



10/01/2025

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 161/2025

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारबाब(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3995955.6
(4) भू-आपन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. 20/34, प्रति चौ. मी. रु. 98900/- सदनिका नं. 702,7 बा मजला, इन्फोबेटीव्ह क्रिस्टल, प्लॉट नं. 47 सी, सेक्टर-34 ए, खारघर, तालुका पनवेल, जिल्हा रायगड, जेज 29.990 चौ. मी. कार्पेट एरिया + इनक्लोज बाळकनी 3.150 चौ. मी. + ओपन बाळकनी 2.35 चौ. मी... (सबर वस्तातील सिडून घेणा-या महिला खरेदीदार असून शासन आदेश क्र. मुद्रांक-2021/अनी.सं.क्र.12/प्र.क्र.107/म-1 (घोरण) दिनांक-31-03-2021 अन्वये 1% मु. शु. सवलत दिलेली आहे.) ((Plot Number : 47C ; SECTOR NUMBER : 34A ;))
(5) क्षेत्रफळ	1) 29.990 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिडून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:- जे. पिनेकल कन्स्ट्रक्शन तर्फे भागीदार अशपाक अहमद राईस खान बब:-39; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं. 4, इन्फोबेटीव्ह, प्लॉट नं. 157, सेक्टर-44, नेरळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAQFP7833C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:- नूरजहान खान बब:-51; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/405, नरेन बिल्डिंग, अमृत नगर सीएचएस मि, अमृत नगर, घाटकोपर वेस्ट, मुंबई, महाराष्ट्र, , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AWUPK9423H
(9) दस्तऐवज करून दिव्याचा दिनांक	09/01/2025
(10) दस्त नोंदणी केव्याचा दिनांक	09/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	161/2025
(12) बाजारबाबाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारबाबाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	



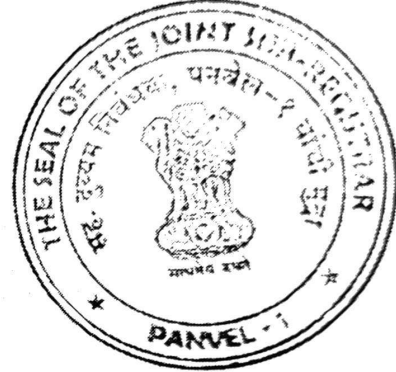
सह दुय्यम निबंधक, पनवेल-१

मुम्बांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुष्छेद :-

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

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AGREEMENT FOR SALE

Articles of Agreement made and entered into

At Panvel, Tal – Panvel, Dist – Raigad.

On this 09th Day of January 2025.

BETWEEN

M/S. PINNACLE CONSTRUCTION, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, [Having Company PAN No. AAQFP7833C] through its Partners **Mr. Mohd. Rais Takseen Khan, Mr. Abdul Latif Ali Parkar, Mr. Mahendrakumar Motilal Mourya & Mr. Ashfaq Ahmed Rais Khan**, All adults, Indian Inhabitants, having address at Shop No. 4, Innovative Palace, Plot No. 157, Sector-44, Seawoods, Navi Mumbai, hereinafter called as **The Promoter/ Developer/s** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns or assignees of the last surviving partner) of the **ONE PART**,

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AND

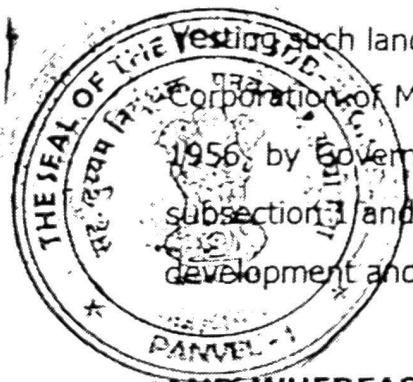
MS. NOORJAHAN KHAN D/o. Mr. Abdul Hamid Khan, an adults, Indian Inhabitant, having address at, B/405, Naren Building, Amrut Nagar CHS Ltd., Amrut Nagar, Ghatkopar (West), Mumbai, Maharashtra, Pin Code - 400086, hereinafter called "**THE ALLOTTEE(S)/ PURCHASER(S)**" (Which expression shall unless it be repugnant to the context or meaning thereof be deed to mean and include his/her/their heirs, nominees, successors, executors, administrators and assigns) of the **OTHER PART**.

AND WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as "**THE CORPORATION**") having its office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.

Description of land allotted.

