

398/25998

Monday, December 23, 2024

11:42 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 28382 दिनांक: 23/12/2024

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल3-25998-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रणय रमेश भगत -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 31560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
12:00 PM ह्या वेळेस मिळेल.

Sub-Registrar Panvel 3

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

बाजार मूल्य: रु.5757750.6/-

मोबदला रु.8000000/-

भरलेले मुद्रांक शुल्क : रु. 560000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224211507690 दिनांक: 23/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013001723202425E दिनांक: 23/12/2024

बँकेचे नाव व पत्ता:

P.R. Bhagat.

P.R. Bhagat.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 25998/2024

नोंदणी :

Regn:63m

1/12/2024

गावाचे नाव : पनवेल

विलेखाचा प्रकार	करारनामा
मोबदला	8000000
बाजारभाव(भाडेपट्ट्याच्या बतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	5757750.6
भू-मापन,पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: 1/2,दर - 76300/- सदनिका क्र. 303,ए - विंग,तिसरा मजला,ऑर्किड कॅसल,फायनल प्लॉट नं. 293,मौजे - पनवेल,ता. पनवेल,जि.रायगड,चटई क्षेत्र 68.602 चौ.मी.(रेरा प्रमाणे)( ( Final Plot Number : 293 ; ) )
क्षेत्रफळ	1) 68.602 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या अकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. प्रियल प्रॉपर्टीज तर्फे भागीदार प्रतिक राजेंद्र शाह वय - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 1 व 2, श्री साई कृपा को.ऑप.हौ.सो.लि., प्लॉट नं. 64, एम.सी.सी.एच. सोसायटी, पनवेल, जि.रायगड, महाराष्ट्र, राईगार्:(०:). पिन कोड:-410206 पॅन नं:- AAIFP5705H
दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रणय रमेश भगत - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं. 1609, म्हात्रे आळी, तक्का पनवेल,रायगड, महाराष्ट्र, राईगार्:(०:). पिन कोड:-410206 पॅन नं:- CCYPB3163M 2): नाव:-राकेश रमेश भगत - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं. 1609, म्हात्रे आळी, तक्का पनवेल,रायगड, महाराष्ट्र, राईगार्:(०:). पिन कोड:-410206 पॅन नं:- BQMPB5929C
दस्तऐवज करून दिल्याचा दिनांक	21/12/2024
दस्त नोंदणी केल्याचा दिनांक	23/12/2024
अनुक्रमांक,खंड व पृष्ठ	25998/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	560000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

ल्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRANAY RAMESH BHAGAT	eChallan	69103332024122116530	MH013001723202425E	560000.00	SD	0007189817202425	23/12/2024
2		DHC		1224211507690	1560	RF	1224211507690D	23/12/2024
3	PRANAY RAMESH BHAGAT	eChallan		MH013001723202425E	30000	RF	0007189817202425	23/12/2024

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



Valuation ID

202412231518

पवल3

मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल
उप मूल्य विभाग	1/2- मंडूबई-पुणे राष्ट्रीय महामार्ग विश्रामगृहा पासुन ते जुना ठाणा नाक ा वरील मिळकती
क्षेत्राचे नांव	A Class Palika सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	87900	95400	चौ. मीटर
24200	76300		87900	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	75.462चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	1-आर सी सी आहे	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
			मजला -	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.76300/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर

= ((76300-24200) \* (100 / 100)) + 24200

= Rs.76300/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 76300 \* 75.462

= Rs.5757750.6/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या मजला क्षेत्र (खुली बाल्कनी) वरील मूल्य + बांदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदित कालवनी + स्वयंचालित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

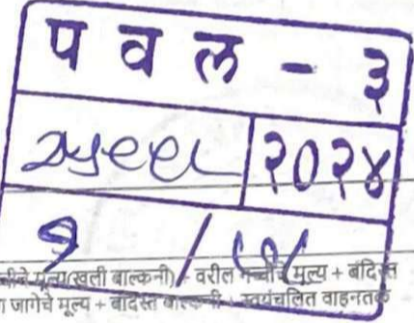
= 5757750.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.5757751/-

= २ सत्तावन्न लाख सत्तावन्न हजार सात शे एककावन्न /-

Home

Print



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1224211507690 Date 21/12/2024

Received from , Mobile number 8898555559, an amount of Rs.1560/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

Bank Name IBKL Date 21/12/2024

Bank CIN 10004152024122107106 REF No. 2945261128

This is computer generated receipt, hence no signature is required.

प व ल - ३

21/12/2024

3/60



CHALLAN  
MTR Form Number-6



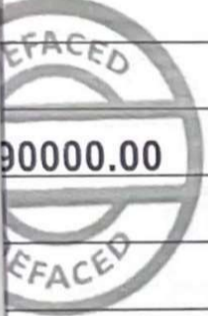
पवल - 3  
2024-2025  
Payer Details  
L / LC

MH013001723202425E BARCODE [Barcode] Date 21/12/2024-18:02:26 Form ID 252

Department Inspector General Of Registration  
Type of Payment Stamp Duty  
Name PNL1\_PANVEL NO 1 SUB REGISTRAR  
Location RAIGAD  
Period 2024-2025 One Time  
Full Name PRANAY RAMESH BHAGAT  
Flat/Block No. Premises/Building FLAT NO 303, 3RD FLOOR, A - WING, ORCHID CASTLE,

Account Head Details	Amount In Rs.	Road/Street
46401 Stamp Duty	560000.00	FINAL PLOT NO 293, VILLAGE - PANVEL,
63301 Registration Fee	30000.00	Area/Locality PANVEL, RAIGAD
		Town/City/District
		PIN 4 1 0 2 0 6

Remarks (If Any)  
PAN2=AAIFP5705H~SecondPartyName=MS PRIYAL PROPERTIES~  
Amount In Words Five Lakh Ninety Thousand Rupees Only  
5,90,000.00



Payment Details IDBI BANK FOR USE IN RECEIVING BANK  
Cheque-DD Details Bank CIN Ref. No. 69103332024122116530 2905453396  
Cheque/DD No. Bank Date RBI Date 21/12/2024-18:04:10 Not Verified with RBI  
Name of Bank Bank-Branch IDBI BANK  
Address of Branch Scroll No. , Date Not Verified with Scroll

Department ID : Mobile No. : 889855559  
Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-398-25998	0007189817202425	23/12/2024-11:42:21	IGR148	30000.00

प व ल - ३  
21/12/2024  
e / uc



### AGREEMENT FOR SALE

This Agreement made at Panvel this 21<sup>st</sup> day of DEC in the year Two Thousand and Twenty Four between M/s. Priyal Properties, registered partnership firm duly registered under Indian Partnership Act, having address at Shop No.1 & 2, Shree Sai Krupa CHS., Plot No.64, M.C.C.H. Society, Panvel, Dist.Raigad - 410206. through its 1) Shri. Pratik Rajendra Shah, Age 34 years, Occu. Business all having office at, Shop No.1 & 2, Shree Sai Krupa CHS., Plot No.64, M.C.C.H. Society Panvel, Dist. Raigad - 410206, hereinafter referred to as "the Promoter of the One Part (which expression shall unless repugnant to context or meaning thereof, be deemed to mean and include their legal heirs, executors, administrators, legal representatives and nominees) being the Party to the First Part;

AND

- 1) Mr. Pranay Ramesh Bhagat, aged about 28 years, (PAN No. CCYPB3163M)
- 2) Mr. Rakesh Ramesh Bhagat, Age 31 Years (PAN No. BQMPB5929C), both residing at House No.1609, Mhatre Ali, Takka Panvel Raigad, Maharashtra - 410206. (the "Allottee") (which expression shall unless repugnant to the context include their legal heirs permitted successors, nominees and assigns) being the Party of Second part. (Party to First Part and Party to Second Part are collectively hereinafter referred to as "Parties");

Whereas:

P.R. Shah P.R. Bhagat P. Bhagat

A. That by Deed of Conveyance dated 31/01/2007 made between said 1) Mulla Abdul Majid Abdul Hamida, 2) Mulla Mohd. Saeed Abdul Hamid, 3) Mulla Sagir Mohd. Abdul Hamid, 4) Bilquis Begum Abdul Wahab Dawnak, 5) Akhtarunnisa Abdul Rehman Tungekar, 6) Mohsina Abdul Samad Khatib, 7) Nadirabegum Arif Thakur, 8) Mulla Haseeb Mohd. Yusuf, 9) Mulla Matin Mohd. Yusuf, 10) Diwan Minaz Navid, 11) Farhana Noor Mulla, 12) Zaid Noor Mulla, 13) Farheen Noor Mulla, 14) Sarosh Noor Mulla, (hereinafter referred to as "**Mulla Abdul Majid Abdul Hamida and Ors 13**") therein called the Vendors of the One Part and M/s. Priyal Properties, therein called the Purchasers of the Other Part, the said **Mulla Abdul Majid Abdul Hamida and Ors 13** sold, granted, conveyed and transferred their respective shares in the said property unto the abovenamed M/s. Priyal Properties,

situate lying and being at Village Panvel in Taluka Panvel of District Raigad in the State of Maharashtra for the price and on the terms and conditions in the manner more particularly stated therein.

B. The said Deed of Conveyance dated 31/01/2007 is duly registered with the office of Sub-Registrar of Assurances, Panvel, at Sr. No. PVL-1-00905/2007, dated 31/01/2007.

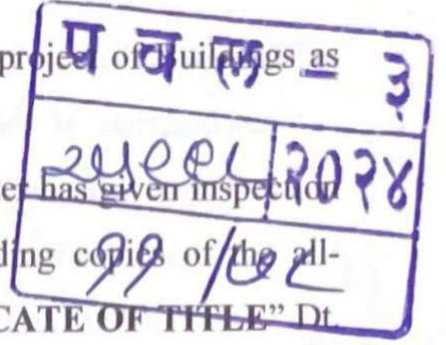
C. The party of First Part thus by virtue of above-mentioned Conveyance dated 31/01/2007, have become absolute owner and are absolutely, seized, occupied and possession of and/or otherwise sufficiently entitled and are in undisturbed occupation and possession and have right to develop the entire area of admeasuring 1690 Sq. Mtrs. of Village Panvel, Taluka Panvel, District Raigad within the limits of Panvel Municipal Corporation bearing **Final Plot No. 293**, more particularly described in "**First Schedule**". A copy of layout plan of lands is appended hereto as "**Annexure - 1**" and copies of City Survey Property Card extract are annexed as '**Annexure- 2**'

D. Panvel Municipal Corporation vide order/Commencement certificate/Building Permission bearing No. PMC /TP/Panvel/293/21-23/16410/961/2023 dated 31/03/2023 has sanctioned building permission and issued **Commencement Certificate** and sanctioned building plan consisting of Residential of **4292.568** Sq. Mtrs. built up area over **Final Plot No. 293**, constructing residential building consisting of 74 residential flats units. A copy of said **Commencement Certificate** is appended hereto as **Annexure - 3**.

