shall not challenge, dispute or raise any objection against the said changes in the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by Panvel Municipal Corporation/other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or any other act, statute or law governing the development of the said property. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s.



### 4. SALE OF PREMISES AND PAYMENT CONDITIONS:

4 (a) The Purchaser/s hereby agree/s to purchase Flat No. **408** on the **Fourth Floor**, in **B Wing in Building no. 3**, admeasuring **38.8 Square meters (Carpet Area)** or thereabouts in the Residential Complex known as "**UPTOWN AVENUE**" which is constructed on the said property and *pro rata* share in the common areas [{"**Common Areas**"}] as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs. **7000000/- (Rupees 70 Lakhs only)**. As mutually discussed and agreed between the Promoters and the Purchaser/s the said total consideration shall be paid by the Purchaser/s to the Promoters over the Payment Schedule annexed hereto and marked as **ANNEXURE "H"** (the being balance of the contract). The above consideration does not include various other charges/expenditures more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.



4 (b) The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Building, payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time even after the date of handing over the possession of the said premises. The mutually agreed consideration mentioned in clause 4(a) hereof has been quoted by the Promoters and accepted by the Purchaser/s, is an ex-GST price/consideration after factoring the entire input rebate for GST that shall be available as per the provisions of Goods and Services Tax Act, 2017 and hence, the provisions of Section 171 of the said GST Act, 2017

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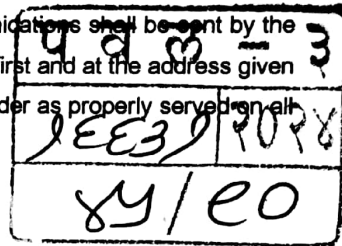
Purchaser(s)/Allottee(s), application of the Purchaser(s)/Allottee(s) shall be treated as cancelled and all sums deposited by the Purchaser(s)/Allottee(s) in connection therewith including the booking amount, after deducting all the deductible amounts as mentioned herein above, shall be returned to the Purchaser(s)/Allottee(s) without any interest or compensation whatsoever.

**38. FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**39. JOINT ALLOTTEES:**

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

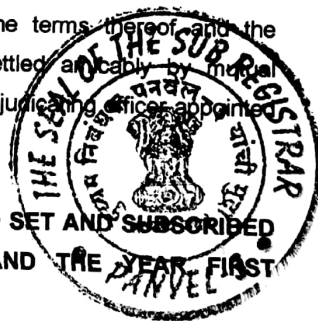


**40. PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoters himself/themselves or through his/their/its authorized signatory at the Promoter's Office or at some other place, which may be mutually agreed between the Promoters and the Purchaser(s)/Allottee(s). After the Agreement is duly executed by the Purchaser(s)/Allottee(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Panvel/ Navi Mumbai.

**41. DISPUTE RESOLUTION:**

All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.



IN WITNESS WHEREOF, THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(said entire land)**

All that piece or parcel of land bearing Survey No. 743, Hissa No. 2, 3A, 4, 5 and 8(P) situate, lying and being at Village Kasbe- Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 11754 Square meters or thereabouts and situate within Panvel Municipal Corporation Limits and Sub Registrar, Panvel and bounded as per Revenue records.

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**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(said Premises)**

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Flat No. 402 on the Fourth Floor, in B Wing, in Building no. 3, in the Project known as "UR TOWN AVENUE", admeasuring 38.8 Sq. meters Carpet Area or thereabouts (the carpet area definition is as per mentioned above.) constructed on lands situate, lying and being at Kaste - Panvel, Taluka Panvel, District - Raigad and which is more particularly described in the First Schedule hereinabove.

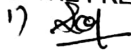
SIGNED, SEALED AND DELIVERED BY

M/S SIMRAN ENTERPRISES

Through its authorized Partner

MR. SAGAR AGARWAL

IN THE PRESENCE OF

१) 





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SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "PURCHASER/S"

MR./MRS. KAILAS SHANKAR CHAVAN

RAJANI KAILAS CHAVAN

IN THE PRESENCE OF .....

