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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 23814/2024

नोंदणी :

Regn:63m

27/11/2024

गावाचे नाव : घोट

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3641250
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1755286.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :; इतर माहिती: म .न.पा विभाग 2/1, दर 47,500/-, चौ मी ..... सदनिका क्र . 3512,35 वा मजला, बेकहॅम, अरिहंत आदर्श फेज 1, सर्वे नं . 43/3/2,59/1,60/1/2वी,35 /1+2/1(2)(3)(4), मौजे घोट तालुका पनवेल जिल्हा रायगड क्षेत्रफळ 30.54 चौ मी कारपेट ...(( Survey Number : 43,59,60,35 ; ))
(5) क्षेत्रफळ	1) 30.54 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:-में.अरिहंत सुपरस्ट्रक्चर्स लिमिटेड कंपनी तर्फे डायरेक्टर संगीता अशोक छाजर यांच्या तर्फे कु मु म्हणुन मिलिद गायकवाड - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अरिहंत औरा, 25 वा मजला, बी विंग, प्लॉट नं. 13/1, टीटीसी इंडस्ट्रीयल , एरिया ठाणे बेलापूर रोड, तुमें, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AABCS1848L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शाहरुख शाहमोहम्मद शेख -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र . सी 401, वास्तू शांती सी एच एस , प्लॉट नं .13, सेक्टर 11 कळंबोली पनवेल रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगड:(पं:-). पिन कोड:-410218 पॅन नं:-FWPPS3171G
(9) दस्तऐवज करून दिल्याचा दिनांक	27/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	27/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	23814/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	254900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :- :

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

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

**BETWEEN**

**M/s. ARIHANT SUPERSTRUCTURES LIMITED** a Company registered under the Company Act, 1956 Permanent Account No. **AABCS1848L** having its registered office at Arihant Aura, 25<sup>th</sup> Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Belapur Road, Turbhe, Navi Mumbai - 400 705, through its Director, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its directors, legal representatives, successors/ successor in title and/or its assigns) of **ONE PART**;

**AND**

**Mr. Shahrukh Shahmohammad Shaikh**, having Permanent Account No. **FWPPS3171G**, adult Indian Inhabitant, residing at **Flat No.C-401, Vastu Shanti CHS, Plot No.13, Near Gurudwara, Sector 11, Kalamboli, Panvel, Raigarh, Maharashtra-410218.**, hereinafter referred to as "**THE PURCHASER/PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the **OTHER PART**.



1. The Promoter herein is the absolute owner and possessor of the well and sufficiently entitled to all that piece and parcel of the Properties/Lands situated, lying and being at Village Ghot, Taluka Panvel, District Raigad having Survey No. 43 Hissa no 3/2, admeasuring 3750 Sq Mtr, Survey No. 59 Hissa No 1, admeasuring 1790 Sq Mtr, Survey No. 60 Hissa No 1/2B, admeasuring 5550 Sq Mtr, Survey No. 35 Hissa No 1+2/1(2) , admeasuring 4700 Sq Mtr, Survey No 35 Hissa No 1+2/1(3) admeasuring 4700 Sq Mtr, Survey No 35 Hissa No 1+2/1(4) admeasuring 4150 Sq Mtr, Total Area admeasuring 24640 Sq Mtrs (hereinafter 'Said Land') the description of which are enumerated in detail as under. The said Survey number for sake of brevity will be called as 'Said Land'.

*Jee*

*Shahrukh Shaikh*



**THE BRIEF HISTORY OF THE ABOVE SAID LAND IS AS FOLLOWS:  
DESCRIPTION OF THE PROPERTY**

ALL that piece and parcel of land bearing situated lying and being at Village Ghot, Taluka- Panvel, District- Raigad, within the limits of Grampanchayat Ghot, Panchayat Samiti Panvel, Zilla Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel, as detailed hereunder :-

Survey No.	Hissa No.	Area in Sq. Mts.	Assessment
43	3/2	3750	1=15
59	1	1790	3=43
60	1/2B	5550	1=83
35	1+2/1(2)	4700	5=44
33	1+2/1(3)	4700	5=44
35	1+2/1(4)	4150	4=62
<b>Total</b>		<b>24640</b>	

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Towards North - As Per Gut Book  
Towards East - As Per Gut Book  
Towards West - As Per Gut Book  
Towards South - As Per Gut Book



whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land/Plot" admeasuring 24640 square meter with the status of Non-Agricultural use.

**With respect to Survey No-43 Hissa No 3/2**

- I) **WHEREAS** the earlier Survey No was S No 109 for the land Survey No 43 however after the inclusion of the land in the New Ghot Camp Revenue Village the Survey No 109 was changed to Survey No 43 vide Mutation Entry No 1091.
- II) **WHEREAS, (1)** Shri Madhukar Shivram Pradhan and (2) Shri Ramesh Shivram Pradhan by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 1-01446-2002, dated 5-7-2002 sold, conveyed and transferred the Survey no 43 Hissa No 3/2 in favour of Shri Bashirullah Janmohammad Khan and

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accordingly his name has been recorded in record of rights vide Mutation Entry No 1235.