P.R. Bhagat P.R. Bhagat P. Bhagat



- E. The party of First Part has decided the name of housing project of buildings as proposed "**Orchid Castle**".
- F. The Allottee demanded from the Promoter and the Promoter has given inspection to the Unit Allottee of all the documents of title including copies of the all-development permission and sanctioned plan. "**CERTIFICATE OF TITLE**" Dt. 11/12/2023 issued by the Advocate **Mr. Virendra T. Kulkarni**, Advocate- Panvel relating to the said land is appended hereto as '**Annexure - 4**'. The Allottee has seen the sanctioned building plan in respect of said land and of such other documents as are required under the rule's provisions of Real Estate (Regulation and Development) Act, 2016 (the "**R.E.R.A.**"). In addition, the Allottee has perused the Architect certificate and drawing certifying the carpet area of the unit along-with limited common area. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice.
- G. The Promoter has started construction of buildings on the said land more particularly described in "**Second Schedule**" out of which Promoter has expressed their intention to dispose of the units to be constructed in the said project on outright sale to the prospective buyers.
- H. The Promoters have entered into a standard architectural consulting service agreement with Architect **Ar. Siddharth Shirur** having office address Office No. A 505, Shree NandDham, Plot No.59, Sector 1, CBD Belapur, Navi Mumbai 400614., is registered with the Council of Architects vide registration No. CA/97/20977.
- I. The Promoter has appointed a Structural Engineer **Mr. Samarth Agarwal** (M/s. **Adharshila Consultants**) address: 126, CFC Building No. II, APMC Market-II, Phase-II, Sector 19, Vashi, Navi Mumbai - 400 705 for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the Structural Engineer till the completion of the Structure-Building. (Attach Certificate Annexure -II)
- J. While sanctioning the plans local-planning authority **Panvel Municipal Corporation** has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter when developing the said land and the buildings and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted




P.R. Bhagat. P.R. Bhagat. P.R. Bhagat

4  
by the concerned local authority. The Promoter has accordingly commenced construction of the said building in accordance with the sanctioned plans and carrying on the construction of the said buildings according to the **Development/Building permission, commencement certificate bearing No. PMC /TP/Panvel/293/21-23/16410/961/2023 dated 31/03/2023.**

K. The Allottee after having satisfied with the entire project, the type of construction of the said project, inspection of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **Ar. Siddharth Shirur** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder, has applied to the Promoters vide request letter for allotment of **Residential Unit No. 303, A Wing, on 3<sup>rd</sup> floor,** in the building known as proposed "**Orchid Castle**". having carpet area as per RERA of 68.602 Sq. Mtr. ("the said unit") as shown in the floor plan thereof hereto annexed and marked as '**Annexure-5**'. In addition, without any further monetary consideration, the Allottee is entitled to balcony of      Sq. Mtrs., terrace area of      Sq. Mtrs., cupboard area of      Sq. Mtrs. being ancillary area (the "**additional area**") marked separately in the floor plan appended as '**Annexure-5**'. The said unit is more particularly described in "**Third Schedule**". The aggregate of carpet area and additional area is the "**total usable carpet area**" totaling to 68.602 Sq. Mtrs. available for use by the Allottee.

L. The Promoter has registered the said project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at under Registration no. P52000054478. A copy of certificate of registration is appended hereto as '**Annexure-6**'

M. The Allottee has offered to pay to the Promoter Rs. 80,00,000/- for the transfer of said unit in name of Allottee, which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these present the Allottee has paid to the Promoter a sum of Rs. 4,40,000/- (In Words Rupees Four Lakh Fourty Thousand Only) being "booking advance" of the unit agreed to be sold by the Promoter to the Allottee as an advance payment (the payment and receipt whereof the Promoter do hereby admit of acknowledge). The Allottee has agreed to pay to the Promoter balance of the consideration of Rs. 75,60,000/- (In

The seal is circular with the text 'THE SEAL OF THE SUB REGISTRAR' around the perimeter and 'PANVEL-3' at the bottom. In the center, there is a small emblem of the Government of Maharashtra.  
P.R. Bhagat P.R. Bhagat, P. Bhagat

words Rupees Seventy Five Lakhs Sixty Thousand Only.) in the manner hereinafter appearing.

N. The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Panvel no. P52000054478.

O. Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in force presents and also to register said Agreement under the Registration Act, 1908.



AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project Plot;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Panvel no. P52000054478; authenticated copy is attached in Annexure '6';

AND WHEREAS the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project Plot;

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



AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Ar. Siddharth Shirur and of such other documents as are specified under the Real

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Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 1 and copy of the City Survey Property Card extract are annexed as 'Annexure- 2'.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as



AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

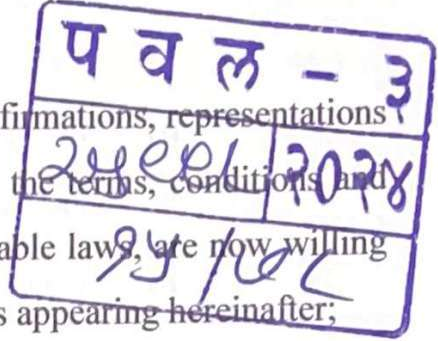
AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. "A" on 303, 3<sup>rd</sup> floor in wing situated in the building being constructed in the said Project,

AND WHEREAS the carpet area of the said Apartment is 68.602 square

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meters and "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.4,40,000/- (Rupees Four Lakh Fourty Thousand Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. P52000054478.



AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking (if applicable)

The Allottee has negotiated the consideration herein above by offering to pay to the Promoter consideration in the following manner which has been accepted by the Promoter:

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1)	Booking and registration	
2)	On Execution of Agreement	10%
3)	On Plinth	20%
4)	On Completion of 1st Slab	15%
5)	On Completion of 2nd Slab	05%
6)	On Completion of 3rd Slab	05%
7)	On Completion of 4th Slab	03%
8)	On Completion of 5th slab	03%
9)	On Completion of 6th slab	03%
10)	On Completion of 7th slab	03%
11)	On Completion of Brickwork, Internal Plaster, Flooring, doors and Windows etc of the said unit	05%
12)	On Completion of flooring, electrification, plumbing, sanitary fittings, lift wells, staircase, etc. up to the floor level of the said unit	05%
13)	On Completion of Elevation, External Plaster, terrace water proofing of the building in which the said unit is located.	05%
14)	On completion of lift, water pumps, electrical fittings, entrance lobby, paving of open area.	10%
15)	On Possession	05%
	<b>TOTAL</b>	<b>100%</b>

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**MODE OF PAYMENT:**

All payment shall be made by the Allottee by drawing cheque/DD in the name of "M/s. Priyal Properties", State Bank Of India, **SBI SME Vashi Turbhe - BRANCH, Rera A/c No. 42656332574**, IFSC Code SBIN0063846 payable at Panvel or other account as the Promoter may intimate subsequently to the Allottee.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREEDBY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

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1. The Promoter shall construct the said building consisting of ground plus 06 upper floors on the project land (More particularly described in the SECOND SCHEDULE) in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

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1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. A Wing of the carpet area admeasuring 68.602 square meters on 303, 3<sup>rd</sup> floor in the building **Orchid Castle** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked **Annexure 5** for the consideration of **Rs.80,00,000/-** including Rs.      being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage      bearing No.      situated at      constructed in the layout for the consideration of Rs.     /-

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered 1(One) parking spaces bearing Nos.      situated at Panvel stilt / Stack being constructed in the layout for the consideration of Rs.     /-



1 (b) The total aggregate consideration amount Rs. 80,00,000/-

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs.4,40,000/- (Rupees Four Lakh Fourty Thousand Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs.75,60,000/- ( Rupees Seventy Five Lakhs Sixty Thousand Only.) in the following manner :-

- i. Amount of Rs. 24,00,000/- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs. 12,00,000/- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth

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- of the building or wing in which the said Apartment is located.
- iii. Amount of Rs.20,00,000/- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs.4,00,000/- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs.4,00,000/- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs.4,00,000/- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..
- vii. Amount of Rs.8,00,000/- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

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viii. Balance Amount of Rs.4,00,000/- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].



(e) Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall

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only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @\_% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

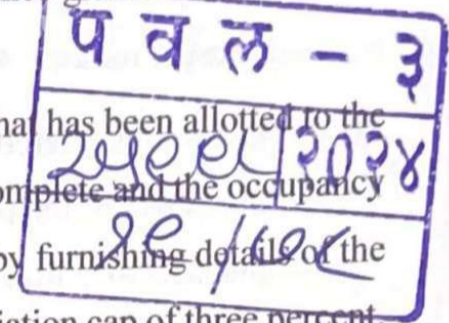
1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent.

The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause (g) of this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the



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[Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("The Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **1690** square meters only and Promoter has planned to utilize Floor Space Index of      by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space

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Index of 3 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.



4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee

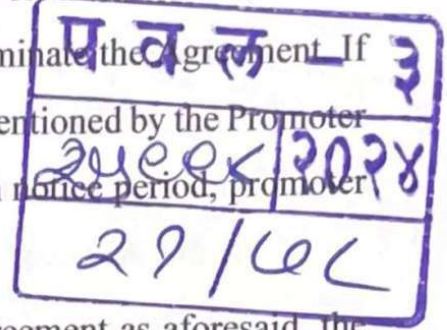
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committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.



Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or their range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31<sup>st</sup> day of March, 2027. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

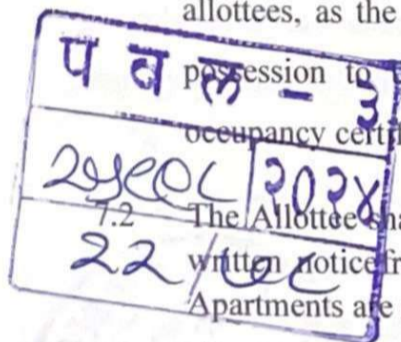
Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



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7.1 **Procedure for taking possession** - Promoter shall give possession of the unit to the Allottee on or before **March 2027** subject to receipt and realization of all amounts payable by the Allottee under this Agreement and receipt of all approvals from competent authority. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottees as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.



7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

7.3 **Failure of Allottee to take Possession of [Apartment/Plot]:** Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.



7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter,

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compensation for such defect in the manner as provided under the Act.

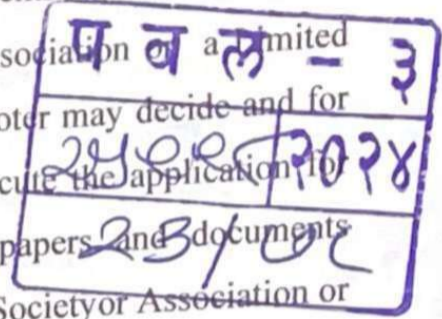
8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of Residence/office/show-room/shop/godown for carrying on any industry or business. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association of a limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case maybe, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall



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be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs.3,500/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is



executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

- (i) Rs. 700/- for share money, application entrance fee of the Society.
- (ii) Rs. 500/- for formation and registration of the Society.
- (iii) ...../- for proportionate share of taxes and other charges/levies in respect of the Society.
- (iv) ...../ for deposit towards provisional monthly contribution towards outgoings of Society.
- (v) Rs. 1000/- For Deposit towards Water, Electric, and other Utility and services connection charges &
- (vi) Rs. ....-/- for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. .... for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

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12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

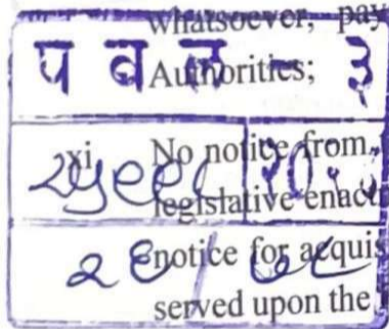
The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of



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- the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [unit] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;



- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whose hands the Apartment may come, hereby covenants with the Promoter as follows: -



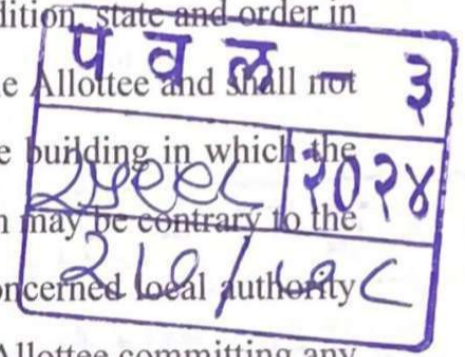
- i. To maintain the Apartment at the Allottee's own cost in good and reasonable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy

P.R. Shaf. P.R. Bhagat. P. Shastri



packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any additional alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.



v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

Shaf, P.R. Bhaat, Bhaat

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

प व ल - 3	
24/06/2018	2018
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- The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

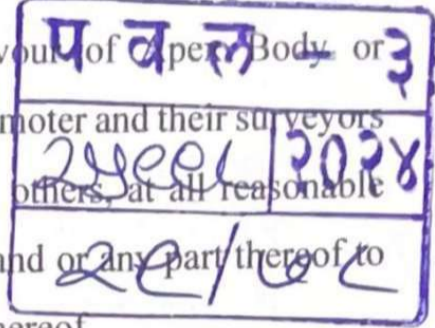
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents,

P.R. Shaf. P.R. Bhagat. P. Bhagat



with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.