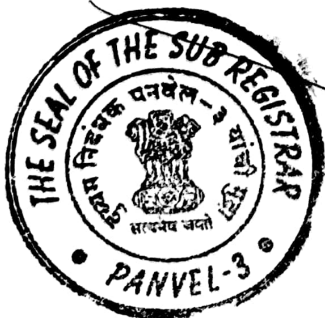
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**RECEIPT**

RECEIVED from Mr./Mrs. KAILAS SHANKAR CHAVAN, RAJANI KAILAS CHAVAN within named PURCHASERS the sum of Rs.4080000/- (Rupees Forty Lacs Eighty Thousand only) by cheque as following.

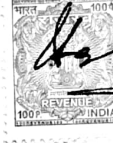
DATE	CHEQ NO	BANK/BRANCH	AMOUNT
04.08.2024	946198	State Bank of India, Nariman Point, Mumbai	Rs.4050000/-
04.08.2024	922756	State Bank of India, Nariman Point, Mumbai	Rs.30,000/-
		<b>TOTAL AMOUNT</b>	<b>Rs.4080000/-</b>

Being Part Payment towards in respect of Flat No. **408** on the **Fourth Floor**, in **B Wing**, in **Building no. 3**, admeasuring **38.8 Square meters (Carpet Area)** or thereabouts in building "UPTOWN AVENUE", situated on Survey No.743/2, 743/3A, 743/4, 743/5, 743/8(P), Kasbe:Panvel, Tal:Panvel, Dist : Raigad Place: PANVEL  
(Receipt valid subject to realization of cheque)

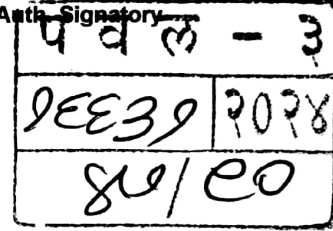
We say Received

**Rs.4050000/-**

For Simran Enterprises



Auth. Signatory

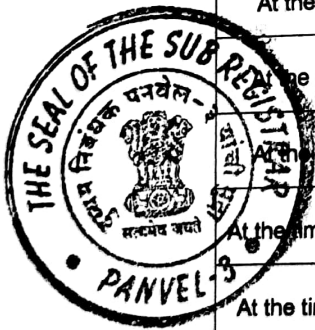


**Schedule of Payment of 'UPTOWN AVENUE' - Annexure "H"**

Flat No. 408, on Fourth Floor, in B, in the Building no.3, in the Project known as "UPTOWN AVENUE" on the said property. Total consideration: Rs. 7000000/-

SCHEDULE OF PAYMENT	PERCENTAGE OF PAYMENT
At the time of commencement of Plinth work	20%
At the time of completion of Plinth work	10%
At the time of commencement of 1 <sup>st</sup> Slab	4%
At the time of commencement of 2 <sup>nd</sup> Slab	4%
At the time of commencement of 3 <sup>rd</sup> Slab	4%
At the time of commencement of 4 <sup>th</sup> Slab	4%
At the time of commencement of 5 <sup>th</sup> Slab	3%
At the time of commencement of 6 <sup>th</sup> Slab	3%
At the time of commencement of 7 <sup>th</sup> Slab	3%
At the time of commencement of 8 <sup>th</sup> Slab	3%
At the time of commencement of 9 <sup>th</sup> Slab	3%
At the time of commencement of 10 <sup>th</sup> Slab	3%
At the time of commencement of 11 <sup>th</sup> Slab	3%
At the time of commencement of Final Slab	3%
At the time of commencement of Brickwork	5%
At the time of commencement of Plumbing work	8%
At the time of commencement of Electric work	8%
At the time of commencement of Tiling work	7%
At the time of Possession	2%
<b>Total</b>	<b>100 %</b>

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*Sharan*

श्री राजनी के-कहाण

अहवाल दिनांक : 13/12/2019

गाव नमुना सात  
अधिकार अभिलेख पत्रक  
अधिकार नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।  
गाव :- पनवेल तालुका :- पनवेल  
भूमापन क्रमांक व उपविभाग :- 743/3अ जिल्हा :- रायगड रोडवटा फेरफार क्रमांक : 10060 व दिनांक : 13/12/2017