III) **WHEREAS** Shri Bashirullah Janmohammad Khan by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 3-6304-2019 dated 11-4-2019 sold, conveyed and transferred the Survey No 43 Hissa No 3/2 in favour of M/s Arihant Estates and accordingly their name has been recorded in record of rights vide Mutation Entry no 1568.

IV) **WHEREAS** M/s Arihant Estates by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 5-7710-2019 dated 1-7-2021 sold conveyed and transferred the Survey No 43 Hissa No 3/2 in favour of M/s Arihant Superstructures Ltd the Promoter herein and accordingly their name has been recorded in record of rights vide Mutation Entry No 1672.

With respect to Survey No. 59 Hissa No 1

V) **WHEREAS** the earlier Survey No was S No 130 for the land Survey No 59 however after the inclusion of the land in the New Ghot Camp Revenue Village the Survey No 130 was changed to Survey No 59 vide Mutation Entry No 1091.

VI) **WHEREAS** 1) Shri Santosh Madhukar Pradhan, 2) Shri Ashok Madhukar Pradhan (3) Sunil Madhukar Pradhan and (4) Nehalini Madhukar Pradhan by way of Sale Deed duly registered with the Sub Registrar of Assurance bearing no PVL 3-9727-2019 dated 13-6-2019 sold conveyed and transferred the Survey No 59 Hissa No 1 in favour of Shri. Achalchand Mishrimal Balar and accordingly his name has been recorded in record of rights vide Mutation Entry no 1684.

VII) **WHEREAS** Shri. Achalchand Mishrimal Balar by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 5-15853-2021 dated 14-12-2021 sold, conveyed and transferred the Survey No 59 Hissa No 1 in favour of M/s Arihant Superstructures Ltd, the Promoter herein and accordingly their name has been recorded in record of rights vide Mutation Entry No 1703.

With respect to Survey No. 60 Hissa No 1/2B

VIII) **WHEREAS** the earlier Survey No was S No 129 for the land Survey No 60/1+2 however after the inclusion of the land in the New Ghot

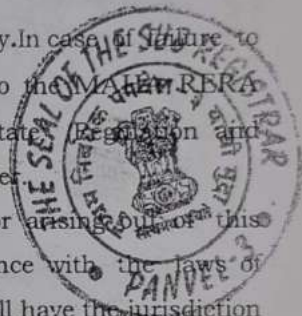
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86. Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order 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.
87. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in Panvel after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel.
88. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/ assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
89. That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser 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 Purchasers.
90. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
91. 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 courts will have the jurisdiction for this Agreement.

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**SCHEDULE OF THE PROPERTY**

The 1 BHK Flat No. **Beckham-3512** in the project "**ARIHANT ADARSH PHASE-I**" and admeasuring **30.54 Sq. mtrs.** Carpet area situated on portion of land identified as said lands situated at Village Ghot, Taluka Panvel, District Raigad, within the limits of Grampanchayat Ghot, Panchayat Panvel, Zilla Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel;