15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

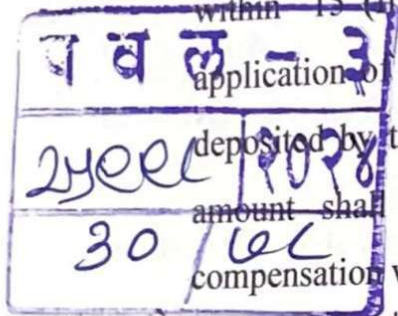


17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE  
After the Promoter executes this Agreement, he shall not mortgage or create a charge on the [Apartment/unit] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/unit].

R. Shah, P.R. Bhagat, P. Ghosh

## 18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee,



application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

## 19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.



## 20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

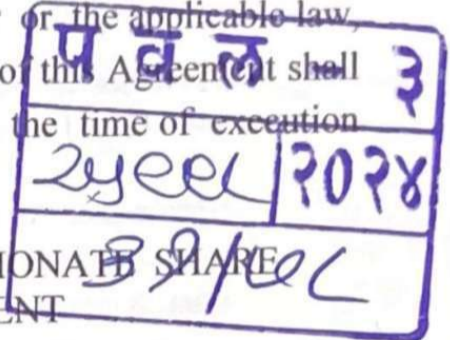
## 21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

P.R. Shah P.R. Bhagat. P. Bhagat

## 22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



## 23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

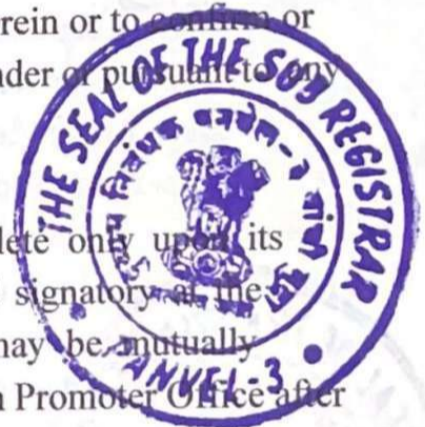
Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/unit] to the total carpet area of all the [Apartments/unit] in the Project.

## 24. 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.

## 25. PLACE OF EXECUTION

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 Allottee, in Promoter Office after The Agreement is duly executed by the Allottee 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.



26. The Allottee 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.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Shaf. P. R. Bhagat. P. Bhagat

**Name of Allottee**

- 1) Mr. Pranay Ramesh Bhagat
- 2) Mr. Rakesh Ramesh Bhagat

**(Allottee's Address)**

House No.1609, Mhatre Ali,, Takka, Panvel ,Raigad - 410206.

Notified Email ID:  
\_\_\_\_\_

**Promoter Name**

M/s. Priyal Properties

**(Promoter Address)**

Shop No.1 & 2, Shree Sai Krupa CHS., Plot No.64, M.C.C.H. Society Panvel  
Dist. Raigad, 410206.

**Notified Email ID:**

orchidcastle.293@gmail.com

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

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32/28	46

**JOINT ALLOTTEES**

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

29. The said consideration does not include amount of stamp duty, registration fee, GST (Goods and Service Tax), other government fees and charges necessary for the registration of this agreement.

Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the \_\_\_\_\_ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**31. GOVERNING LAW**

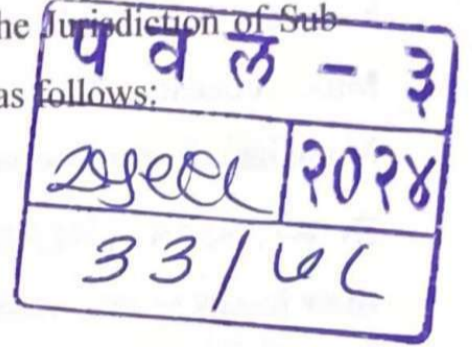
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Panvel Civil courts will have the jurisdiction for this Agreement.

P.R. Bhagat P.R. Bhagat P. Bhagat

### FIRST SCHEDULE OF SAID LAND

ALL THAT PIECE OR PARCEL OF Land situated, lying and being at Village: Panvel, Taluka – Panvel, District – Raigad, and within the limits of Panvel Municipal Corporation, Tal. Panvel, Dist. Raigad, in the Division and District of Raigad and Sub-Division and Taluka of Panvel and in the Jurisdiction of Sub Registrar of Panvel and described in the Revenue Record as follows:

Final Plot No.	Area Sq. Meters
293	1690



collectively bounded as follows: -

- on or towards East : 20 Feet T.P. Road,  
on or towards West : Final Plot No.294,  
on or towards South : Final Plot No.292,  
on towards North : Final Plot No. 297.

### [SECOND SCHEDULE] SAID PROJECT



“Orchid Castle ,” the building consisting of **Ground + 06 Floors** being residential building consisting of **74 residential flats** utilizing **4292.568 Sq. Mtrs built up area for residential units** having total **residential built up area 4292.568 Sq. Mtrs** for Floor Space Index (FSI) on piece and parcel of land bearing **Final Plot No. 293, admeasuring 1690 Sq. Meters** situated Municipal limit of Panvel in revenue village Panvel, Taluka-Panvel of District Raigad and within the registration District Raigad bounded as under:

collectively bounded as follows: -

- on or towards East : 20 Feet T.P. Road,  
on or towards West : Final Plot No.294,  
on or towards South : Final Plot No.292,  
on towards North : Final Plot No. 297.

Shaf. P.R. Bhagat. P. Bhagat

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24/05/2028
38/6C

[THIRD SCHEDULE]

SAID UNIT

Residential Unit No 303, A Wing on, 3<sup>rd</sup> floor, in the building known as proposed "Orchid Castle" to be constructed on Final Plot No. 293, admeasuring 1690 Sq Meters, having carpet area as per RERA of 68.602 Sq. Mtr. ("the said unit") balcony of \_\_\_ Sq. Mtrs., terrace area of \_\_\_ Sq. Mtrs., cupboard area of \_\_\_ Sq. Mtrs. being ancillary area (the "additional area") having total usable carpet area 68.602 Sq. Mtrs.. situated at Panvel in Taluka-Panvel of District Raigad within the limits of Panvel Municipal Corporation and within the registration District Raigad.

IN WITNESS WHEREOF the parties hereto and hereunto set and subscribed their hands to this writing the day and year mentioned hereinabove.

SIGNED, SEALED AND DELIVERED

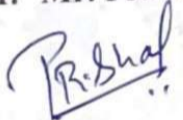
By the withinnamed Promoter

M/s. Priyal Properties

(PAN No. AAIFP5705H)

Through its Partner

1. Mr. Pratik Rajendra Shah



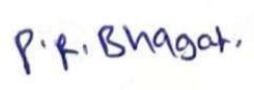
Promoters



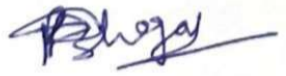
SIGNED, SEALED AND DELIVERED

By the within named Allottee

- 1) Mr. Pranay Ramesh Bhagat  
(PAN No. CCYPB3163M)




- 2) Mr. Rakesh Ramesh Bhagat  
(PAN No. BQMPB5929C)



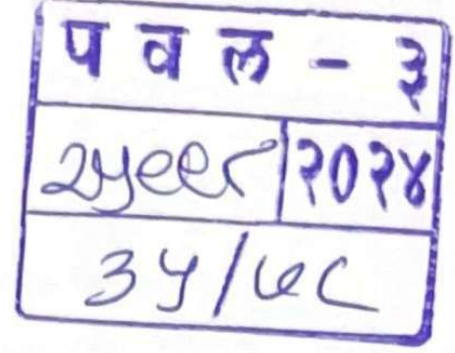

In presence of

1. B. K. Rai

2. S. R. Koli





**RECEIPT**

RECEIVED with thanks from the Allottee **Mr. Pranay Ramesh Bhagat & Mr. Rakesh Ramesh Bhagat** R/o At. House No.1609, Mhatre Ali,, Takka, Panvel, Raigad - 410206, sum of **Rs. 4,40,000/- (Rupees Four Lakh Forty Thousand Only)** as part payment on execution hereof as per terms & conditions of this Agreement for Sale of Residential Flat No. 303, A Wing, on 3<sup>rd</sup> Floor, in the Project Known as "**Orchid Castle**" to be constructed on the land bearing Final Plot No.293, admeasuring 1690 Sq. Meters situated within Municipal limit of Panvel in revenue village Panvel, Taluka-Panvel of District Raigad and within the registration District Raigad.

r. No.	Date	Cheque No.	Bank Name	Cheque Amount
1	02.12.2024	000011	Kotak Mahendra Bank	1,00,000.00
2	01.12.2024	000015	Kotak Mahendra Bank	3,40,000.00
<b>Total</b>				<b>4,40,000.00</b>

The receipt is subject to realization of Cheques and receipt of TDS Certificate.

Date:

*P.B. Shetty*  


Place: PANVEL

M/s Priyal Properties



Annexure		Schedule	
1	Layout plan of said total land	I	Said land
2	City Survey Property Card	II	Said Project
3	Commencement Certificate Dt.31/03/2023	III	Said Unit
4	Title certificate		
5	Floor Plan		
6	R.E.R.A. Registration Certificate		
7	Amenities in said unit		

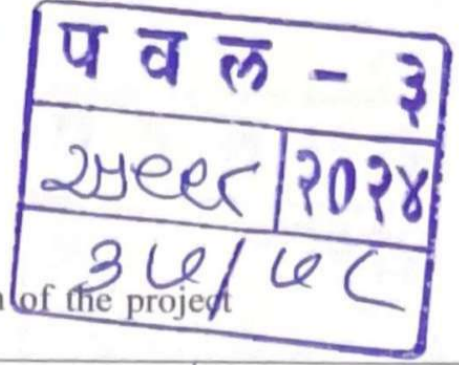
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24/06/2028	2028
3E/4E	

### LIST OF AMENITIES

- R.C.C. Frame structure
- 2' X 2' Joint free Vitrified flooring in all rooms.
- Kitchen platform in Black Granite with S.S. sink & wall tiles above plat form up to 4'.
- All toilets & bathrooms with concealed plumbing & decorative C.P. fitting & sanitary fitting.
- Ceramic flooring and wall tiles up to beam level in toilets & bathrooms with matching sanitary ware.
- Concealed electrical wiring with adequate points & decorative switches.
- Powder coated aluminum sliding windows.
- Decorative main door & flush door for internal door with decorative hardware fitting.
- Lift of reputed company.
- Internal plaster in putty finish.
- Beautiful elevation and external colour combination in apex paint & oil bond distemper paint finish in inside the flat
- CCTV camera for all entrances of Building & lobby.
- Decorative entrance lobby with decorative tilling.
- Common Area DG/Inverter Battery Backup.



