

<h1>SSL</h1>	Code No.	MUMSSL0000288
	File Ref No.	
ASE	Abhishek Dattatray Jagtap	
ASM	Atul Landge	
AQM	Rohit penkar	

LOS Number	
LOS Branch Name	Vidyavihar Branch
Branch Code	11710
Source Type	Connector
Reference ID.	
Expected Disbursement Date	
Applicant Name	Aniruddha Deepak pawar
Co-Applicant Name	Archana pawar / Anita pawar
Date of Birth	11/06/1998
Pan Card Number	DWNPP5095N
Bank Account Number	
E-mail ID	pawaraniruddha1998@gmail.com
Mobile No.	8879693942
Loan Amount & Interest Rate	
Tenure	
Connector Name & Code	
Proposal Type	Home Loan (U.C)
Property Final : Yes / No	Final (Yes)
RACPC	Ghadkopar
RBO	Ghadkopar

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3102000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2059239
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्रमांक. 6 दर 49400/- प्रति चौ.मी. सदनिका क्रमांक. 401, चौथा मजला, "साई बालाजी", प्लॉट नं. 89, सेक्टर नं. आर-3, पुष्पक नोड, वडघर, तालुका पनवेल जिल्हा रायगड., क्षेत्रफळ -29.75 चौ.मी. कारपेट एरिया + 4.96 चौ.मी. ओपन बाल्कनी एरिया + 3.20 चौ.मी. एन्क्लोज्ड बाल्कनी एरिया + 0.80 चौ.मी. ड्राय बाल्कनी एरिया ... ((Plot Number : 89 ; SECTOR NUMBER : R-3 ;))
(5) क्षेत्रफळ	1) 29.75 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री गणेश एंटरप्रायझेस तर्फे भागीदार अनिल चंद्रकांत म्हात्रे -- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप न 2, जय आर्केड, प्लॉट न 78, सेक्टर न 21, कामोठे, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगारु:(ं:). पिन कोड:-410206 पॅन नं:-AEQFS1988F 2): नाव:-मे. श्री गणेश एंटरप्रायझेस तर्फे भागीदार संतोष भगवान म्हात्रे वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप न 2, जय आर्केड, प्लॉट न 78, सेक्टर न 21, कामोठे, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगारु:(ं:). पिन कोड:-410206 पॅन नं:-AEQFS1988F 3): नाव:-संमती देणार- श्रीमती चंपावती उर्फ चंपाबाई हरिश्चंद्र पाटील व श्रीमती कविता जयदास चिमणे यांच्या वतीने कुलमुखत्यारी मे. श्री गणेश एंटरप्रायझेस तर्फे भागीदार अनिल चंद्रकांत म्हात्रे वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप न 2, जय आर्केड, प्लॉट न 78, सेक्टर न 21, कामोठे, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगारु:(ं:). पिन कोड:-410206 पॅन नं:-AEQFS1988F 4): नाव:-संमती देणार- श्रीमती चंपावती उर्फ चंपाबाई हरिश्चंद्र पाटील व श्रीमती कविता जयदास चिमणे यांच्या वतीने कुलमुखत्यारी मे. श्री गणेश एंटरप्रायझेस तर्फे भागीदार संतोष भगवान म्हात्रे वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप न 2, जय आर्केड, प्लॉट न 78, सेक्टर न 21, कामोठे, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगारु:(ं:). पिन कोड:-410206 पॅन नं:-AEQFS1988F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिरुद्ध दीपक पवार वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. ६३, वीर संभाजी नगर, पी. एल. लोखंडे मार्ग, हनुमान मंदिर जवळ, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-DWNPP5095N 2): नाव:-अर्चना दीपक पवार वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. ६३, वीर संभाजी नगर, पी. एल. लोखंडे मार्ग, हनुमान मंदिर जवळ, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-EWUPP3512C 3): नाव:-अनिता दीपक पवार वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. ६३, वीर संभाजी नगर, पी. एल. लोखंडे मार्ग, हनुमान मंदिर जवळ, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-FOUPP1377G
(9) दस्तऐवज करून दिल्याचा दिनांक	07/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	411/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	186120
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग-३
पनवेल क्र. ३.



