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528/15746
Friday, August 30, 2024
6:30 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: कळंबोली
दस्तऐवजाचा अनुक्रमांक: पवल4-15746-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: सचिन नवल ठाकुर -

पावती क्र.: 17014 दिनांक: 30/08/2024

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1280.00
पृष्ठांची संख्या: 64	
एकूण:	रु. 31280.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
6:50 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक वर्म २
पनवेल क्र. ४

बाजार मुल्य: रु.3001700 /-
मोबदला रु.3500000/-
भरलेले मुद्रांक शुल्क : रु. 245000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824302213559 दिनांक: 30/08/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007561357202425E दिनांक: 30/08/2024
बँकेचे नाव व पत्ता:

पूळ दस्तावेज परत मिळाला
पक्षकाराची सही

लिपील
सह दुय्यम निबंधक पनवेल ४



02/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

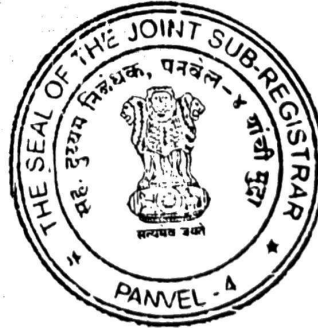
दस्त क्रमांक : 15746/2024

नोंदणी :

Regn:63m

गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3001700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: 3/15/16ई, दर - 88100/- सदनिका क्र. 702, सातवा मजला, भावेश्वर कॅलिस्टा 3, प्लॉट नं. 10 सी, सेक्टर - 16 ई, कळंबोली, नवी मुंबई, ता. पनवेल, जि. रायगड, चटई क्षेत्र 29.499 चौ.मी.(रेरा प्रमाणे)((Plot Number : 10 सी ; SECTOR NUMBER : 16ई ;))
(5) क्षेत्रफळ	1) 29.499 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. मंश बिल्डर अँड डेव्हलपर तर्फे भागीदार रमेश लक्ष्मण चांबरीया यांच्या तर्फे क.ज. अखत्यारी देविदास अनंत भुजबळ - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 203, नव निर्माण को.ऑप.हौ.सो.लि., प्लॉट नं. 34, सेक्टर - 11, खारघर, नवी मुंबई, महाराष्ट्र, राईगाड:(०). पिन कोड:-410210 पॅन नं:-ABEFM4388A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व केवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन नवल ठाकुर - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: महादेव पुरा महाबीज गोडाऊन जवळ, दोंडाईचा, धूळे, महाराष्ट्र, धुळे. पिन कोड:-425408 पॅन नं:- ARYPT9658G 2): नाव:-अनिता सचिन ठाकुर - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: महादेव पुरा महाबीज गोडाऊन जवळ, दोंडाईचा, धूळे, महाराष्ट्र, धुळे. पिन कोड:-425408 पॅन नं:- FUJPM8313L
9) दस्तऐवज करून दिल्याचा दिनांक	30/08/2024
10) दस्त नोंदणी केल्याचा दिनांक	30/08/2024
11) अनुक्रमांक, खंड व पृष्ठ	15746/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक सूची क्रमांक II

सह दुय्यम निबंधक घां २,
पनवेल-४

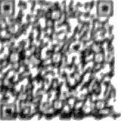
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

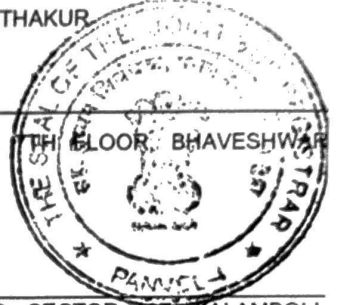


CHALLAN
MTR Form Number-6



GRN	MH007561357202425E	BARCODE		Date	30/08/2024-15:21:27	Form ID	2528
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ARYPT9658G
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	Full Name	SACHIN NAVAL THAKUR
Location	RAIGAD		
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 702,
		Premises/Building	CALLISTA 3



Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	245000.00	Road/Street	PLOT NO. 10 C, SECTOR 16E, KALAMBOLI, NAVI MUMBAI,
0030063301 Registration Fee	30000.00	Area/Locality	PANVEL, RAIGAD
		Town/City/District	
		PIN	4 1 0 2 1 8
		Remarks (If Any)	PAN2=ABEFM4388A~SecondPartyName=MS MANSH BUILDER AND DEVELOPER~
		Amount In	Two Lakh Seventy Five Thousand Rupees Only
Total	2,75,000.00	Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 69103332024083017874 2886525474
Cheque/DD No.		Bank Date	RBI Date 30/08/2024-15:23:29 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9324297498
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

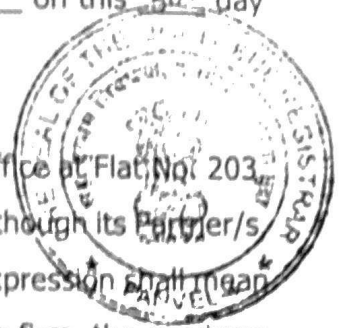
AGREEMENT FOR SALE

2468E2028
4/28

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 30th day of Aug., 2024;

BETWEEN

M/s. Mansh Builder & Developer, Pan No.: **ABEFM4388A**, having office at Flat No. 203, Nav Nirman CHS, Sector 11, Plot No.34, Kharghar, Navi Mumbai-410210, through its Partner/s hereinafter referred to as "**THE PROMOTER/DEVELOPERS**" (Which expression shall mean and include partners or partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner) **OF THE FIRST PART;**



AND

1) MR.SACHIN NAVAL THAKUR, Age: **34** years, Pan No.: **ARYPT9658G**, and **2) MRS.ANITA SACHIN THAKUR**, Age: **32** years, Pan No.: **FUJPM8313L**, all residing at **Mahadev Pura Mahabij Godaun Javal, Dondaicha ,Dhule, Maharashtra 425408**, hereinafter referred to as the "**ALLOTTEE/PURCHASER/s**", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE SECOND PART;**

WHEREAS:

- (a) The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, 1 and 3-A of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-XXXVII of 1966 hereinafter referred to as the SAID ACT).
- (b) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provision of Sec.113 of the said Act.
- (c) By virtue of being the development authority the Corporation has been empowered under section 118 of the said act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
- (d) This agreement shall be subject to rules contained in **REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT**, or any amendment there in or any re-enactment thereof from time to time or any law as applicable from time to time.
- (e) Vide Allotment letter No. **7503/1000612/1418** dated **25/03/2021**, the Corporation allotted to M/s. Mansh Builder & Developer a piece and parcel of land bearing Plot No. 10C, area admeasuring about 1949.96 sq. mtrs., Sector 16E, lying,

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being and situated at Node Kalamboli, Navi Mumbai (hereinafter referred as the "Said Plot") which is more particularly described hereunder **Schedule I**) as being the highest bidder among the participants for the above Said Plot the allotment letter was issued as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation 2008.

By virtue of the Agreement to Lease dated **02/09/2021**, the City and Industrial Development Corporation of Maharashtra Ltd. transferred, conveyed and assigned all the rights, title, interest and benefits with respect to the said Plot unto and in favor of **M/s. Mansh Builder & Developer**, as per the terms and conditions mentioned therein. The same was duly registered with the Office of the Sub Registrar of Assurances at Panvel under serial no. **PVL-2/12128/2021** on **02/09/2021** (hereinafter referred to as the "**said Agreement to Lease**").