*P.R. Shaf* P.R. Bhagat, *P. Shaf*



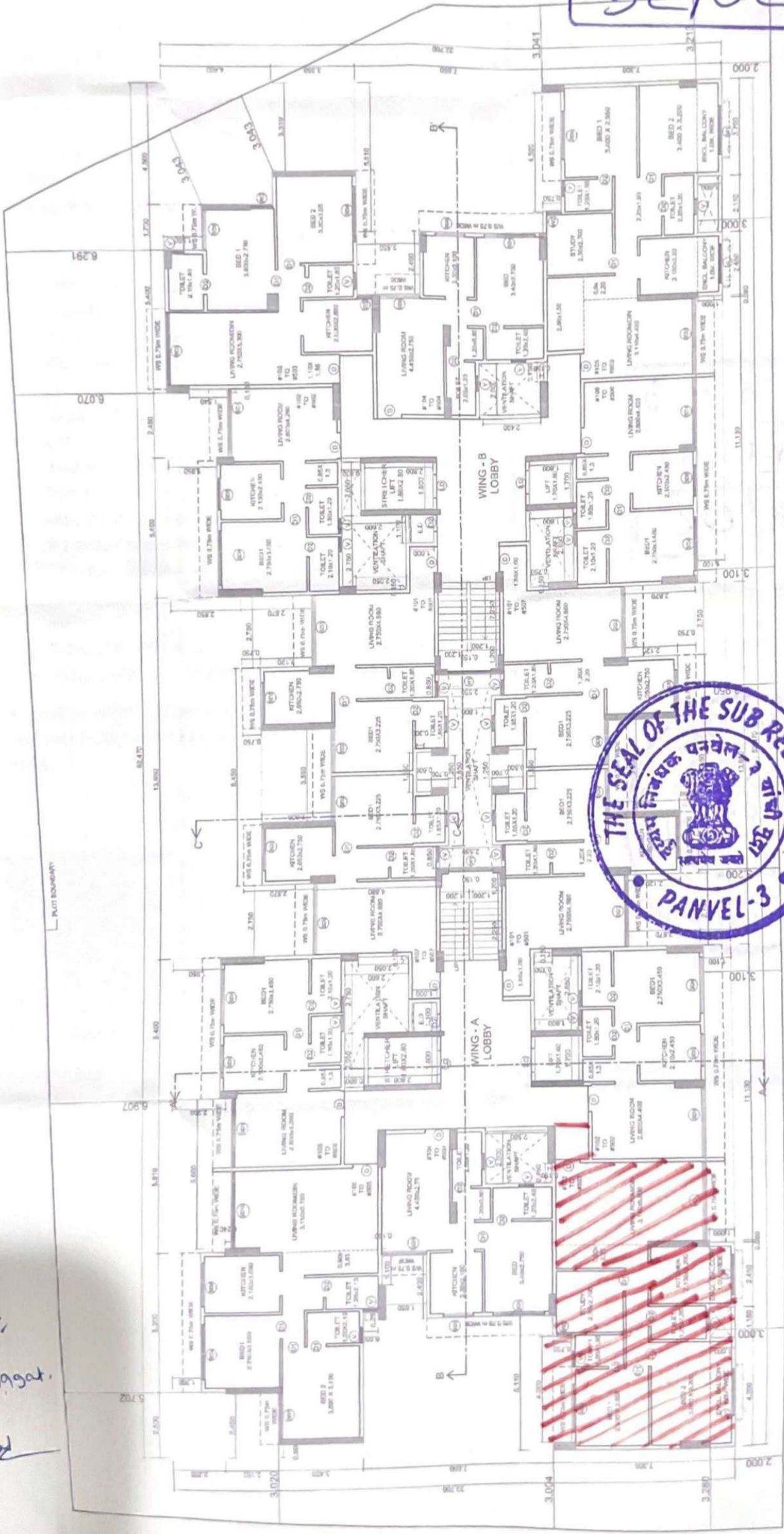
**Annexure -A**  
Proposed Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	31/12/2023
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	15/02/2024
5	Stilt (if any)	15/05/2024
6	Slabs of super structure	15/10/2025
7	Internal walls, internal plaster, Completion of floorings, doors and Windows	15/02/2026
8	Sanitary electrical and water supply fittings within the said units	15/02/2026
9	Staircase, Lifts wells and lobbies at each floor level overhead and underground water tanks.	15/04/2026
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	15/05/2026
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	15/07/2026
12	Internal roads & footpaths, lighting	15/08/2026
13	Water Supply	31/03/2027
14	Sewerage (chamber, lines, septic tank, STP)	15/09/2026
15	Storm water drains	15/10/2026
16	Treatment and disposal of sewage and sullage water	N.A.
17	Solid waste management & disposal	N.A.
18	Water conservation/ rain water Harvesting	15/11/2026
19	Electrical meter room, sub-station receiving station, receiving station.	15/12/2026
20	Others	31/03/2027



*P. K. Bhagat*  
*P. K. Bhagat*

पवल - 3  
 28/07/2028  
 32/06



TYPICAL FLOOR PLAN TO 5TH FLOOR

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# Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

म व ल - ३	
2500054478	2024
४१/७८	

This registration is granted under section 5 of the Act to the following project under project registration number P52000054478

Project: **Orchid Castle** Plot Bearing / CTS / Survey / Final Plot No.: 293 at Panvel, Panvel, Raigarh, 410206;

1. **Priyal Properties** having its registered office / principal place of business at Tehsil: **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 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **25/01/2024** and ending with **31/05/2027** 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:25-01-2024 14:02:07

Dated: 25/01/2024

Place: Mumbai

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

दस्तावेज क्रमांक व वर्ष: 905/2007

Wednesday, January 31, 2007

5:31:07 PM

सूची क्र. दोन INDEX NO. II

नोदणी 03 म.  
Regn. 03 म.६

गावाचे नाव : पनवेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अगिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,100,000.00  
वा.मा. रु. 5,891,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मोजे - पनवेल, ता.पनवेल, जि.रायगड येथील फायनल प्लॉट क्र. 293
- (3) क्षेत्रफळ (1) 1690 चौ.मी.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) 1) मुल्ला अब्दुल मजिद अब्दुल हमीद 2) मुल्ला मोहम्मद सईद अब्दुल हमीद 3) मुल्ला रू मोहम्मद अब्दुल हमीद 4) मुल्ला हसीब मोहम्मद युसूफ 5) मुल्ला मतीन मोहम्मद युसूफ 6) फरह नूर मुल्ला 7) झैद नूर मुल्ला 8) फरहीन मोहम्मद नूर मुल्ला 9) सरोश नूर मुल्ला 10) मिनाज नवीद दिवाण या सर्वांच्या वती कु.मु. म्हणून मे/-प्रियल प्रॉपर्टीज तर्फे जयेश मुपेंद्र गांधी - -; घर/फ्लॅट नं: पटेल मोहल्ला, पनवेल; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; ता -; पिन: -; पॅन नम्बर: -
- (2) 1) मुल्ला अब्दुल मजिद अब्दुल हमीद 2) मुल्ला मोहम्मद सईद अब्दुल हमीद 3) मुल्ला सर्ग मोहम्मद अब्दुल हमीद 4) मुल्ला हसीब मोहम्मद युसूफ 5) मुल्ला मतीन मोहम्मद युसूफ 6) फरहाना नूर मुल्ला 7) झैद मुल्ला 8) फरहीन मोहम्मद नूर मुल्ला 9) सरोश नूर मुल्ला 10) मिनाज नवीद दिवाण या सर्वांच्या वती कु.मु. म्हणून मे/-प्रियल प्रॉपर्टीज तर्फे शिला राजेंद्र शाह - -; घर/फ्लॅट नं: -/-; गल्ली/रस्ता ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नं
- (3) बिलकीस बेगम अब्दुल वहाब दौनाक यांचे वतीने कु.मु. म्हणून शकील अहमद अब्दुल वा दौनाक - -; घर/फ्लॅट नं: -/-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहात: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (4) अख्तरुनिस्सा अब्दुल रहमान तुंगेकर यांचे वतीने कु.मु. म्हणून शमुन अब्दुल रहमान तुंगे शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (5) मोहसीना अब्दुस समद खतीब या स्वतः करीता व नादीरा बेगम आरीफ ठाकूर यांचे वती कु.मु. म्हणून - -; घर/फ्लॅट नं: -/-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (1) मे/-प्रियल प्रॉपर्टीज तर्फे जयेश मुपेंद्र गांधी - -; घर/फ्लॅट नं: 7, तिर्थराज, बिल्डींग, जुन पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (2) मे/-प्रियल प्रॉपर्टीज तर्फे शिला राजेंद्र शाह - -; घर/फ्लॅट नं: -/-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नं

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सह दुध्याम निबंधक, पनवेल-१ (वर्ग-२)



# 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/Panvel/293/21-23/16410/229 /2023

Date 39/03/2023

## 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. Priyal Properties through Partner Mrs. Sheela Rajendra Shah & Other Six through its POA Mr. Manish Jawaharlal Gilda & Mr. Pratik Rajendra Shah. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building (Ground + 06 Upper Floors) on Final Plot No.- 293, At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 1690.00 sq.mt., Residential Built Up Area = 4292.568 sq.mt., Total Built Up Area = 4292.568 sq.mt.)

(No. of Residential Unit – 74 Nos.)

This Commencement Certificate is issued subject to condition According to clause no. 2.2.14 of UDCPR-2020 Owner/Applicant shall require to pay the balance amount prior to applying for OC.

1. This Certificate is liable to be revoked by the Corporation if:-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall:-
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.



# 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/Panvel/293/21-23/16410/ 229 /2023

Date : 23/10/2023

To,  
M/s. Priyal Properties through  
Partner Mrs. Sheela Rajendra Shah & Other Six  
Through its POA Mr. Manish Jawaharlal Gilda &  
Mr. Pratik Rajendra Shah,  
Final Plot No. 293, At. Panvel,  
Tal. Panvel, Dist. Raigad 410 206.

**SUB :- Development Permission for Residential Building on Final Plot No.- 293,  
At.- Panvel, Tal.- Panvel, Dist.- Raigad.**

**REF:-** 1) Your Architect's application no. 10454, Dated 02/05/2022.  
2) Height Clearance NOC issued by AAI vide letter No.  
NAVI/WEST/B/082521/572241, Dated 29/10/2021.  
3) Fire Lift NOC issued by PMC Fire Officer vide letter no.  
PMC/Fire/2121 /Ref.no.953/3181, Dated 07/11/2022.