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

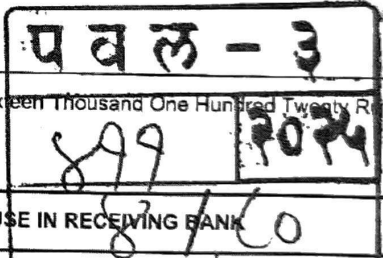
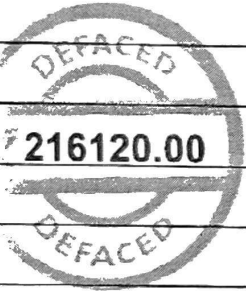
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

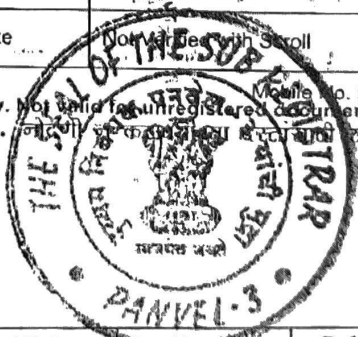
CHALLAN
MTR Form Number-6



GRN	MH013881757202425E	BARCODE			Date	06/01/2025-20:19:11	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	DWNPP5095N					
Location	RAIGAD			Full Name	MR. ANIRUDDHA DEEPAK PAWAR AND OTHERS TWO					
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 401, FOURTH FLOOR, SAI BALAJI,					
Account Head Details			Amount In Rs.	Premises/Building	PLOT NO. 89, SECTOR NO. R-3,					
0030046401	Stamp Duty		186120.00	Road/Street	PUSHPAK NODE, VADGHAR, NAVI MUMBAI					
0030063301	Registration Fee		30000.00	Area/Locality	TAL. PANVEL, DIST. RAIGAD					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	PAN2=AEQFS1988F~SecondPartyName=SHREE GANESH ENTERPRISES~CA=3102000					
				Amount In	Two Lakh Sixteen Thousand One Hundred Twenty Rupee					
				Words	s Only					
Total			2,16,120.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	69103332025010710154		2908045906			
Cheque/DD No.			Bank Date	RBI Date	06/01/2025-20:22:02		Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						



Department ID : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम नियंशक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी केलेल्या वस्तू वस्तुवारी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(iS)-398-411	0007658581202425	07/01/2025-12:18:20	30000.00

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AGREEMENT FOR SALE

FLAT NO. "401", "FOURTH" FLOOR, BUILDING KNOWN AS "SAI BALAJI", PLOT NO. 89, IN SECTOR NO. R-3, PUSHPAK NODE, VADGHAR, TAL. PANVEL, DIST. RAIGAD, NAVI MUMBAI

BUILDING CONSISTS : GROUND + FIVE UPPER FLOORS

CARPET AREA	:	29.75 Sq.Mtrs.
OPEN BALCONY AREA	:	4.96 Sq.Mtrs.
ENCLOSED BALCONY AREA	:	3.20 Sq.Mtrs.
DRY BALCONY AREA	:	0.80 Sq.Mtrs.
SALE PRICE	:	Rs. 31,02,000/-

THIS AGREEMENT is made and entered into at Panvel, on this 7th day of JANUARY, 2025.

BETWEEN

M/S. SHREE GANESH ENTERPRISES, a Partnership Firm duly registered under the provisions of Indian Partnership Act, 1932, having PAN No. AEQFS1988F, through its Partners 1)MR. ANIL CHANDRAKANT MHATRE, 2)MR. SANTOSH BHAGWAN MHATRE, Adults, Indian Inhabitants, having its Office at Shop No. 2, Jay Arcade, Plot No. 78, Sector No. 21, Kamothe, Tal. Panvel, Dist. Raigad, Navi Mumbai 410209, hereinafter referred to as 'THE PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their working partners, heirs, executors, administrators and assigns), of the FIRST PART,

AND

1)MR. ANIRUDDHA DEEPAK PAWAR, PAN No. DWNPP5895N, Aadhaar No. 7447 4902 5430, Aged 26 Years, 2)MS. ARCHANA DEEPAK PAWAR, PAN No. EWUPP3512C, Aadhaar No. 2498 4209 6187, Age 25 Years, 3)MRS. ANITA DEEPAK PAWAR, PAN No. FOUPP1377G, Aadhaar No. 8503 8422 2001, Age 49 Years, All Indian Inhabitants, Residing at Room No. 63, Veer Sambhaji Nagar, P. L. Lokhande Marg, Near Hanuman Mandir, Chembur, 400089, hereinafter called 'THE PURCHASER/S' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