भूमापन क्रमांक व उपविभाग 743/3अ	भू.धारणी पध्दती भागवटावारा वर्ग :- 1	भागवटावाराचे नाव	शेत आकार	पो.ख.	फ.फा.	स्त्रात क्रमांक
शेत एकक जिरायत बागायत हत्ती वरकस इतर	0.33.60	म.सिमरग इतरभायजस तर्फे भागीदार आकाश अप्रवाल.	0.33.60	3.74	0.04.00 (9919)	174
एकूण क्षेत्र	0.33.60				(9919)	कुळाचे नाव इतर अधिकार
पोट.खराब (लागवडीस अयोग्य)						
वर्ग (अ)	0.04.00					
वर्ग (ब)						
एकूण पो.ख.	0.04.00					
आकारणी	3.74					
जूडी किंवा विशेष आकारणी						

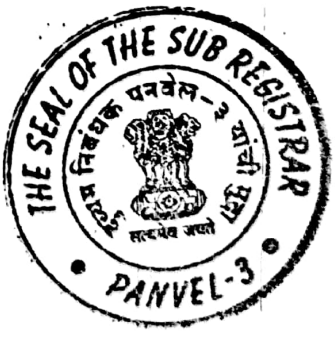
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१०/१०

गाव नमुना बारा  
पिकांची नोंदवही  
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।  
गाव :- पनवेल तालुका :- पनवेल  
भूमापन क्रमांक व उपविभाग :- 743/3अ जिल्हा :- रायगड रोडवटा फेरफार क्रमांक : 0060 व दिनांक : 13/12/2017

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील						लागवडीसाठी उरलेल्या नसलेली जमीन	जल सिंचनाचे साधन	जमीन				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी		

2017-18 संपूर्ण वर्ष  
"या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळाले."  
दिनांक :- 13/12/2019  
सांकेतिक क्रमांक :- 272400024240700000122019162

( नाव :- सुरेश आत्माराम राठोड )  
तसाठी साक्षात :- पनवेल  
जि. रायगड  
जिल्हा सहाय्यक पनवेल  
ता. पनवेल, जि. रायगड.







# PANVEL MUNICIPAL CORPORATION

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

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel - (022) 27458040/41/42

No PMC/TP/PP/ENV/743/2, 743/3A, 743/4 & other/21-22/1931/3 U 3 1022 Date 9/2/2022

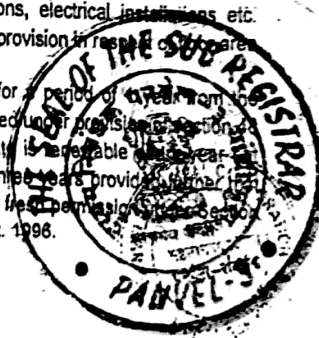
## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, M/s. Simran Enterprises, Partner Mr. Akash Sachin Agarwal. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building no. 03 (Ground + 12<sup>th</sup>, 13<sup>th</sup> & 14<sup>th</sup> Floor) on Survey No.- 743/2, 743/3A, 743/4, 743/5, 743/8(P), At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 10190.00 Sq.mt., Existing Residential Built Up Area = 14171.41 sq.mt., Proposed Residential Built Up Area = 3673.96 sq.mt., Total Built Up Area = 17845.37 sq.mt.)

(No. of Existing Residential Unit - 339 Nos. & Proposed Residential Unit - 48 Nos.,  
No. of Total Residential Unit - 387 Nos.)

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- This Certificate is liable to be revoked by the Corporation if:
  - 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.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 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.
- The applicant shall:-
  - 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.
  - Give written notice to the Corporation regarding completion of the work.
  - 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.
  - 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 3 years from the date of issue and can be further revalidated as required under provision of section 44 of MRTA Act- 1966. This Commencement Certificate is renewable for a period of such extended period shall be in no, case exceed three years provided that such lapse shall not be any subsequent applicant for the permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.

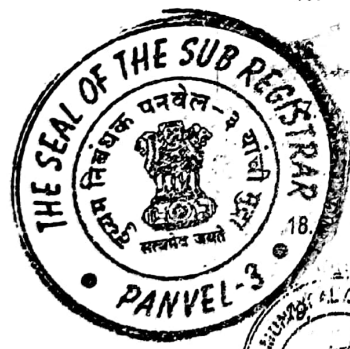




- 5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
- 6. Prior Permission is necessary for any deviation / Change in Plan.
- 7. The applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & section 13.3 of UDCPR- 2020.
- 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.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
- 8. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
- 9. The owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter no.PMC/Fire/2121/Ref.No.198/3404/2021, Dated 18/11/2021 by Chief Fire Officer, Fire Brigade Department, PMC.
- 10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.