Sir,

Please refer to your application for Development Permission for Residential Building on Final Plot No.- 293, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

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

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C./Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

आयुक्ते यांचे मंजूरी नुसार



Architect,  
Ar. Siddharth Shirur,  
Shree Nand Dham, A-505,  
Plot No. 59, Sector 11, C.B.D. Belapur,  
Navi Mumbai 400 614.

2) Ward Officer,  
Prabhag Samati 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.

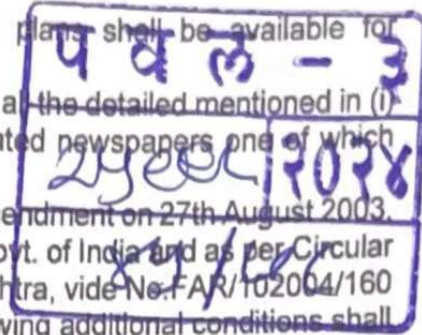
  
Deputy Director of Town Planning  
Panvel Municipal Corporation





- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
  - a) 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) Number of Residential flats/Commercial Units with areas.
  - d) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
  - 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 details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

25. 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 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.

26. 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.

27. 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.

28. 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 for all building workers employed by him for such period as the building or other construction work is in progress.

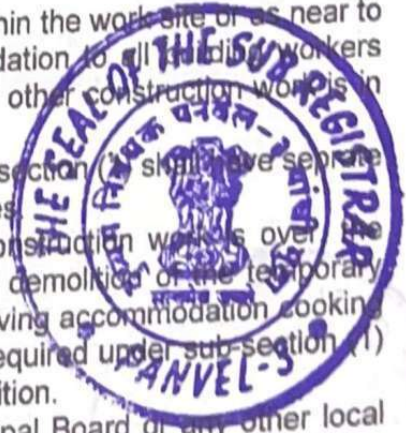
2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.

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 buildign 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 he received the same.

29. 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.

30. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.



7. The Owner / Developer 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 & UDCPR.
  - 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. 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.
9. The owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire Lift NOC issued vide letter no. PMC/Fire/2121 /Ref.no.953/3181, Dt.07/11/2022 by Chief Fire Officer, Fire Brigade Department, PMC.
10. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
11. 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.
12. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
13. No work should be started unless the existing structures area to be demolished with utmost care.
14. 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 with stand an earthquake of highest intensity in seismic zone IV.
15. 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.
16. 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.
17. F.S.I. Calculation submitted in the drawings shall be as per UDCPR- 2020. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
18. 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.
19. 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 person as specified under RERA act. shall be submitted.
20. 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. It is mandatory to provide Temporary Toilet to labourers at site during construction period.
21. 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.
22. It is mandatory that the Natural course of water flowing through the plot should be utilized and maintained by the applicant.
23. 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.

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31. 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.
32. 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"
- Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form 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.
33. 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.
34. 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.
35. 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 accidental work.
36. The design of the septic tank will be in accordance with the design of (IS-2470& UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
37. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
38. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
39. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
40. The owner / Developer is required to construct the discharge line at his own cost.
41. The owner / Developer should set up electrical vehicle charging point in the said plot.
42. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.

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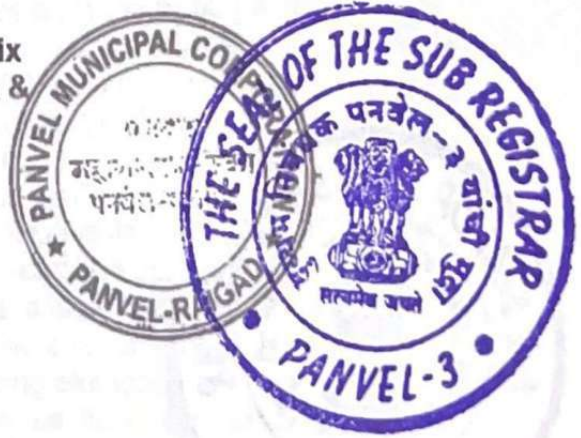
Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

(अतीत)

Deputy Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Priyal Properties through Partner Mrs. Sheela Rajendra Shah & Other Six Through its POA Mr. Manish Jawaharlal Gilda & Mr. Pratik Rajendra Shah, Final Pot No. 293, At. Panvel, Tal. Panvel, Dist. Raigad 410 206.
  - 2) Architect, Ar. Siddharth Shirur, Shree Nand Dham, A-505, Plot No. 59, Sector 11, C.B.D. Belapur, Navi Mumbai 400 614.
  - 3) Ward Officer, Prabhag Samati ' A, B, C, D' Panvel Municipal Corporation, Panvel.





# PANVEL MUNICIPAL CORPORATION

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

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

Tel – (022) 27458040/41/42

## SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

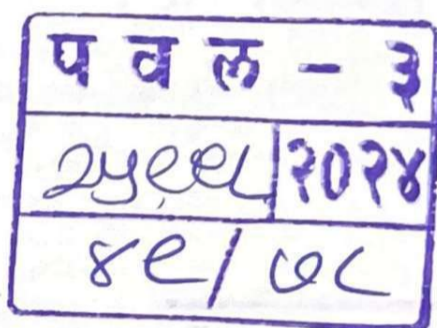
- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
  - ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. Width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
  - iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
  - iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
    - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
    - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
    - c) Coarse sand as upper middle layer up to 20% of the depth.
    - d) A thin layer of fine sand as top layer.
    - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
    - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
    - g) Perforated concrete slabs shall be provided on the pits/trenches.
    - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.

19/11/2017  
Steel  
8/1/17



vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made. The structures constructed under this provision shall not be counted towards FSI computation.



Cell No. 9930042068

**SUVARNA M. VATSARAJ**  
B.Com LL.B.  
ADVOCATE

Address for correspondence: 304, Aditya Vihar CHS, Opp. Old Post  
Office, Mahatma Phule Road, Panvel-410206, Tal-Panvel, Dist-Raigad.

Ref. No.

Date: 02/11/2023

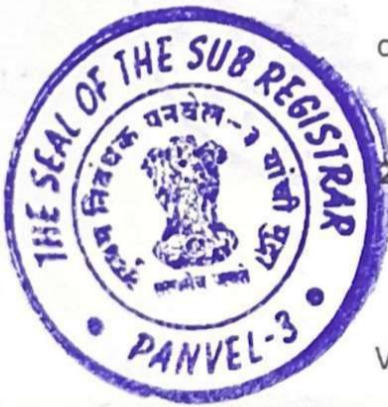
**SEARCH REPORT**

Search Report with Respect to the property bearing **Final Plot No. 293, admeasuring 1690 Sq. Meters** situated, lying and being at Village - Panvel, Taluka- Panvel, Dist. Raigad, in the Division and District of Raigad and Sub-Division and Taluka of Panvel and in the Jurisdiction of Sub-Registrar of Panvel.

**TO WHOMSOEVER IT MAY CONCERN**

**1) INSTRUCTIONS: -**

On the request of **Adv. Virendra T. Kulkarni, Panvel**, I have taken online search of the Index-II maintained at and made available to me for Thirty years i.e., from 1994 to 2023, vide Challan No. MH010438303202324U, dated 01/11/2023, in respect of the said property, which is described as follows: -



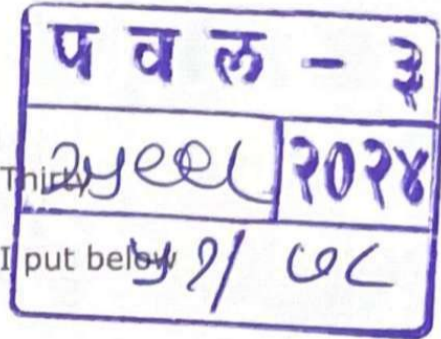
**2) DESCRIPTION OF THE Property: -**

All that piece and parcel of land situated, lying and being at Village - Panvel, Taluka- Panvel, Dist. Raigad, in the Division and District of Raigad and Sub-Division and Taluka of Panvel and in the

Jurisdiction of Sub-Registrar of Panvel (Hereinafter referred to as the " Said Property").

Final Plot No.	Area Sq. Meter
293	1690

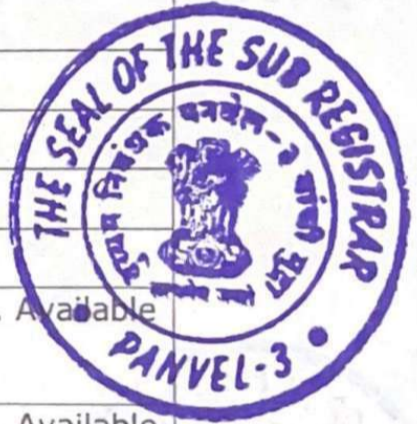
I have inspected the computerized Index II record, for Thirty years i.e., 1994 to 2023, made available to me online. I put below findings of search.



**Findings Of Search**

**Village - Panvel, Taluka Panvel, Distirct - Raigad.**

Sr. No.	YEAR	FINDINGS
1	1994	Registers are found in torn condition
2	1995	Registers are found in torn condition
3	1996	Registers are found in torn condition
4	1997	Registers are found in torn condition
5	1998	Registers are found in torn condition
6	1999	Register Not Available
7	2000	Registers are found in torn condition
8	2001	Registers are found in torn condition
9	2002	Registers are found in torn condition. Available Index Checked. No Entry Found.
10	2003	Registers are found in torn condition. Available Index Checked. No Entry Found.
11	2004	Registers are found in torn condition. Available Index Checked. No Entry Found.
12	2005	Registers are found in torn condition. Available Index Checked. No Entry Found.
13	2006	Registers are found in torn condition. Available Index Checked. No Entry Found.



14	2007	Registers are found in torn condition. Available Index Checked. Village Entry Found- Deed of Conveyance, dated 31/01/2007, at Sr. No. 00905/2007 Parties - Mulla Abdul Majid Abdul Hamida & Ors.  And M/s. Priyal Properties
15	2008	Registers are found in torn condition. Available Index Checked. No Entry Found.
16	2009	Registers are found in torn condition. Available Index Checked. No Entry Found.
17	2010	Registers are found in torn condition. Available Index Checked. No Entry Found.
18	2011	Registers are found in torn condition. Available Index Checked. No Entry Found.
19	2012	Available Index Checked. Entry Not Found.
20	2013	Available Index Checked. Entry Not Found.
21	2014	Available Index Checked. No Entry Found.
22	2015	Available Index Checked. No Entry Found.
23	2016	Available Index Checked. Entry Not Found.
24	2017	Available Index Checked. Entry Not Found.
25	2018	Available Index Checked. Entry Not Found.
26	2019	Available Index Checked. Entry Not Found.
27	2020	Available Index Checked. Entry Not Found.
28	2021	Available Index Checked. Entry Not Found.
29	2022	Available Index Checked. No Entry Found.
30	2023	Available Index Checked. No Entry Found.

140 - 3  
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**Note-**

1. Available data of year 2023 has a limited data available for search.






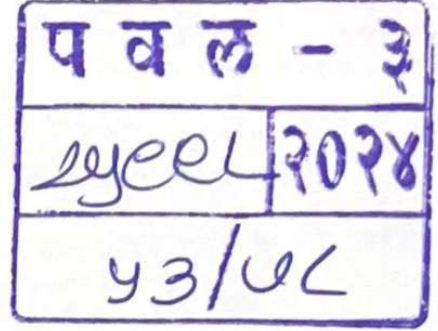
2. As displayed on website there is no practices to keep record of all wills, all power of attorney at registration office as well as online.