AND

1)SMT. CHAMPAVATI @ CHAMPABAI HARISHCHANDRA PATIL, PAN No. AOIPP4320E, Aadhaar No. 3847 7819 0041, Age 71 Years, Residing at Chinchpada, Uran Road, Near Primary School, Post. Pargaon, Tal. Panvel,

For Shree Ganesh Enterprises

Partner

अनिता दिपक पवार

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Dist. Raigad 410206/ 2)SMT KAVITA JAYDAS CHIMANE, PAN No. ALKPC410206, Aadhaar No. 5640 5348 8212, Age 49 Years, Residing at Mansarovar Station Road, Karadi Samaj Hall, Jui Kamothe, Kalamboli Node, Tal. Panvel, Dist. Raigad 410218, Both Indian Inhabitants, through their Power of Attorney Holder M/S. SHREE GANESH ENTERPRISES, a Partnership Firm duly registered under the provisions of Indian Partnership Act, 1932, having PAN No. AEQFS1988F, through its Partners 1)MR. ANIL CHANDRAKANT MHATRE, 2)MR. SANTOSH BHAGWAN MHATRE, hereinafter called 'THE CONFIRMING PARTY/CO-PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the THIRD PART.

DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
"401"	"FOURTH"	89	R-3

BUILDING : "SAI BALAJI"
 NODE : Pushpak Node, Vadghar, Navi Mumbai, Tal. Panvel, Dist. Raigad

CARPET AREA : 29.75 Sq.Mtrs.
 OPEN BALCONY AREA : 4.96 Sq.Mtrs.
 ENCLOSED BALCONY AREA : 3.20 Sq.Mtrs.
 DRY BALCONY AREA : 0.80 Sq.Mtrs.

BUILDING CONSISTS : GROUND + FIVE UPPER FLOORS

Price: 31,02,000/- (Rs. THIRTY ONE LAKH TWO THOUSAND



hereinafter referred to as 'THE SAID FLAT'

1) PANVEL City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec. (3-A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.

2) By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land

For Shree Ganesh Enterprises

[Signature]

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acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

3) By an Agreement to Lease dated 02/12/2021, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1)SMT. CHAMPAVATI @ CHAMPABAI HARISHCHANDRA PATIL, 2)SMT. KAVITA JAYDAS CHIMANE, therein referred to as the ORIGINAL LICENSEES, and CIDCO leased and allotted a Plot of land in lieu of compensation against the same, being Plot No. 89, in Sector No. R-3, admeasuring 449.83 Sq.Mtrs. (450 Sq.Mtrs. as per Lease Agreement) under the Punarvasan Scheme, situated and lying at PUSHPAK NODE, VADGHAR, Taluka - Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT'). The same Agreement to Lease is been registered in the office of Sub-Registrar of Assurances, Panvel, under Document No. PVL-2-16890-2021 on dated 07/12/2021.

4) The Physical possession of the same has handed over to the Original Licensees for Development and construction thereof Building for Residential purpose. The CIDCO granted permission or licence to the Original Licensees to enter upon the said Plot No. 89 of land for the purpose of erecting a building/s.

5) By a Development Agreement dated 29/01/2024 made between the said 'Original Licensees' 1)SMT. CHAMPAVATI @ CHAMPABAI HARISHCHANDRA PATIL, 2)SMT. KAVITA JAYDAS CHIMANE, of the SECOND PART AND M/S. SHREE GANESH ENTERPRISES, a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, having PAN No. AEQFS1988F through its Partners 1)MR. ANIL CHANDRAKANT MHATRE, SANTOSH BHAGWAN MHATRE, Adults, Indian Inhabitants, having its Office at Shop No. 2, Jay Arcade, Plot No. 78, Sector No. 21, Kamothe Tal. Panvel, Dist. Raigad, Navi Mumbai 410209, the 'Developers' of the SECOND PART (hereinafter referred to as "the Promoters"). The said Original Licensees have transferred and assigned all their development rights and interests in and upon the said Plot No. 89 in favour of the Promoters herein on 50%-50% basis and also Development Agreement on the terms and conditions more particularly set out in the said Agreement. The Developers have agreed to handover and allot 50% of constructed area of the said Building to be constructed on the said Plot of land, and the list of such constructed area in the form of flats and shops is attached to the Principle Development Agreement.