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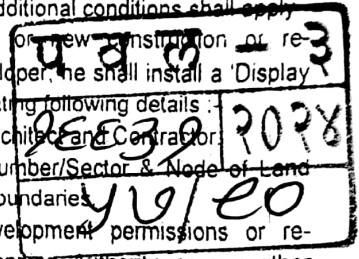
- Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.
- The owner / Developer shall obtain all the necessary final NOC's /completion certificates/clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation / CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
- 13. This Commencement Certificate Issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
- 14. The owner / Developer shall develop RG areas and shall plant and maintain the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
- 15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
- No work should be started unless the existing structures area to be demolished with utmost care.
- The owner / Developer & 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 in seismic zone IV.
- 18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- The owner / Developer & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.



- 20 F.S.I. Calculation submitted in the drawings shall be as per UCC/PR 2020. If any discrepancy observed the Architect will be held responsible and liable for necessary action.
- 21 The owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon Court shall be binding on the applicant
- 22 In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc of the apartment, concern of such interest party / person as specified under RERA act shall be submitted
- 23 The owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
- 24 It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
- 25 It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
- 26 It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.

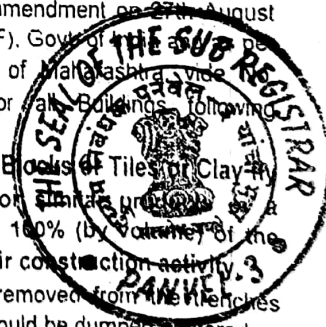
27 As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94.UD-11/RDP. Dt 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply

- i) As soon as the development permission or 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) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
  - 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.



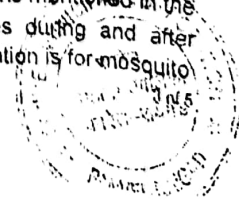
28. As per the notification dtd 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India. Circular issued by Urban Development Dept., Govt. of Maharashtra vide FAR/102004/160/P No.27/UD-20, dtd 27/02/2004, for all Buildings following additional conditions shall apply

The owners / Developers shall use fly ash Bricks or Blocks of Tiles or Clay ash Bricks or cement fly ash bricks or blocks of similar products. 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.



29. 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 on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

30. The owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito





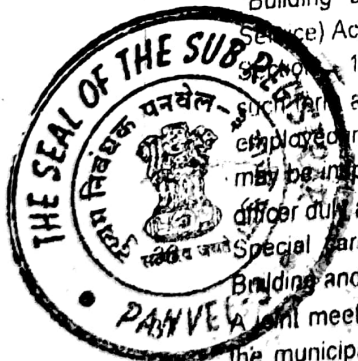
prevention activities construction of over-head tanks debris removal and the sanitary conditions of drainage etc  
Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996

- Accommodation -
- 1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
- 2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
- 3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
- 4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which

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he received the same  
 The workers quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.  
 Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire  
 In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.

35 Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"



15 Register of beneficiaries - Every employer shall maintain a register in which as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.  
 Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site  
 A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.

38 The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.  
 design of the septic tank will be in accordance with the design of (IS-2470& successors. (If Applicable)



743/3A, 743/4 & other/21-22/16316/2022

1) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

2) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

3) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

4) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

5) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

6) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

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14) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

15) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

16) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

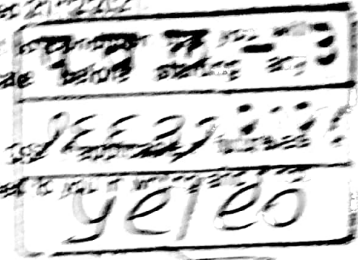
17) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

18) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

19) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

20) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

21) The applicant has submitted the application for the above mentioned project in the form of a letter to the Municipal Corporation, Panvel, dated 15/01/2022.

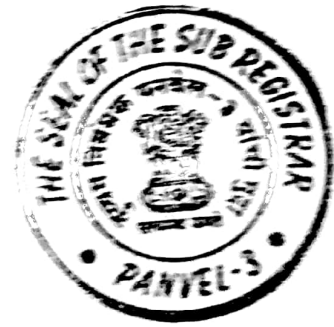


Assistant Director of Panvel Municipal Corporation

CCO/ 1) M/s. Simran Enterprises,  
Partner Mr. Anshu Sachin Agarwal,  
Room No. 15, 3rd Floor, Cera Bldg,  
Dr. Dabochra Vastu Park,  
Firoz Nagar, Mumbai.