Hence this Search Report issued.

Panvel,  
Date: 02/11/2023



  
**SUVARNA M. VATSARAJ**  
ADVOCATE-PANVEL  
(Reg. No. MAH/1357/2019)



**ENCL:**

Challan bearing No. MH010438303202324U, dated 01/11/2023.





CHALLAN  
MTR Form Number-6

GRN MH010438303202324U BARCODE [Barcode] Date 01/11/2023-16 58:59 Form ID

Department		Inspector General Of Registration		Payer Details	
Type of Payment	Search Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	
Type of Payment	Other Items	Full Name	ADV SUVARNA MAYURESH VATSARA		
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	Flat/Block No.	FINAL PLOT NUMBER 293		
Location	RAIGAD	Premises/Building	AT PANVEL		
Year	2023-2024 One Time	Road/Street	TEL PANVEL DIST RAIGAD		
Account Head Details		Amount In Rs.	PIN		
0030072201	SEARCH FEE	750.00	Remarks (If Any)		
			FINAL PLOT NUMBER 293 AT PANVEL TEL PANVEL DIST		
			YEARS 1994 TO 2023		
			Amount In	Seven Hundred Fifty Rupees Only	
			Words		
Total		750.00			

445 - 3  
2023-2024  
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Payment Details		FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA		Bank CIN	Ref. No.	00040572023110167014	CPADFKPTCS
Cheque-DD Details		Bank Date	RBI Date	01/11/2023-16:24:58	Not Verified with
Cheque/DD No.		Bank-Branch	STATE BANK OF INDIA		
Name of Bank		Scroll No. , Date	Not Verified with Scroll		
Name of Branch					



Department ID: [Blank] Mobile No. : 9930  
NOTE: This Challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
मध्य नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Ph. No. +912227460483  
Cell No. +919820739383

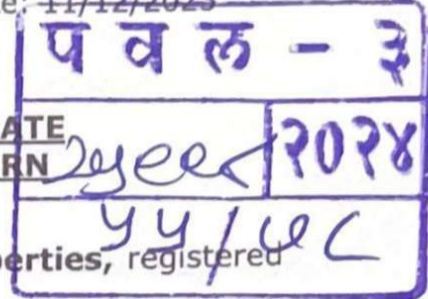
**VIRENDRA T. KULKARNI**  
B.Com., LL.B.  
ADVOCATE

C/o. P.K.Limaye, Advocate, A/105, Neel Riddhi Emerald, Sai Nagar Road, Panvel.  
Address for correspondence: 1/501-502, Neel Park CHS, Off. Swami Nityanand Marg, Near  
Taluka Police Station, Tal. Panvel, Dist. Raigad. Pin-410 206

Ref. No. 05/2023

Date: 11/12/2023

**SEARCH REPORT & TITLE CERTIFICATE**  
**TO WHOM SO EVER IT MAY CONCERN**



With respect to the Title of **M/s. Priyal Properties**, registered partnership firm duly registered under Indian Partnership Act, , having address at Shop No.1 & 2, Shree Sai Krupa CHS., Plot No.64, M.C.C.H. Society, Panvel, Dist. Raigad, 410206 (herein after referred to as the "**the Owners**") to the property bearing **Final Plot No. 293, admeasuring 1690 Sq. Meters** situated at Village - Panvel, Taluka- Panvel, Dist. Raigad, within the limits of Panvel Municipal Corporation.

**1) INSTRUCTIONS :**

I am instructed by **Mr. Manish Jawaharlal Gilda**, Partner **M/s. Priyal Properties**, registered partnership firm duly registered under Indian Partnership Act, , having address at Shop No.1 & 2, Shree Sai Krupa CHS., Plot No.64, M.C.C.H. Society, Panvel, Dist. Raigad, 410206. I have taken search in respect of the property which is described as follows:

**2) DESCRIPTION OF PROPERTY :**

ALL THAT PIECE OR PARCEL OF Land situated, lying and being at Village: Panvel, Taluka - Panvel, District - Raigad, and within the limits of Panvel Municipal Corporation, Tal. Panvel, Dist. Raigad, in the Division and District of Raigad and Sub-Division and Taluka of Panvel and in the



Jurisdiction of Sub-Registrar of Panvel and described in the Revenue Record as follows:

Final Plot No.	Area Sq. Meter
293	1690

collectively bounded as follows:-

on or towards East : 20 Feet T. P. Road,  
on or towards West : Final Plot No. 294,  
on or towards South : Final Plot No. 292,  
on towards North : Final Plot No. 297,

(hereinafter referred to as the "**said Property**")

**3) ZONE OF THE PROPERTY :**

That the property is situated within municipal limits of Panvel Municipal Council since 01/10/2016 Panvel Municipal Corporation hence as per rules NA permission from Collector is not required and it is in residential zone.

**4) URBAN LAND CEILING :**

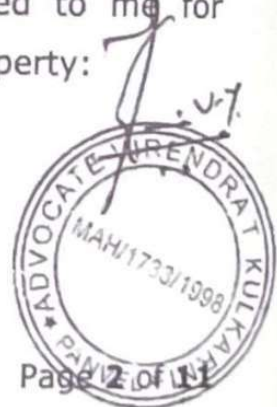
That in view of repeal of Urban Land Ceiling Act 1976 by state of Maharashtra therefore there is no question of ceiling limits.

**5) SEARCH :**

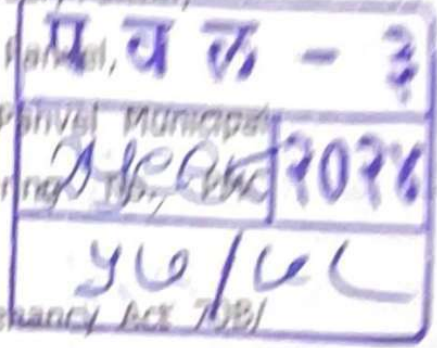
Accordingly, I have taken search of the Index II as maintained by the office of Sub-Registrar of Assurances for a period of 30 years, vide Challan No. MH010438303202324U, dated 01/11/2023, with respect to the said property, through Advocate Suvarna M. Vatsaraj, she did not find any transaction encumbering the said property in any manner.

**6) DOCUMENTS :**

Copies of the following documents were supplied to me for scrutiny and to issue this legal opinion about the said Property:



- i) True copy of City Survey Extract maintained by the Dy.S.L.R., Panvel,
- ii) True copy of 7/12 extract of S. No. 387/4,
- iii) True copies of relevant Mutation entries reflected on 7/12 extract,
- iv) Copy of Sale Deed dated 31/01/2007,
- v) Order dated 16/09/2011 passed by Tahsildar, Panvel,
- vi) Order dated 06/03/2012 passed by SDO, Panvel,
- vii) Commencement Certificate issued by Panvel Municipal Corporation, dated 31/03/2023 bearing No. 293/21-23/16410/961/2023.
- viii) Copy of Order dated 25/10/2023 in Tenancy Act 70B/ Panvel/Suit No. 02/2023 by the Hon'ble Tahasildar, Panvel.



7) **INFORMATION** :

I have also gathered information from **Mr. Manish Jawaharil Gilda**, Partner **M/s. Priyal Properties**, registered partnership firm duly registered under Indian Partnership Act, having address at Shop No.1 & 2, Shree Sai Krupa CHS., Plot No.64, M.C.C.H. Society, Panvel, Dist. Raigad, 410206 relating to the said property.

8) **PUBLIC NOTICE** :

I have also published a public Notice in local newspaper "Daily Sagar" on 27/04/2023. I had sought requisitions, claims and objections in respect of the said property from the public at large. Since the date of publication i.e., 27/04/2023 till this date I have not received any objection what so ever in respect of the said property.



9) **THE FLOW OF TITLE OF THE SAID PROPERTY:**

- (a) That one Mr. Mulla Abdul Hamid Mohd. Saeed was the original owner of the said property. Accordingly, his name was recorded in the record of rights of the said property.



(b) That the said Mulla Abdul Hamid Mohd. Saeed got demised on 02/11/1982 leaving behind him 1) Mrs. Shafisabibi Abdul Hamid Mulla (wife), 2 ) Mr. Mulla Mohammad Yusuf Abdul Hamid (son), 3) Mr. Mulla Abdul Majid Abdul Hamid (son), 4) Mulla Mohammad Noor Abdul Hamid (son), 5) Mulla Mohammad Saeed Abdul Hamid (son), 6) Mr. Mulla Sagir Mahmood Abdul Hamid (son), 7) Ms. Bilkis Begum Abdul Wahab Daunak (daughter), 8) Akhtarunnisa Abdul Tungekar (daughter), 9) Mohassina A. Samad Khatib (daughter), 10) Nadirabegum Arif Thakur (daughter) who were the legal heirs and representative, by succession as per the Mohammedan Law to which he was governed were mutated and the said property vested in their names.

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54/64 (c)	

That out of the abovementioned legal heirs of Mulla Abdul Hamid Mohd. Saeed, one Mr. Mulla Mohammad Yusuf Abdul Hamid got demised and after his demise the names of 1) Mulla Haseeb M. Yusuf, 2) Mulla Matin M. Yusuf, 3) Mulla Sabeeha M. Yusuf and 4) Diwan Minaz Navid who were the legal heirs and representative, by succession as per the Mohammedan Law to which he was governed were mutated and the said property along with others vested in their names.



(d) That out of the abovementioned legal heirs of Mulla Abdul Hamid Mohd. Saeed, one Akhtarunnisa Abdul Tungekar got demised and after her demise the names of 1) Shamun Abdul Raheman Tungekar, 2) Samita Shiraj Dalvi and 3) Zardana Nadeem Kakhari who were the legal heirs and representative, by succession as per the Mohammedan Law to which she was governed were mutated by effecting Mutation Entry bearing No. 1333 and the said property along with others vested in their names.

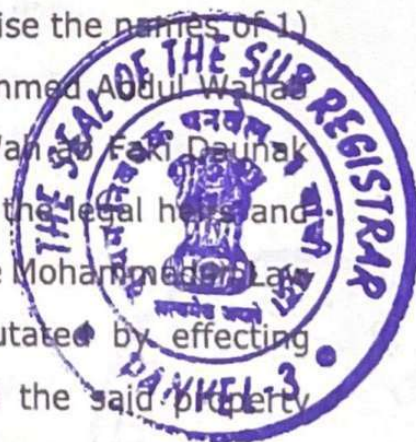
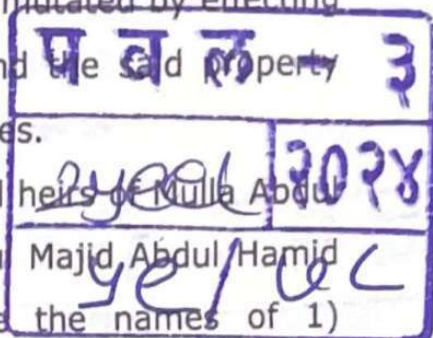


(e) That out of the abovementioned legal heirs of Mulla Abdul Hamid Mohd. Saeed, one Mulla Mohammad Noor Abdul Hamid got demised and after his demise the names of 1) Farhana Noor Mulla, 2) Zaid Noor Mulla, 3) Fardeen Noor Mulla and 4) Sarosh Noor Mulla who were the legal heirs and representative, by succession as per the Mohammedan Law to which he was governed were mutated by effecting Mutation Entry bearing No. 1334 and the said property along with others vested in their names.