6) The said Development Agreement dated 29/01/2024, has been Registered at the Office of Sub Registrar of Assurances Panvel under

Document No. PVL-3-1617-2024, dated 29/01/2024 and the Promoters have paid Stamp Duty of Rs.700100/- and Registration Fee of Rs.30000/-.

7) The Promoters along with Co-Promoters thus absolutely seized and possessed of pieces of the said land being Plot No. 89, admeasuring 449.83 Sq.Mtrs. (450 Sq.Mtrs. as per Lease Agreement), situated at Pushpak Node, Vadghar (Punarvasan Scheme Plot), Taluka Panvel, District Raigad.

8) The Promoters have entrusted the architect works to AMIT PATEL, BELAPUR, NAVI MUMBAI (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

9) The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its Development Permission and Commencement Certificate under Reference No. CIDCO/BP-18760/TPO (NM&K)/2023 /11803, dated 12/01/2024 granted its permission to develop the said plot and to construct building/s consisting GROUND + FIVE UPPER FLOORS on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

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

AND WHEREAS the Promoters are in possession of the said project land.

AND WHEREAS the Promoters have proposed to construct on the project land a Building consisting of GROUND + FIVE UPPER FLOORS with Lift (hereinafter referred to as "the said building/s").

AND WHEREAS the Purchaser/ Allottee is offered a Flat No. "401" on the "FOURTH" Floor (herein after referred to as the said "Flat") in the said Building being constructed on the said project, by the Promoters.

AND WHEREAS the Promoters have entered into a standard Agreement with an Architect ATUL PATEL registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

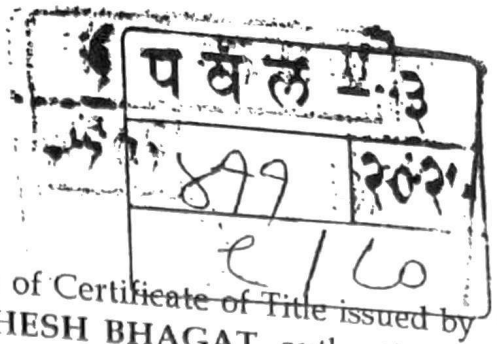
AND WHEREAS the Promoters have registered the Project under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai under Registration No. P52000055807; authenticated copy is attached herewith;

For Shree Ganesh Enterprises

Atul Patel

[Signature]

[Signature]



AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate of the Promoters - **ADV. MAHESH BHAGAT**, authenticated copies of Agreement to Lease, Development Agreement, C.C. or any other relevant revenue record showing the nature of the title of the Promoters to the project land on which the Flats are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the building and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS by virtue of the Development Agreement the Promoters have sole and exclusive right to sell the Flats in the said building/s to be constructed by the Promoters on the project land and to enter into Agreement/s with the Purchaser/Allottee(s) of the Flats to receive the sale consideration in respect thereof;

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

AND WHEREAS the authenticated copies of the plans as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans as proposed by the Promoters and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Purchaser/Allottee as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoters have 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.

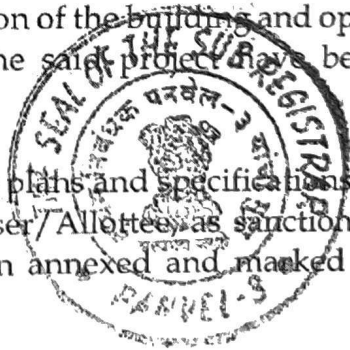
For Shree Ganesh Enterprises

Partner

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

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

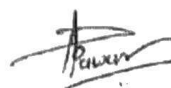
AND WHEREAS the Purchaser/Allottee has applied to the Promoters for allotment of a Flat No. "401" on "FOURTH" Floor in the said building to be constructed on the said Plot of land.

AND WHEREAS the carpet area of the said Flat is 29.75 Sq.Mtrs. and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/Allottee, but includes the area covered by the internal partition walls of the Flat.