2) Architect,  
M/s. Vastukalp Architects,  
Sushree Pride F.P. No. 87,  
First Floor, Unit No. 101, 102,  
Near Garden Hotel, Panvel 411 208.

3) Ward Officer,  
Prabiraj Samal 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.





Panvel Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : CARPC/FO/2024/APL/00041  
Proposal Code : CARPC-23-ENTRY-63958

Building Proposal Number - 202530  
Date : 31/01/2024

Building Name : UPTOWN AVENUE(Residential) Floor :	GROUND FLOOR(35.93 Sq mt),FIRST FLOOR(1391.77 Sq mt),SECOND FLOOR(1384.10 Sq mt),THIRD FLOOR(1384.10 Sq mt),FOURTH FLOOR(1384.10 Sq mt),FIFTH FLOOR(1384.10 Sq mt),SIXTH FLOOR(1384.10 Sq mt),SEVENTH FLOOR(1384.10 Sq mt),EIGHTH FLOOR(1118.75 Sq mt),NINTH FLOOR(1118.75 Sq mt),TENTH FLOOR(1118.75 Sq mt),ELEVENTH FLOOR(1118.75 Sq mt),TWELFTH FLOOR(1215.42 Sq mt),THIRTEENTH FLOOR(1207.18 Sq mt),FOURTEENTH FLOOR(1215.42 Sq mt)
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To,  
i)Sagar Sachin Agarwal, Ms Simran Enterprises Partner Mr Akash Sachin Agarwal,  
SURVEY NO-743/2, 743/3A, 743/4, 743/5, 743/8(P)  
ii) Satish Manohar (Architect)

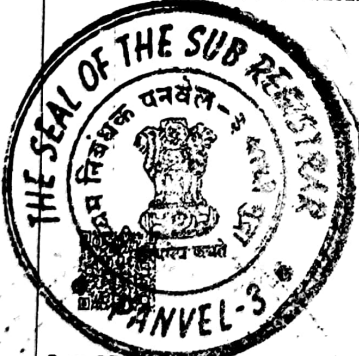
Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name:  
UPTOWN AVENUE(Residential) Plot No , Final Plot No , City Survey No./Survey No./Khasara No./ Gut No.  
SURVEY NO-743/2, 743/3A, 743/4, 743/5, 743/8(P), Village Name/Mouje PANVEL, Sector No. , completed  
under the supervision of Architect, License No CA/1992/14676 as per approved plan vide Permission No.  
16316/373/2022 Date 16/02/2022 may be occupied on the following conditions.

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६० १६६

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide  
Permission No 16316/373/2022 Date 16/02/2022



Scan QR code for Verification of authenticity.



Scan QR code for Building Details.