Place/ Node	Plot No.	Sector No.	Area in Sq. Mtrs.	Admissible FSI
पवडा KHARGHAR	47C	34A	549.06	1.5
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AND WHEREAS the state Government acquiring lands described therein and vesting such lands in the said corporation (**CIDCO**) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.



AND WHEREAS the **CIDCO** laid down plots in Gaothan area of Kharghar and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% Plot Allotment scheme.

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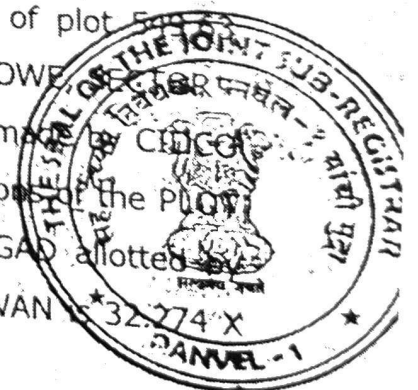
[Handwritten signature]

AND WHEREAS The Plot owner Smt. Khatijabibi Mohd Ismail Diwan, adult, residing At Post Taloja, Dist.- Raigad (hereinafter all collectively referred to as ("THE ORIGINAL LICENSEE/S") entitled to get plot under 12.5% plot allotment scheme, The CIDCO allotted to "THE ORIGINAL LICENSEE" to Plot No. 118, admeasuring about 549.63 Sq. Mtrs., Situated at Village - Kharghar, Sector-30, Tal. Panvel, Dist. Raigad, Maharashtra.

AND WHEREAS CIDCO consented to grant the Licensees lease of the above said Plot No. 118, admeasuring about 549.63 Sq. Mtrs., Situated at Village - Kharghar, Sector-30, Tal. Panvel, Dist. Raigad, Maharashtra, more particularly described in the schedule mentioned hereunder to Smt. Khatijabibi Mohd Ismail Diwan for proper premium of Rs. 6875/- (Rupees Six Thousand Eight Hundred and Seventy Five Only) for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated **24.08.2007** & the same document is duly stamped and registered at Joint Sub Registrar of Assurance, Panvel - 3, under Registration No. **PVL3-12050-2007**, dated **13.12.2007**. The Corporation handed over the possession of the said plot to Smt. Khatijabibi Mohd Ismail Diwan.

AND WHEREAS By an Deed of Rectification dated **03.11.2011** executed between CIDCO, the original licensee Smt. Khatijabibi Mohd Ismail Diwan, duly stamped and registered at Joint Sub Registrar of Assurance, Panvel - 3, under Registration No. PVL3-1868-2012, dated 18.02.2012. The CIDCO LTD. has issued SAMMAT NAKASHA Dated 10.7.2007 for allotment of the PLOT NO. 118, OWE, SECTOR 30, KHARGHAR, TAL. PANVEL, DIST. RAIGAD in the name of LICENSEE SMT. KHADIJABIBI MOHD. ISMAIL DIWAN. But in the said SAMAT NAKASHA dimensions of the said plot no. 118 is mentioned as 14.65 x 17.03 x 14.65 x 17.05 SQ.MTR. for area of plot 549.63 sq.mtrs. CIDCO Ltd., has amended dimensions of the PLOT NO. 118, OWE, 30, KHARGHAR, TAL. PANVEL, DIST. RAIGAD. The amendment was made by CIDCO LTD., vide SAMMAT NAKASHA Dt. 21.10.2011. The amended dimensions of the PLOT NO. 118, OWE, SECTOR 30, KHARGHAR, TAL. PANVEL, DIST. RAIGAD allotted by CIDCO LTD., to the Licensee SMT. KHADIJABIBI MOHD. ISMAIL DIWAN is 17.03 X 32.274 X 17.03 SQ.MTR.)

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AND WHEREAS SMT. KHADIJABIBI MOHD. ISMAIL DIWAN died intestate and leaving behind her legal heirs 1) Shri Abdul Hamid Ismail Diwan, 2) Smt. Rukhsana Ismail Diwan, 3) Shri Nasruddin Ismail Diwan, 4) Shri Irfan Ismail Diwan and 5) Smt.