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 Purchaser/Allottee has paid to the Promoters a sum of Rs.3,10,200/- (Rupees THREE LAKH TEN THOUSAND TWO HUNDRED Only), being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Purchaser/Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Purchaser/Allottee has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai under Registration No. P52000055807;



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AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Flat with the Purchaser/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 Promoters hereby agrees to sell and the Purchaser/Allottee hereby agrees to purchase the Flat and the garage/covered parking (if applicable).

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

1. The Promoters shall construct the said building/s consisting of **GROUND + FIVE UPPER FLOORS** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/Allottee in respect of variations or modifications which may adversely affect the Flat of the Purchaser/Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.(a) The Purchaser/Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/Allottee Flat No. "401", on "FOURTH" Floor, admeasuring 29.75 Sq.Mtrs. Carpet Area + 4.96 Sq.Mtrs. Open Balcony Area + 3.20 Sq.Mtrs. Enclosed Balcony Area + 0.80 Sq.Mtrs. Dry Balcony Area, in the building constructed on the said Plot of land (hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs.31,02,000/- (Rupees THIRTY ONE LAKH TWO THOUSAND Only) 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 (the price of the Flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

1(b) The total aggregate consideration amount for the Flat is Rs.31,02,000/- (Rupees THIRTY ONE LAKH TWO THOUSAND Only).

1(c) The Purchaser/Allottee has paid on or before execution of this agreement a sum of Rs.3,10,200/- (Rupees THREE LAKH TEN THOUSAND TWO HUNDRED Only) as advance payment or application fee and hereby agrees to pay to that Promoters the Balance Amount of Rs.27,91,800/- (Rupees TWENTY SEVEN LAKH NINETY ONE THOUSAND EIGHT HUNDRED Only) in the following manner :-

For Shree Ganesh Enterprises

Partner

अनिता द्विपाक यश

Pawan

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 Navi Mumbai courts will have the jurisdiction for this Agreement.

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land known as **Plot No. 89**, in Sector No. R-3, in Village/Site **PUSHPAK NODE, VADGHAR** of Punarvasan Scheme, Tal. Panvel, District Raigad, Navi Mumbai, containing by measurement **449.83**

प.व.ल. - 3	
Sq.Mtrs. (450 Sq.Mtrs. as per Lease Agreement) or thereabout and bounded as follows :-	
899	2026
On or towards the North by : Plot No. 102 and 103	
On or towards the South by : 9.00 Mtrs. Wide Road	
On or towards the East by : Plot No. 90	
On or towards the West by : Plot No. 88	

Sq.Mtrs. (450 Sq.Mtrs. as per Lease Agreement) or thereabout and bounded as follows :-

On or towards the North by : Plot No. 102 and 103

On or towards the South by : 9.00 Mtrs. Wide Road

On or towards the East by : Plot No. 90

On or towards the West by : Plot No. 88

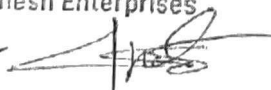
SECOND SCHEDULE OF PROPERTY - FLAT

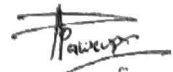
FLAT NO. "401", "FOURTH" FLOOR,
BUILDING KNOWN AS "SAI BALAJI"
PLOT NO. 89, IN SECTOR NO. R-3,
PUSHPAK NODE, VADGHAR, NAVI MUMBAI,
TAL. PANVEL, DIST. RAIGAD

BUILDING CONSISTS : GROUND + FIVE UPPER FLOORS

CARPET AREA	:	29.75 Sq.Mtrs.
OPEN BALCONY AREA	:	4.96 Sq.Mtrs.
ENCLOSED BALCONY AREA	:	3.20 Sq.Mtrs.
DRY BALCONY AREA	:	0.80 Sq.Mtrs.