(f) That out of the abovementioned legal heirs of Mulla Abdul Hamid Mohd. Saeed, one Mulla Abdul Majid Abdul Hamid got demised and after his demise the names of 1) Rakshanda Abdul Majid Mulla, 2) Talal Abdul Majid Mulla, 3) Salman Abdul Majid Mulla and 4) Afara Fujail Mistri who were the legal heirs and representative, by succession as per the Mohammedan Law to which he was governed were mutated by effecting Mutation Entry bearing No. 1335 and the said property along with others vested in their names.

(g) That out of the abovementioned legal heirs of Mulla Abdul Hamid Mohd. Saeed, one Bilkis Begum Abdul Wahab Daunak got demised and after her demise the names of 1) Abdul Wahab Faki Daunak, 2) Shakil Ahmed Abdul Wahab Faki Daunak, 3) Javed Ahmed Abdul Wahab Faki Daunak and 4) Farhan Javed Khatib who were the legal heirs and representative, by succession as per the Mohammedan Law to which she was governed were mutated by effecting Mutation Entry bearing No. 1337 and the said property along with others vested in their names.

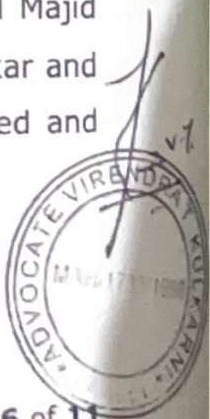
(h) That, by a Conveyance dated 31/01/2007 made between said 1) Mulla Abdul Majid Abdul Hamida, 2) Mulla Mohd. Saeed Abdul Hamid, 3) Mulla Sagir Mohd. Abdul Hamid, 4)



Bilquis Begum Abdul Wahab Dawnak, 5) Akhtarunnisa Abdul Rehman Tungekar, 6) Mohosina Abdul Samad Khatib, 7) Nadirabegum Arif Thakur, 8) Mulla Haseeb Mohd. Yusuf, 9) Mulla Matin Mohd. Yusuf, 10) Diwan Minaz Navid, 11) Farhana Noor Mulla, 12) Zaid Noor Mulla, 13) Farheen Noor Mulla, 14) Sarosh Noor Mulla, (hereinafter referred to as "**Mulla Abdul Majid Abdul Hamida and Ors 13**") therein called the Vendors of the One Part and **M/s. Priyal Properties**, therein called the Purchasers of the Other Part, the said Mulla Abdul Majid Abdul Hamida and Ors 13 sold, granted, conveyed and transferred their respective shares in the said property unto the abovenamed **M/s. Priyal Properties**, situate lying and being at Village Panvel in Taluka Panvel of District Raigad in the State of Maharashtra for the price and on the terms and conditions in the manner more particularly stated therein. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 1380.

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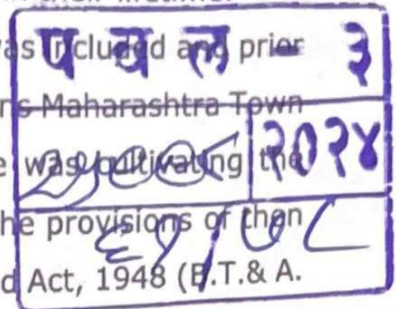
- (i) The said Deed of Conveyance have been duly registered with the office of Sub Registrar of Assurances, Panvel-1 at Sr. No. PVL-1-00905/2007.
- (j) That after demise of Mulla Abdul Majid Abdul Hamida, Akhtarunnisa Abdul Rehman Tungekar and Bilquis Begum Abdul Wahab Dawnak the names of their respective legal heirs have been duly recorded as mentioned hereinabove. Though their names have been recorded and subsequently deleted, on perusal of original Deed of Conveyance dated 31/01/2007 it has been revealed that, Mulla Abdul Majid Abdul Hamida, Akhtarunnisa Abdul Rehman Tungekar and Bilquis Begum Abdul Wahab Dawnak have executed and





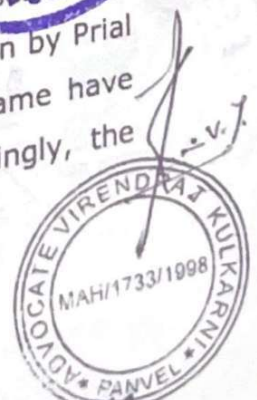
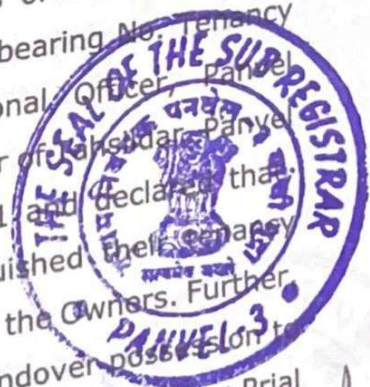
registered the said Deed of Conveyance through their respective Power of Attorney Holders in their lifetime.

- (k) That, the original Survey No. 387/4 was included and prior to application of TP under the provisions of Maharashtra Town Planning Act, one Chahu Hiru Sonke was cultivating the said land as protected tenant under the provisions of the Bombay Tenancy and Agricultural Land Act, 1948 (B.T. & A. L. Act).



After demise of said Chahu Hiru Sonke, his legal heirs namely Hirabai Chahu Sonke, Gopinath Chahu Sonke, Harishchandra Chahu Sonke, Laxmi Chahu Sonke, Prakash Chahu Sonke and Chandrakant Chahu Sonke came to be mutated in the record of rights by mutating M.E. No. 8598.

- (l) Out of the legal heirs of Chahu Hiru Sonke one Harishchandra Chahu Sonke got demised issueless. The remaining heirs of Chahu Hiru Sonke namely Hirabai Sonke and Ors made an application for surrender of tenancy rights u/s. 15 of the B.T. & A. L. Act before Tahasildar, Panvel bearing No. Suit u/s. 15 - 2/2011. The Tahsildar, Panvel rejected the application vide order dated 16/09/2011. The said order dated 16/09/2011 was challenged by Hirabai Sonke and Ors under the provisions of B.T. & A.L. Act before Sub Divisional Officer, Panvel bearing No. Tenancy Appeal 107/2011. The Sub Divisional Officer, Panvel allowed the appeal, set aside the order of Tahsildar, Panvel dated 16/09/2011 in suit no. 2/2011 and declared that Hirabai Sonke and Ors have relinquished their tenancy rights in favour of Priyal Properties i.e. the Owners. Further directed Hirabai Sonke and Ors to handover possession of the Priyal Properties, that after having possession by Priyal Properties i.e. the said Owners effect of the same have been recorded in the record of rights. Accordingly, the



effect of the said order has been given in the record of rights effecting M.E. No. 9748.

(m) That one Shri. Suresh Sudam Sonke filed an application u/s. 70B of Maharashtra Tenancy and Agricultural Act, 1948 for declaring him as a tenant in the Final Plot No. 293(Survey No. 387/4) against Priyal Properties and Ors 20 before Tahasildar, Panvel bearing No. 02/2023. The said Application U/s.70B of Maharashtra Tenancy and Agricultural Act, 1948 has been duly dismissed by the Tahsildar by its order dated 25/10/2023.

(n) In pursuance of the above, the said **M/s. Priyal Properties** have become absolute owner and is absolutely, seized, occupied and possessed of and/or otherwise sufficiently entitled and is in undisturbed occupation and possession of the said property;

That on application dated 02/05/2022 of the Developers/Promoters i.e., M/s. Priyal Properties the Panvel Municipal Corporation sanctioned the building plans and issued the Commencement Certificate bearing No. PMC/TP/Panvel/293/21-23/16410/961/2023 dated 31/03/2023, has granted building permission & commencement certificate under section 45 of the Maharashtra Regional & Town Planning Act 1966 and has permitted for the construction of Buildings on the said Property for residential and the Commercial use. The said complex consists of 1 (one) Residential Building, namely, "Orchid Castle". Accordingly building permission is obtained and the construction in pursuance of building permission is in full swing.

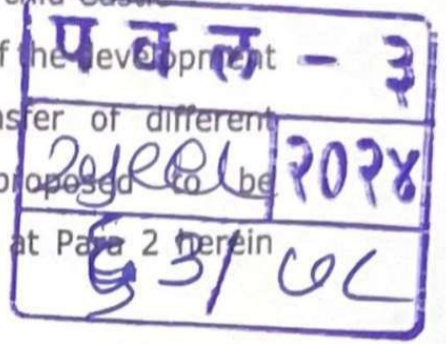
In view of above referred Deed of Conveyance, and building permission cum commencement certificate issued by the

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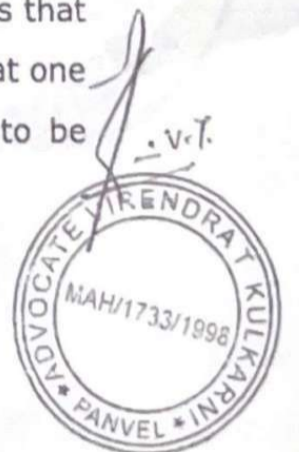
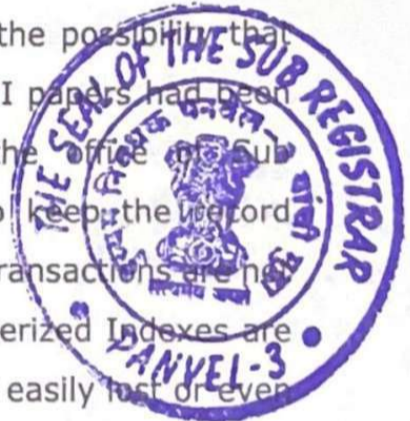
PMC the developer has exclusive rights to develop the said property by constructing the proposed new building having 1 (one) Residential Building, namely, "Orchid Castle"

(q) The Developer/Promoters are in control of the development activity and organizing sale and transfer of different Commercial and Residential units proposed to be constructed on the property mentioned at Para 2 herein above.



(r) That I have carried out search for 1994 to 2023 (30 Years) from Index II as maintained by the Sub-Registrar Panvel 1, 2, 3, 4 & 5 through Advocate Suvarna M. Vatsaraj. That the record available is not in proper condition but out of record available, she did not come across any entry encumbering the said property or creating any charge over the said property.

(s) The Index II registers in the office of Sub-Registrar Panvel, are in very bad shape. Most of the Registers are found in torn out condition. The Index II Records for the years 2000 to 2006 were kept in the form of loose sheets. The office of Sub Registrar has got the loose sheets bound in separate Registers. However, there is the possibility that during the last few years some Index II papers had been misplaced. The record shows that the office of Sub Registrar did not make the efforts to keep the record update. It is often observed that many transactions are not properly recorded. The newly Computerized Indexes are also so loosely kept that those could be easily lost or even removed. It has been experienced on some occasions that some entries, such loosely kept, while taking search at one time were found and at another time were found to be



misplaced. Hence, the record of Index II Registers cannot be said to be completely reliable.

- (t) Considering the above-mentioned position of the Index II records in the office of the Sub-Registrar for the purpose of investigation of title, I prefer to rely upon the revenue record of the properties maintained by the Revenue Department and the title deeds.
- (u) This Certificate is issued on the basis of record made available for search in the Office of Sub Registrar Panvel, the Revenue Record, registered document referred above.