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Joint Sub Registrar of Assurance, Panvel - 2, under Registration No. PVL2-16129-2018, dated 21.12.2018. The CIDCO leased the said Plot No. 47C, admeasuring about 549.06 Sq. Mtrs., Situated at Village - Kharghar, Sector-34A, Tal. Panvel, Dist. Raigad, Maharashtra to M/S. Pinnacle Construction Through its Partners 1) Mr. Mohd. Rais Takseen Khan, 2) Mr. Abdul Latif Ali Parkar, 3) Mr. Mahendrakumar Motilal Mourya & 4) Mr. Ashfaq Ahmed Rais Khan. (The Modification and Change in the Plot No. and area of the Plot i.e. Plot No. 47C, admeasuring about 549.06 Sq. Mtrs., Situated at Village - Kharghar, Sector-34A, Tal. Panvel, Dist. Raigad, Maharashtra, The Parties hereto confirm and declare that all other terms, conditions and stipulations stated by the Corporation in the agreement to Lease dated 24.08.2007 shall be binding upon the Licensee with the same effect and intent.)

AND WHEREAS the CORPORATION has issued Development Permission & Commencement Certificate issued by CIDCO Ltd., in the name of M/S. Pinnacle Construction Through its Partners Mr. M.R.T. Khan, Mr. A.L.A. Parkar, Mr. M.M. Mourya & Mr. A.A.R. Khan, vide Letter Ref No. CIDCO/ BP-17899/ TPO (NM&K)/ 2021/ 11675, dated 01.12.2023 for construction of building for residential Plus Commercial project known as "INNOVATIVE CRYSTAL" consisting of Ground + 7 upper floors, comprising Flat/Shops and Other Units on the project land bearing Plot No. 47C, admeasuring about 549.06 Sq. Mtrs., Situated at Village - Kharghar, Sector-34A, Tal. Panvel, Dist. Raigad, Maharashtra as per the plans and specifications duly approved by the Town Planning Authority of CIDCO LTD., Subject to Pending Litigation of RCS No. 124/2010, SCS No. 619/2011, SCS No. 503/2012. The copy of the Commencement Certificate is annexed herewith as "Annexure-A";

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AND WHEREAS the Allottee(s) is/are offered a Flats bearing number 702 admeasuring 29.990 Sq. Mts. carpet area on the 7th Floor hereinafter referred to as "The Said Flat/Shop") of the building project called "INNOVATIVE CRYSTAL" (hereinafter referred to as "The Said Building") being constructed on the said project land by the Promoters;

And whereas the Promoters have entered into a standard Agreement with an Architect 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 appointed a structural Engineer for the purpose to prepare the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till

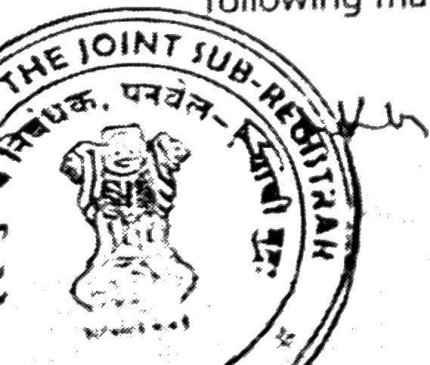
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Now therefore this agreement witnessed and it is hereby agreed by and between the parties hereto as follows:

- 1) The Promoters shall construct the said **building project to be known as "INNOVATIVE CRYSTAL"** on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent of the Allottee(s) in writing, in respect of such variations or modifications which may adversely affect the Flats of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.
- 2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) **the said Flat bearing No. 702 admeasuring 29.990 Sq. Mts. carpet area on the 7th Floor** of the said building project known as **"INNOVATIVE CRYSTAL"** hereinafter referred to as **"THE SAID FLAT"** and more particularly described in the **"Second Schedule"** hereunder written and as shown in the floor plan thereof hereto annexed and marked as "Annexure-D" for a lump sum price of **Rs. 40,00,000/- (Rupees Forty Lacs only)** including and 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 written hereunder. In addition to the above, **the Allottee(s) is/are entitled to enclosed balcony area of 3.150 Sq. Mts. and open balcony area of 2.35 Sq. Mts.,** the ancillary area (the additional area) for his/her/their exclusive use.

3) The Allottee(s) has paid on or before execution of this agreement a sum of **Rs. 13,00,000/- (Rupees Thirteen Lakh only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs. 27,00,000/- (Rupees Twenty Seven Lakh only)** in the following manner :-



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THE FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece and parcel of Land known as Plot No. 47C, admeasuring about 549.06 Sq. Mts. (under 12.5% GES Scheme) Sector No. 34A, Village – Kharghar, Tal. Panvel, Dist. Raigad, and bounded that is to say:

On or towards the North by : 15 Mtr. Wide road
 On or towards the South by : Plot No. 17 Proposed Development Plot
 On or towards the East by : Plot No. 47B
 On or towards the West by : 15 Mtr. Wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO

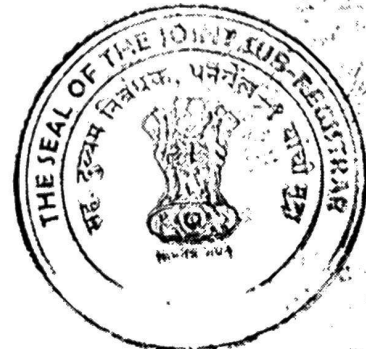
Description of the Flat

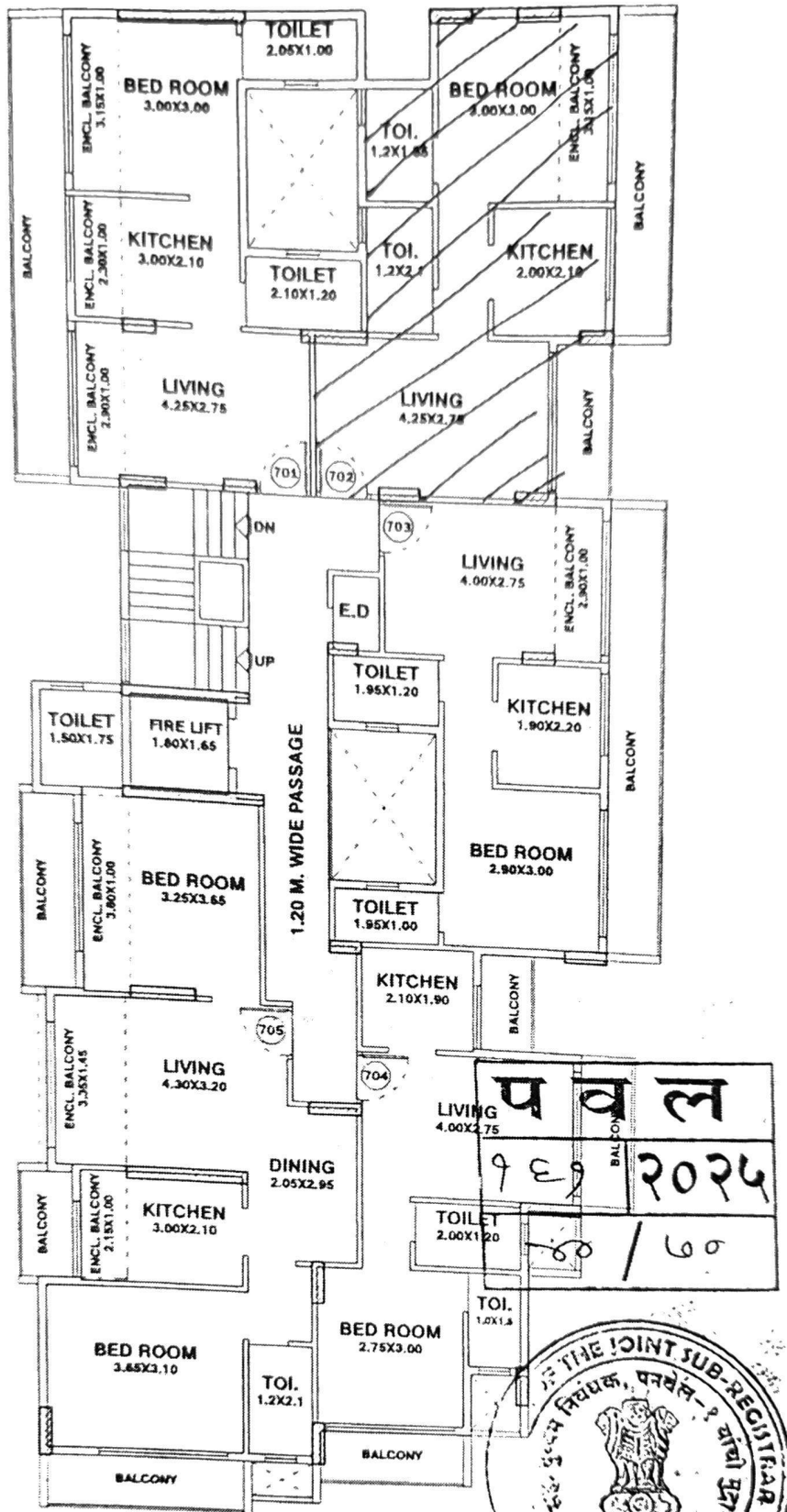
All that Residential premises bearing Flat number 702, admeasuring 29.990 Sq. Mts. carpet area, enclosed balcony area of 3.150 Sq. Mts. & open balcony area of 2.35 Sq. Mts., on the 7th Floor of the building to be known as "INNOVATIVE CRYSTAL" being constructed 1 Ground + 7 Floors) on Plot No. 47C, Situated at Sector No. 34A, Village – Kharghar, Tal. Panvel, Dist. Raigad.