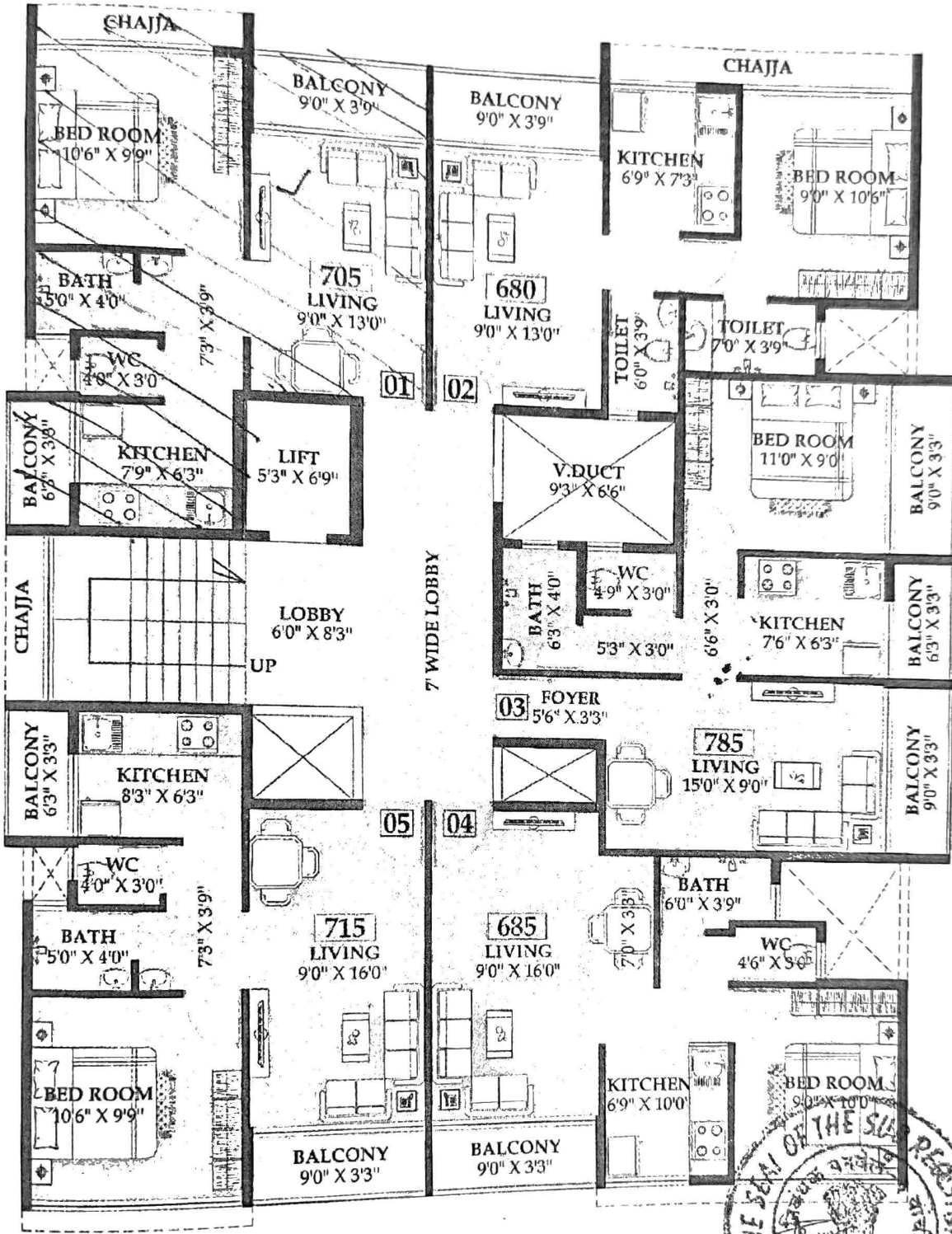
For Shree Ganesh Enterprises


Partner





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 899 202
 39/60
 FLAT NO. 404



9.00 MT WIDE ROAD



FLOOR PLAN	PROJECT	DEVELOPER	DESIGNED BY	DRAWN BY	DATE	NORTH
TYPICAL FLOOR PLAN (END TO 5TH FLOOR PLANS)	FLOT NO. & SECTOR - B2	PUSHKAR NAGAR	AMIT	RAJENDRA	08/12/2023	N

For Shree Ganesh Enterprises

Partner

अनिता दिवक पवार



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : **P52000055807**

Project: **SAI BALAJI** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 89 SECTOR R3t Vadghar (CT), Panvel, Raigarh, 410206;**

1. **Shree Ganesh Enterprises** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin: 410209.**

2. This registration is granted subject to the following conditions, namely:-

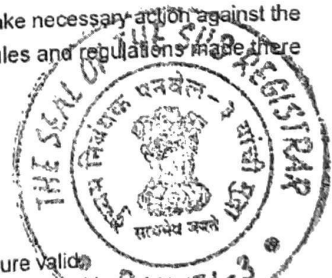
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (f) 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 **22/04/2024** and ending with **31/03/2027** 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 Premchand Prabhu
(Secretary, MahaREERA)
Date: 22-04-2024 15:38:34