**10) COURT SEARCH :- No (NIL) Litigation**

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२४/०८

That I have carried out search for 12 years i.e. from 2012 to 2023 in the Institution Register kept in the office of Civil Judge Junior Division, Panvel and Civil Judge Senior Division, Panvel, through Advocate Swapnil A. Upadhye. In the process of search, he found that, the registers were not kept in proper condition. Some pages are torn and few pages are unreadable. This report is subject to, on the basis of record made available for search in the office of Civil Judge Junior Division, Panvel and Civil Judge Senior Division, Panvel at the relevant time. I have also taken search from CIS system. The search on CIS system is taken by inserting the name of Mulla, Priyal Properties and also tried to take search by the name of Mulla Family, as there is no provision in CIS system to insert property number and take search. That on inquiry with court clerk regarding issuance of receipt in respect of the search taken it has informed to Mr. Swapnil A. Upadhye, Advocate, there is no provision/concept of receipt in Court Search hence, no receipt is annexed.



11) **ACQUISITION/RESERVATIONS** :

That on perusal of property card no acquisition is seen as with respect to the said property.

12) **CONCLUSION:-**

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search conducted from Index II as maintained by Sub-Registrar, I am of the opinion that,

- i. That the title of **M/s. Priyal Properties**, over the property mentioned at Para 2 is clear marketable and the same is free from encumbrances and charge.
- ii. That the said **M/s. Priyal Properties** is seized and possessed of the said property mentioned at Para 2 as Developers/Promoters thereof.
- iii. That the said Developers/Promoters are perfectly entitled to construct the building as Building Permission issued by Panvel Municipal Corporation and dispose off the units thereof to desiring purchasers.

Place: Panvel,  
Date: 11/12/2023



VIRENDRA T. KULKARNI  
Advocate-Panvel



**Encl:**

- 1) Challan No. MH010438303202324U, dated 01/11/2023 issued by the Sub-Registrar, Panvel,
- 2) Search Report issued by Advocate Suvarna M. Vatsa on date 02/11/2023.



**PRIYAL PROPERTIES**  
Engineers & Builders

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24/02/2024	2024
EU/UL	
Date:- 09-02-2024	

**Company Resolution**

As per the resolution passed. In the meeting dated 08-02-2024 of partners of M/S. Priyal Properties, We hereby authorize and nominate Mr. Manish J. Gilda & OR Mr. Pratik R. Shah (Any One Of The Two) to sign the Flat Sale Agreement & to sign the same & get it registered in Panvel & New Panvel in front of the sub registrar office in respect of Flats in the Project Orchid Castle, Final Plot No.293, Takka, Panvel.

**Partners Name**

Manish Jawaharlal Gilda

Pratik Rajendra Shah

Shubham Rajendra Shah

Sheela Rajendra Shah

Leela Vinod Nawandhar

Nutan Vikram Gharat

Vinod Madanlal Nawandhar

Thanking You.

Yours Sincerely.

For Priyal Properties

*Pr. Shah* *Manish*

Partner

Signature

*Manish*  
*Pr. Shah*

*Sh. Shah*

*Sh. Sheela*

*L. V. Nawandhar*  
*AGT*

*Nawandhar*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRIYAL PROPERTIES



30/10/2005  
Permanent Account Number  
AAIFP5705H

Signature

*Pr. Shah*

प व ल - ३	
2800	2028
EE/UC	



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

Permanent Account Number Card  
BWWPS9235G

नाम / Name  
PRATIK RAJENDRA SHAH

पिता का नाम / Father's Name  
RAJENDRA RAMANLAL SHAH

08/04/2006

Signature

*Pr. Shah*

**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card

**CCYPB3163M**

नाम / Name  
**PRANAY RAMESH BHAGAT**

पिता का नाम / Father's Name  
**RAMESH GANPAT BHAGAT**

जन्म की तारीख / Date of Birth  
**03/07/1996**

हस्ताक्षर / Signature  
**P. R. Bhagat**



P. R. Bhagat.

**प व ल - ३**  
**२५०६/२०२४**  
**७९/७८**






**भारत सरकार**  
**Government of India**


**प्रणय रमेश भगत**  
**Pranay Ramesh Bhagat**  
**जन्म तारीख/DOB: 03/07/1996**  
**पुरुष/ MALE**

**4524 3283 6955**  
**VID: 9142 8056 3353 4428**

**माझे आधार, माझी ओळख**

**प व ल - ३**  
**29/08/2028**  
**02/UC**

P.R. Bhagat


**भारतीय विशिष्ट ओळख प्राधिकरण**  
**Unique Identification Authority of India**

**पत्ता:**  
**घर नं-१६०९, म्हात्रे आळी, तक्का, पनवेल, रायगड,**  
**महाराष्ट्र - 410206**

**Address:**  
**House No-1609, Mhatre Ali, Takka, Panvel,**  
**Raigad,**  
**Maharashtra - 410206**

**4524 3283 6955**  
**VID: 9142 8056 3353 4428**

QR Code with Photograph

www.uidai.gov.in



जायकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAKESH RAMESH BHAGAT

RAMESH GANPAT BHAGAT

02/08/1993  
Permanent Account Number

BQMPB5929C

*R. Bhagat*  
Signature



*R. Bhagat*

प व ल - ३	
25/08/2028	
७३/७८	



प व ल - ३  
29/08/2024  
७४/७७



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India  
Enrolment No.: 0516/11216/00605

To  
Rakesh Ramesh Bhagat  
House No-1609,Mhatre Ali,Takka,  
VTC: Panvel,  
PO: Panvel,  
District: Raigad,  
State: Maharashtra,  
PIN Code: 410206,  
Mobile: 8082140418



आपका आधार क्रमांक / Your Aadhaar No. :  
**6443 6948 7724**  
VID : 9182 4305 1957 9652  
मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India



Rakesh Ramesh Bhagat  
Date of Birth/DOB: 02/08/1993  
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
**Aadhaar is proof of Identity, not of citizenship  
or date of birth.** It should be used with verification (online  
authentication, or scanning of QR code / offline XMI).

**6443 6948 7724**  
मेरा आधार, मेरी पहचान



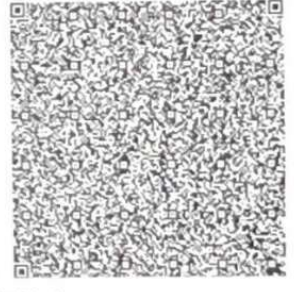
सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या [www.uidai.gov.in](http://www.uidai.gov.in) पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-approved authentication agency or QR code scanning using mAadhaar or Aadhaar for Smart app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
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- Documents to support identity and address should be updated on Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obliged to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
House No-1609,Mhatre Ali,Takka, Panvel,  
PO: Panvel, DIST: Raigad,  
Maharashtra - 410206



**6443 6948 7724**  
VID : 9182 4305 1957 9652

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*R. Bhagat*

आयकर विभाग  
INCOME TAX DEPARTMENT



DANGARKAR MANGESH SHANIVAR

SHANIVAR PANGI YA DANGARKAR

04/01/1986

Permanent Account Number

ATAPD6158M

*[Handwritten Signature]*

Signature

भारत सरकार  
GOVT. OF INDIA

पत्र - 3  
2028  
64/64



07102009

*[Handwritten Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BIBPD0091E



नाम / Name  
SANKET APARNA BHUJBAL

पिता का नाम / Father's Name  
SHIVAJI KISAN DOKE

जन्म की तारीख /  
Date of Birth  
30/01/1994

*[Handwritten Signature]*  
हस्ताक्षर / Signature



13

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHARAD GANU BHOPI  
GANU BABURAV BHOPI

01/06/1974

Permanent Account Number

ARJPB2774J

*[Handwritten Signature]*

Signature



123  
5  
1455

98/25998  
मिम्बार, 23 डिसेंबर 2024 11:42 म.पू.

दस्त गोषबारा भाग-1

पवल3  
दस्त क्रमांक: 25998/2024

दस्त क्रमांक: पवल3 /25998/2024

बाजार मूल्य: रु. 57,57,751/-

मोबदला: रु. 80,00,000/-

परलेले मुद्रांक शुल्क: रु.5,60,000/-

नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:28382

पावती दिनांक: 23/12/2024

क्र. 25998 वर दि.23-12-2024

सादरकरणाराचे नाव: प्रणय रमेश भगत -

जी 11:40 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

P.R. Bhagat.

हजर करणाऱ्याची सही:

एकुण: 31560.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

ताचा प्रकार: करारनामा

शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थावगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥  
कास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995  
वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

क्र. 1 23 / 12 / 2024 11 : 40 : 06 AM ची वेळ: (सादरीकरण)

क्र. 2 23 / 12 / 2024 11 : 40 : 56 AM ची वेळ: (फी)

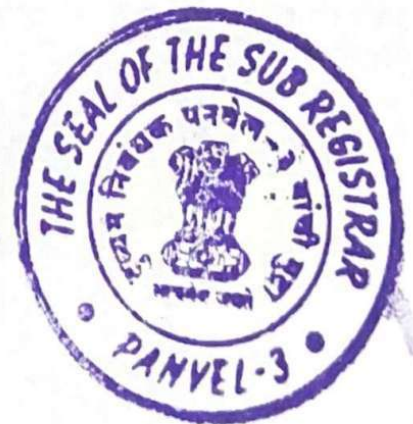
दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी घनावट  
आढळून आल्यास त्याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल.

लिहून देणार

P.R. Bhagat.







लिहून घेणार

P.R. Bhagat.







23/12/2024 11 51:21 AM

दस्त क्रमांक :पवेल3/25998/2024  
दस्ताचा प्रकार :-करारनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. प्रियल प्रॉपर्टीज तर्फे भागीदार प्रतिक राजेंद्र शाह वय - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 1 व 2, श्री साई कृपा को.ऑप.हौ.सो.लि., प्लॉट नं. 64, एम.सी.सी.एच. सोसायटी, पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:AAIFP5705H	लिहून देणार वय :-34 स्वाक्षरी:- <i>P.R.Shah</i>		
2	नाव:प्रणय रमेश भगत - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं. 1609, म्हात्रे आळी, तक्का पनवेल,रायगड, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:CCYPB3163M	लिहून घेणार वय :-28 स्वाक्षरी:- <i>P.R.Bhagat</i>		
3	नाव:राकेश रमेश भगत - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाऊस नं. 1609, म्हात्रे आळी, तक्का पनवेल,रायगड, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:BQMPB5929C	लिहून घेणार वय :-31 स्वाक्षरी:- <i>P.Bhagat</i>		

दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ:23 / 12 / 2024 11 : 48 : 52 AM

दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:संकेत अपर्णा भुजवळ - वय:30 पत्ता:शॉप नं.96,श्री दत्त झेरॉक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206	<i>[Signature]</i> स्वाक्षरी		
2	नाव:मंगेश शनिवार डांगरकर - वय:38 पत्ता:शॉप नं.96,श्री दत्त झेरॉक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206	<i>[Signature]</i> स्वाक्षरी		

क्र.4 ची वेळ:23 / 12 / 2024 11 : 49 : 55 AM

Registrar Panvel 3



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PRANAY RAMESH BHAGAT	eChallan	69103332024122116530	MH013001723202425E	560000.00	SD	0007189817202425	23/12/2024
	DHC		1224211507690	1560	RF	1224211507690D	23/12/2024
PRANAY RAMESH BHAGAT	eChallan		MH013001723202425E	30000	RF	0007189817202425	23/12/2024

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

25998 /2024

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