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SEVENTH FLOOR PLAN

SHOP NO. :	BUYER'S SIGN : 1) <i>Atta</i>	DEVELOPER'S SIGN :
MET AREA (SQ.FT.) :	BUYER'S SIGN : 2)	<i>RAM</i>
OBJECT :-	DEVELOPED BY	NORTH ARCHITECTS
PROPOSED RESIDENTIAL BUILDING ON, PLOT NO-47C, SECTOR-34A, VIGHAR, NAVI MUMBAI.		 TRIARCH DESIGN STUDIO ARCHITECTS AND INTERIORS



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000054880

Project: **INNOVATIVE CRYSTAL** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 47 Col Kharghar, Panvel, Raigarh, 410210;**

1. **Pinnacle Construction** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400706.**

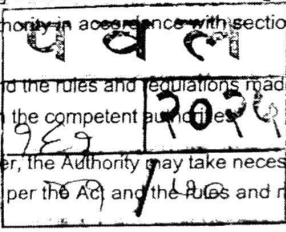
2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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.

- o The Registration shall be valid for a period commencing from **15/02/2024** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.



Dated: 15/02/2024

Place: Mumbai



Signature of
Digitally signed by
Vasudev Manand Prabhu
(Secretary, MahaRERA)
Date: 15-02-2024 11:51:57

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



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **47C** , Sector **34A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

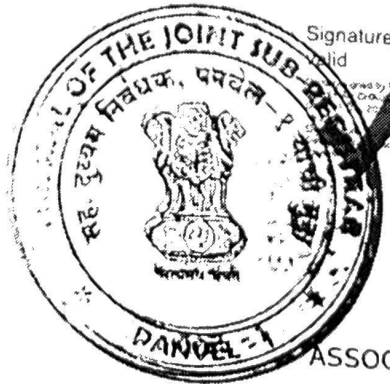
With reference to your application for Development Permission for **Mixed** Building on Plot No. **47C**, Sector **34A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / 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.

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Thanking You

Yours faithfully,



Signature
Valid

ASSOCIATE PLANNER (BP)



STATE BANK OF INDIA

Branch ~~XXXXXXXXXXXX~~ VIHAR LAKE

Branch Code 09099

RUMS - 5012 5011 3011 285

EMAIL - noor-khan1273@gmail.com

CIF No.1	91984069487
CIF No.2	
CIF No.3	
Existing SBI A/C No.	43707542001

PMAY	YES/NO	LOS Reference No.:
Applicant Name : NOORJAHAN KHAN		
Co-Applicant Name :		
Co-Applicant Name :		
Contract (Resi.) Mobile : 9833244671		
Loan Amount :	33 LAKH	Tenure :
Interest Rate :		EMI :
Loan Type :	HOME LOAN	SBI LIFE : YES / NO
Home Loan Type	TERM LOAN	
Moratorium		

Property Location :	KHARGHAR
Property Cost :	
Name of Developer / Vendor :	PINNACLE
SBI BUILDER TIE UP :	Y/N
OPAS NO.:-	

Name of Branch Manager / BST/HLST/SSL/HLC	AMIT KUMAR (PAISA BAZAR)
Name of Dealing Officer at Branch Along with Mob No.:	ANKUR

	DATE		DATE
SEARCH - 1	20/10/25	RESIDENCE VERIFICATION	Samon Ma 20/10/2025
SEARCH - 2	20/10/25	OFFICE VERIFICATION	
VALUATION - 1	20/10/25	SITE INSPECTION	
VALUATION - 2			

Customer: Yes No

CIF No/ Account No. 582202010000880

First Name: NOORJAHAN KHAN Middle Name: Last Name:

Birth: 12121973 PAN: AWUPK9423H
9833244671
noor-khoni273@zediffmail.com

Spouse: [Empty]

Father: MR ABDOUL HAMID KHAN

Gender: Male Female Third Gender

Status: Single Married Divorced Widowed

of KYC (Minimum one to be filled)

Passport / UID No. 975091806561

Driver ID No. [Empty]

Bank Port No.: [Empty]

Driving License No. [Empty]

REGA Job card No. [Empty]

Address issued by National Population Register Containing Name and Address: [Empty]

[Empty]

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Air Force