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

Dated: 22/04/2024

Place: Mumbai

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परिशिष्ट "ब"

विकासक / दुसरेपक्षी यांचे हिश्यास येणा-या सदनिका व गाळे

अ. क्र.	सदनिका / गाळा क्र.	मजला	कारपेट एरीया चौ.मी.	ओपन बाल्कनी एरीया चौ.मी	एन्क्लोज्ड बाल्कनी एरीया चौ.मी	ड्राय बाल्कनी एरीया चौ.मी	वाटपदाराचे नांव
१.	शांप नं. १	तळमजला	२०.०१	००.०	००.०	००.०	श्री गणेश एंटरप्रायजेस
	शांप नं. २	तळमजला	१७.७५	००.०	००.०	००.०	श्री गणेश एंटरप्रायजेस
	सदनिका ३	दुसरा	२९.७५	४.९६	३.२०	०.८०	श्री गणेश एंटरप्रायजेस
	४	दुसरा	२७.९८	३.०५	४.७९	०.९६	श्री गणेश एंटरप्रायजेस
	५	दुसरा	२९.९३	७.४०	७.४०	००.०	श्री गणेश एंटरप्रायजेस
६.	२०४	दुसरा	२८.९५	२.७०	७.४९	१.९२	श्री गणेश एंटरप्रायजेस
७.	२०५	दुसरा	२९.९५	४.६१	५.९०	०.८०	श्री गणेश एंटरप्रायजेस
८.	४०१	चौथा	२९.७५	४.९६	३.२०	०.८०	श्री गणेश एंटरप्रायजेस
९.	४०२	चौथा	२७.९८	३.०५	४.७९	०.९६	श्री गणेश एंटरप्रायजेस
१०.	४०३	चौथा	२९.९३	७.४०	७.४०	०.००	श्री गणेश एंटरप्रायजेस
११.	४०४	चौथा	२८.९५	२.७०	७.४९	१.९२	श्री गणेश एंटरप्रायजेस
१२.	४०५	चौथा	२९.९५	४.६१	५.९०	०.८०	श्री गणेश एंटरप्रायजेस
		पाचवा	२७.९८	३.०५	४.७९	०.९६	श्री गणेश एंटरप्रायजेस
		पाचवा	२८.९५	२.७०	७.४९	१.९२	श्री गणेश एंटरप्रायजेस
		पाचवा	२९.९५	४.६१	५.९०	०.८०	श्री गणेश एंटरप्रायजेस
		एकूण	४१७.७६	५५.८०	७५.७४	१२.६४	

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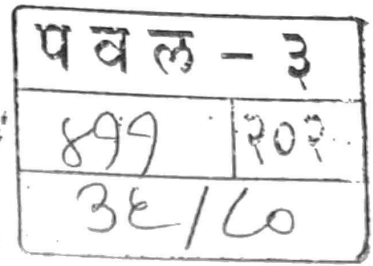


K. J. Ching

For Shree Ganesh Enterprises



[Signature]
Partner



Reference No. : CIDCO/BP-18760/TPO(NM & K)/2023/11803

Date : 12/1/2024

To,
Smt. Champavati Harishchandra Patil And Smt.
Kavit...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/11

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. **89**, Sector **R3** at **Pushpak**, Navi Mumbai.

Ref : Your architect's submitted online application dtd. 06.10.2023
Your Proposal No. .CIDCO/BP-18760/TPO(NM & K)/2023 dated **06 October, 2023**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- Name of Assessee : Smt. Champavati Harishchandra Patil And Smt. Kavita Jaydas Chimane.
- Location : Plot No. **89**, Sector **R3** at **Pushpak**, Navi Mumbai.
- Plot Use : Resi_Commercial
- Plot Area : 449.83
- Permissible FSI : 1.5
- Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	1311.52 *5	BuiltUP area *5	6558
Total Assessed Charges				6558

7) Date of Assessment : 03 January, 2024

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/3528	09/27/2023	6558	00261/TPO/Account/7609/2023	6/10/2023	Demand Draft
2	CIDCO/BP/2024/0028	01/03/2024 6:28:57 PM	5100	CIDCO/BP/2024/0028	4/1/2024	Net Banking

Unique Code No. **2024 04 021 02 4406 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **89**, Sector **R3** at **Pushpak**, Navi Mumbai.