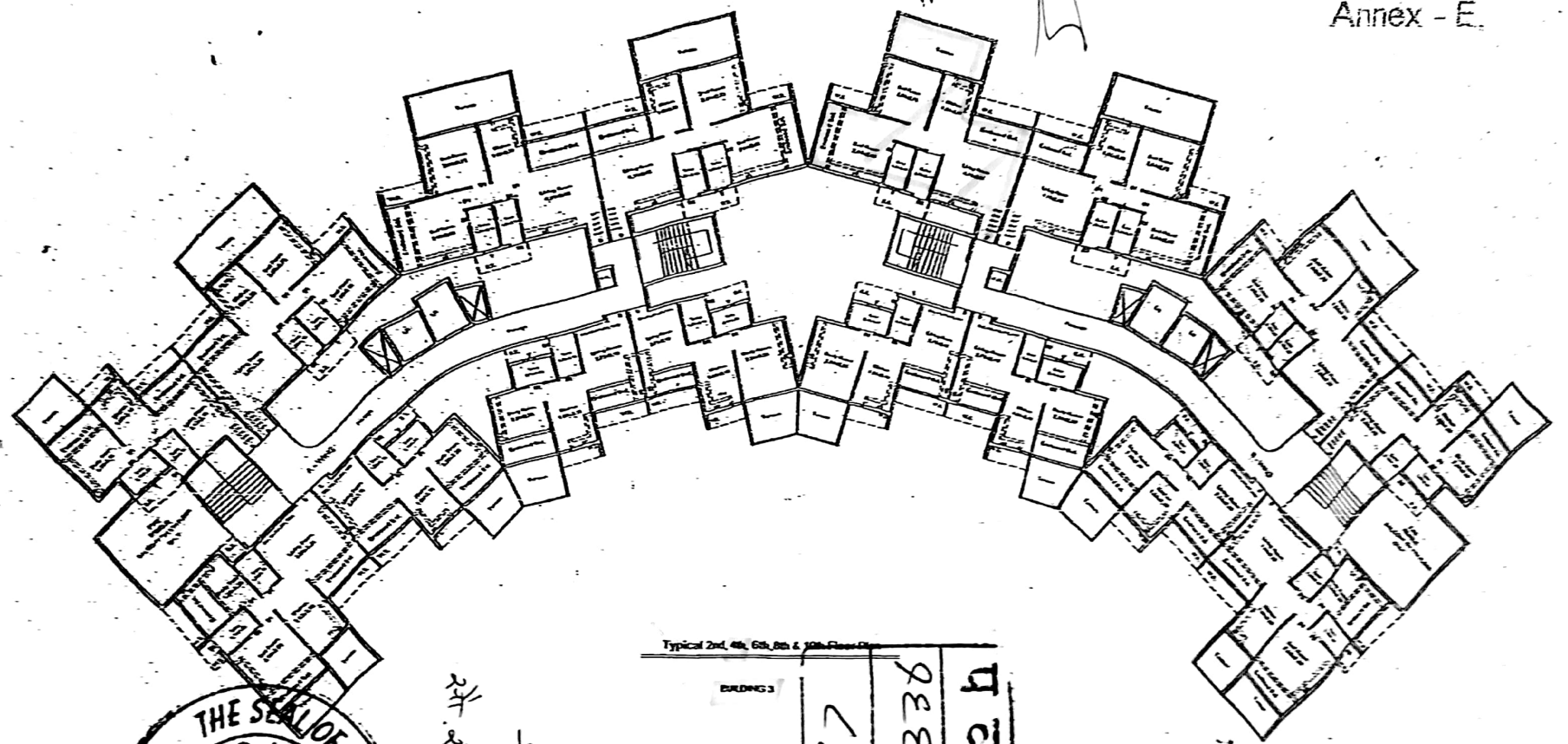
Signature valid

Digitally signed by JYOTI SURESH RA KAWADE  
Date: 2024.01.31 18:25:01  
Reason: Approved Certificate  
Location: Panvel  
Project Code : CARPC Municipal Corporation  
Application Number : CARPC-23-ENTRY-63958-1  
Proposal Number : 202530  
Certificate Number : CARPC/FO/2024/APL/00041

Yours faithfully,  
Deputy Director Of Town Planning,  
Panvel Municipal Corporation,



Annex - E.



Typical 2nd, 4th, 6th, 8th & 10th Floor

BUILDING 3

७८३३१२०२४	७८३३१२०२४
८१/२०	



श्री. रमेश के. चव्हाण  
*(Signature)*

दस्त क्रमांक: पवल3 /16631/2024

बाजार मुल्य: रु. 47,58,432/-

मोबदला: रु. 70,00,000/-

रलेले मुद्रांक शुल्क: रु.4,90,000/-

नि. सह. दु. नि. पवल3 यांचे कार्यालयात

क्र. 16631 वर दि.13-08-2024

जी 11:17 म.पू. वा. हजर केला.

पावती:18189

पावती दिनांक: 13/08/2024

सादरकरणाराचे नाव: कैलास शंकर चव्हाण --

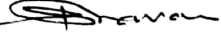
नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90



त हजर करणाऱ्याची सही:

एकुण: 31800.00

  
Sub Registrar Panvel 3  
Sub Registrar Panvel 3


ताचा प्रकार: करारनामा

रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न  
रेल्या कोणत्याही नागरी क्षेत्रात

क्रा क्रं. 1 13 / 08 / 2024 11 : 17 : 32 AM ची वेळ: (सादरीकरण)

क्रा क्रं. 2 13 / 08 / 2024 11 : 18 : 42 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