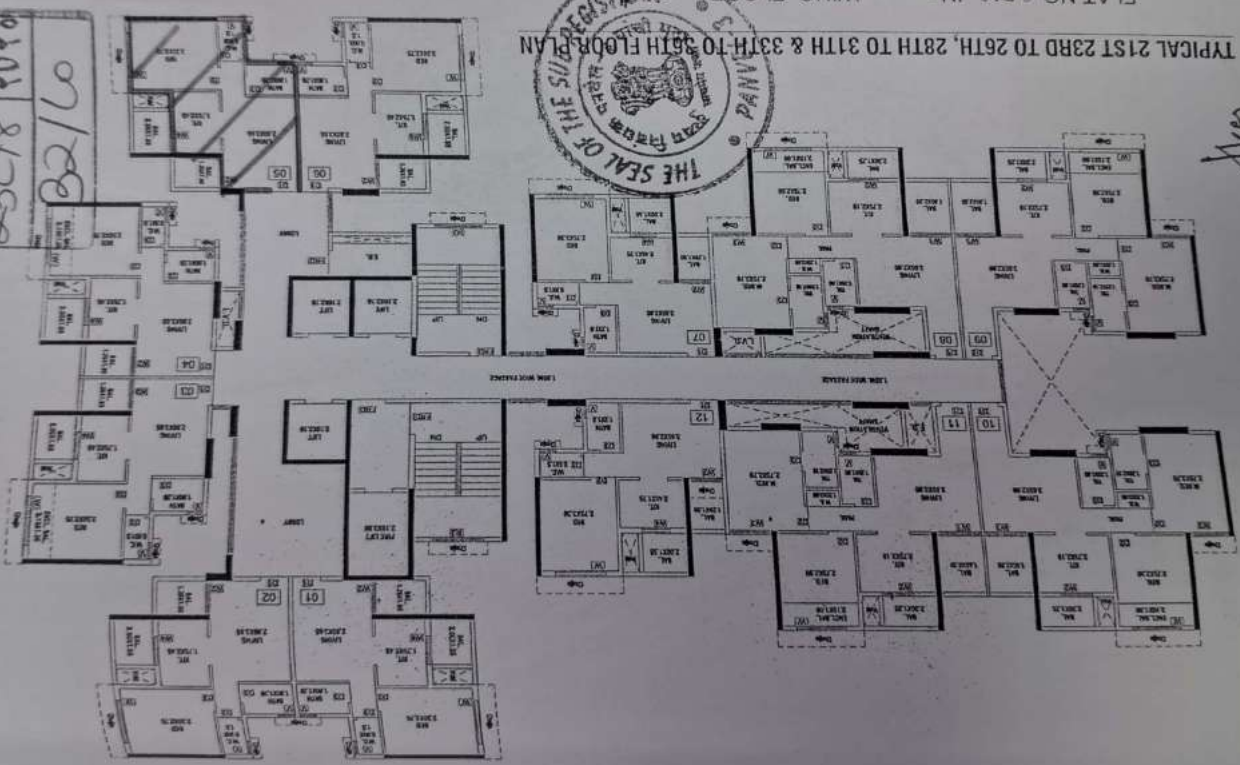
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TYPICAL 21ST 23RD TO 26TH, 28TH TO 31TH & 33TH FLOOR PLAN  
FLAT NO. 3512 IN BCC WING, FLOOR



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Plan

Plan

BLDG NO - B (ADARSH)

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Chart No 12



**PANVEL MUNICIPAL CORPORATION**  
Tal. - Panvel, Dist. - Raigad, Panvel - 410 206.

Form - Panvel Corporation, Raigad, Dist.

Tel - (022) 2745800/41/42

No. P/MC/TP/G/10/4332, 59/1 & Others/21-20/19/196/007 2023 Date 07/09/2023

**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. Karand Superstructures Ltd.**, through Director Mr. Ashok B. Chhajjar, As per the application and subject to the following conditions for the development work of the proposed Residential Building Wing A & B (Ground + 36 Upper Floor), on **Shed No. 2309/112B, 35/1+2/1(2), 35/1+2/1(3) & 35/1+2/1(4) A1 - Ghol, Tal. - Panvel, Dist. Raigad, Tal. Area = 24640.00 Sq.mt., Proposed Residential Built-Up Area = 3247.048 sq.mt., Total Built Up Area = 43347.048 sq.mt.)**

(No. of Residential Unit - 778 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 there of is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the said permission of the restrictions imposed upon by the corporation is violated by the applicant.
  - 1(c) The commissioner is satisfied that the said permission was granted to the applicant through fraud or Misrepresentation and the applicant has not arranged out deriving title under him, in such an event shall the permission be deemed to be void and the development work in contravention of the provisions of section 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The Owner / Developer shall:
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDPCR 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.
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 43 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, 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 Owner / Developer shall install the Rain Water Harvesting system as per UDCPR's notification No. TPD/4320012/133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR-2020 and require to submit NOC from RWH Consultant Prior to application for OC. 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.

a) 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. 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 systems and requisite provisions shall be made for proper functioning of the system.

9. The Owner / Developer shall be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1956.

10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.

11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2121/RfR No.1645/1737, Dated 28/12/2023, by Chief Fire Officer, Fire Brigade Department, PMC.

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

13. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

14. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

15. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

16. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

17. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

18. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

19. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

20. The Owner / Developer shall obtain the necessary final NOC's / completion clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from the Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land from the Owner.

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21. The Owner / Developer is fully responsible for any Court Order from Hon'ble Court shall be binding on the applicant registered agreement to sale or lease etc of the apartment, concern of such interest party / person as specified under RERA act, shall be submitted
22. 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.
23. It is Mandatory to provide Temporary Toilet to labourers at construction period.
24. It is mandatory for the institution to take safety measures under progress with respect to the educational activities on the site.
25. It is mandatory that the Natural course of water flow be channelized and maintained by the applicant.
26. As per Govt. of Maharashtra memorandum vide No. TDPAS/387/199-11/RDP, Dt. 19th July, 1994 for all buildings following additional conditions apply:
  - i) As soon as the development permission for new construction or re-development is obtained by the Owner/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.
27. As per the notification dtd. 14th September 1989 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. 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 on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
28. The applicants 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 1986" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc
- 29.
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