Thanking You



Signature valid

Digitally signed by
BHUSHAN CHAUHAN
Date: 12 Jan 2024
Organization: CIDCO
Development Authority
Pavel-3

ASSOCIATE PLANNER (BP)

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३८/८०	

Reference No. : CIDCO/BP-18760/TPO(NM & K)/2023/11803

Date : 12/1/2024



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **89** , Sector **R3** at **Pushpak** , Navi Mumbai.

Ref : Your architect's submitted online application dtd. 06.10.2023

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **89**, Sector **R3** at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You



Signature valid

Digitally signed by
SHUSHAN CHAUHAN
Date: 12 Jan 2024 12:24:24
DN: cn=Shushan Chauhan, o=CIDCO

ASSOCIATE PLANNER (BP)

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३६/६०	

Reference No. : CIDCO/BP-18760/TPO(NM & K)/2023/11803

Date : 12/1/2024

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **Smt. Champavati Harishchandra Patil And Smt. Kavita Jaydas Chimane.** , At - **Chinchpada, Tal - Pargaon, Tal - Panvel, Dist - Raigad, 410 206.** for Plot No. **89** , Sector **R3** , Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 5Floor** Net Builtup Area **1345.9** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	1253.42	92.47	0
UNIT (in Nos.)	25	5	0

- A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

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 Managing Director 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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by Smt. Chhavi
Gurusaw Chhavi
Date: 12 Jan 2024 10:24
Organization: CIDCO
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८० / ६०	

Reference No. : **CIDCO/BP-18760/TPO(NM & K)/2023/11803**

Date : 12/1/2024

section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
(c) Obtain Occupancy Certificate from the Corporation.
(d) 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.

3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.

6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.



Thanking You

Signature
valid

Digitally signed by Associate Planner (BP)
Date: 12 Jan 2024 12:24
Organization: CIDCO
E-mail: cidco@cidco.gov.in

ASSOCIATE PLANNER (BP)

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४९/६	

Reference No. : **CIDCO/BP-18760/TPO(NM & K)/2023/11803**

Date : **12/1/2024**

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. 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.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs _____/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

Thanking You

Yours faithfully,



Signature
valid

Digitally signed by 18760
BRUSHAN CHAUDHARI
Date: 12 Jan 2024 10:24
Organization: CIDCO
DN: cn=18760, o=CIDCO
P=

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Reference No. : CIDCO/BP-18760/TPO(NM & K)/2023/11803

Date : 12/1/2024

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- 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 :-
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued to them from time to time.

Thanking You

Signature
valid

Digitally signed by
BRUGHAN CHAUDHARI
Date: 12 Jan 2024 11:03:24
Organization: CIDCO
Country: India
Postal Code: 400001

ASSOCIATE PLANNER (BP)

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४३/६०	

Reference No. : **CIDCO/BP-18760/TPO(NM & K)/2023/11803**

Date : **12/1/2024**

20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. The applicant shall obtain final Fire NOC for lift from CFO at the time of OC, by making payment of necessary charges/fees.
2. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No CIDCO/ACLSO/R&R/CHID-ICIG-121/2023/2336 Dtd.07.08.2023 & CIDCO/CLSO(NMAI)/R&R/CHID-ICIG-121/2023/3189 Dtd.17.10.2023 shall be binding on the on you and shall be scrupulously followed.
3. The Project Proponent shall ensure that the metal sheets around construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over. To separate the dust generated on construction sites, ensure that regular and continuous water sprinkling is done by the project proponent. The project proponent shall also ensure that storage piles at the construction site are properly covered and cleared in terms of the guidelines issued by the State Government and CPCB. The project proponent shall ensure that no construction debris is carried or transported to or out of the construction site. It shall also be ensured that all construction material being taken to the construction site including the ready-mix concrete is transported to the construction site in fully covered trucks or mixer plants.



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by PRADEEP
SHUKHAN CHAVALI
Date: 12 Jan 2024 10:02:24
DN: cn=PRADEEP
Digitally signed by PRADEEP
SHUKHAN CHAVALI