  
लिहून देणार  
लिहून घेणार

कैलास शंकर चव्हाण



क्रमांक : पबल 3/16631/2024  
तथा प्रकार :- करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: सिमरन इंटरप्रायजेस तर्फे भागिदार सागर सचिन अगरवाल तर्फे कु मु म्हणून दीपेनकुमार ए. ठडार -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कम नं १६ दरिया बिल्डींग ३७५ डॉ वादाभाई नवरोजी रोड फ्लोरा फाउंटन मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: ABFFS4183E	लिहून घेणार वय :- 36 स्वाक्षरी:- <i>A. Thakur</i>		
2	नाव: कैलास शंकर चव्हाण -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-३ २/० १ एसबीआय स्टाफ क्वार्टर्स, सेक्टर १ ३, नेरुळ पु., महाराष्ट्र, ठाणे. पॅन नंबर: AICPC5477F	लिहून घेणार वय :- 59 स्वाक्षरी:- <i>A. Chavan</i>		
3	नाव: राजनी कैलास चव्हाण -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-३ २/० १ एसबीआय स्टाफ क्वार्टर्स, सेक्टर १ ३, नेरुळ पु., महाराष्ट्र, ठाणे. पॅन नंबर: AMGPC3947G	लिहून घेणार वय :- 52 स्वाक्षरी:- <i>Rajani K. Chavan</i>		

दस्त एवज करून देणार तथाकथित करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ: 13 / 08 / 2024 11 : 24 : 07 AM

ख:-  
गेल इसम असे निवेदीत करतात की ते दस्त एवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव: अमित भालेराव -- वय: 26 पत्ता: तुर्भे नवी मुंबई पिन कोड: 400705	<i>Amit</i>		
2	नाव: नितीन साळुंके -- वय: 27 पत्ता: तुर्भे नवी मुंबई पिन कोड: 400705	<i>Nitin</i>		

क्र.4 ची वेळ: 13 / 08 / 2024 11 : 25 : 08 AM  
Registrar Panel 3



Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
KAILASH SHANKAR CHAVAN AND RAJANI K CHAVAN	eSBTR/Simple Receipt	69103332024080952157	MH006565891202425R	490000.00	SD	0003677660202425	13/08/2024
	DHC		0824122319045	1800	RF	0824122319045D	13/08/2024
KAILASH SHANKAR CHAVAN AND RAJANI K CHAVAN	eSBTR/SimpleReceipt		MH006565891202425R	30000	RF	0003677660202425	13/08/2024

[Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]





13/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 16631/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

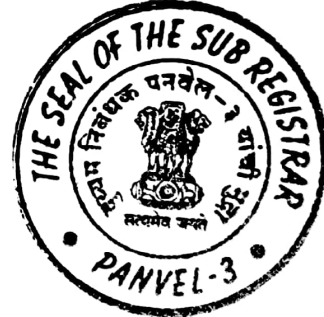
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7000000
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करणे)	4758432
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र.408, चौथा मजला, बी -विंग, विल्डिंग नं.3, अपटाउन अवेन्यू, सर्व्हे न. 743 हिस्सा न. 2,3 ए, 4,5 आणि 8(पी), मोजे कसबे, पनवेल, ता. पनवेल, जि. रायगड, क्षेत्र 38.8 चौ मी कारपेट ( Survey Number : 743 ; )
(5) क्षेत्रफळ	1) 38.8 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐबज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिमरन इंटरप्रायजेस तर्फे भागिदार सागर सचिन अगरवाल तर्फे कु मु म्हणून दीपेनकुमार ए. ठडर -- बय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं १६ दरिया विल्डींग ३७५ डॉ दादाभाई नवरोजी रोड फ्लोरा फाउंटन मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400032 पॅन नं:-ABFFS4183E
(8) दस्तऐबज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कैलास शंकर चव्हाण -- बय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-३ २ /० १ एसबीआय स्टाफ हाटर्स, सेक्टर १ ३, नेरळ पु., महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AICPC5477F 2): नाव:-रजनी कैलास चव्हाण -- बय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-३ २ /० १ एसबीआय स्टाफ हाटर्स, सेक्टर १ ३, नेरळ पु., महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AMGPC3947G
(9) दस्तऐबज करून दिल्याचा दिनांक	09/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16631/2024
(12) बाजारभाबाप्रमाणे मुद्रांक शुल्क	490000
(13) बाजारभाबाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



No:- 7977101490

Disenthakkarg65@gmail.com.