- (g) The Promoter is absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot in accordance with the recitals hereinabove;
- (h) The Promoter is in possession of the project land;
- (i) The Promoter has proposed to construct on the project land building/s having ground plus Ground plus 09 Upper Floors;
- (j) The Allottee is offered an Apartment bearing number **702** on the **7th** floor, (herein after referred to as the said "Apartment") of the building called "**Bhaveshwar Callista 3**" (herein after referred to as the said "Building");
- (k) The Promoter has 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;
- (l) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY.
- (m) 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.
- (n) By virtue of the said Agreement to Lease, 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

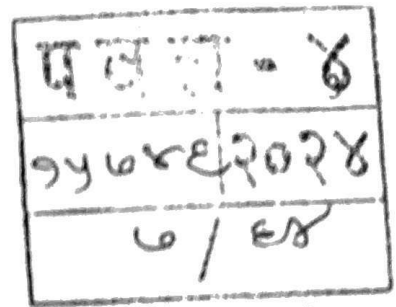
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receive the sale consi
 (o) On demand from the the documents of specifications prep of such other do Development) Ac Regulations ma
 (p) The authentic advocate of th of the Promo to be const respectively
 (q) The auth Local Aut
 (r) The autt accordi be pro Annex
 (s) The be p bee
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receive the sale consideration in respect thereof;



- (o) 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 **M/s. Atul Patel 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;
- (p) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, commencement certificate 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;
- (q) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1;
- (r) The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2;
- (s) 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 Annexure D;
- (t) 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;
- (u) 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 land 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.

पवल - 8

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C/S

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

The Allottee has applied to the Promoter for allotment of an Apartment No. **702** on 7th floor situated in BHAVESHWAR CALLISTA 3.



The carpet area of the said Apartment is **29.499** square 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.

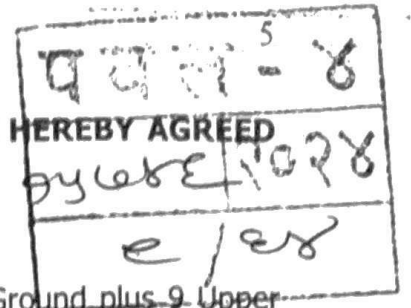
- (y) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- (z) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.50,000/- (Rupees Fifty 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.
- (aa) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra bearing no. P52000051002, authenticated copy is attached in Annexure "F";
- (bb) 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 Said Apartment and the garage/covered parking (if applicable).

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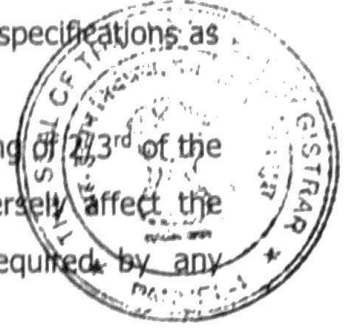
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NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -



1. The Promoter shall construct the said building/s consisting of Ground plus 9 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 Promoter shall have to obtain prior consent in writing of 7/3rd 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.



1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. **702** of the type **1 BHK** of carpet area admeasuring **29.499** sq. metres on **7th** floor in the building (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures D for the consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** including Rs.0/- (Rupees NIL 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 purchase price of the Apartment as mentioned above, is determined on the basis of above referred carpet area of the apartment which Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as non – accessible chajja **3.930 sq.mtr.**, service slab **1.403 sq.mtr.**, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

(ii) The Allottee has informed the promoter that **he/she does not require any car parking space** in said project. Accordingly, no reservation of car parking is made against said Apartment. Allottee undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Allottees.

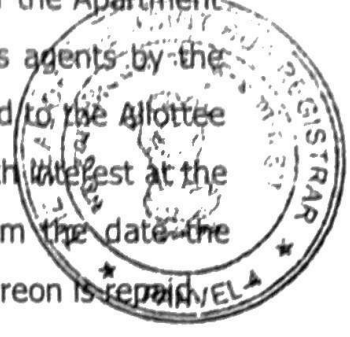
(iii) The Allottee shall not be allowed to allot/transfer/let-out said car parking to any outsider/visitor. Allottee shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner. The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose. The Society or Limited Company/Federation/ Apex body shall finally ratify the reservation of such car parking in its first meeting at the time of handover by the Promoter.

1(b) The Allottee has paid on or before execution of this agreement a sum of **Rs.50,000/- (Rupees Fifty Thousand Only)** as advance payment or application fee and hereby

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price 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.

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6. The Promoter shall give possession of the Apartment to the Allottee on or before 31/12/2027. 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.

7.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, 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 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.

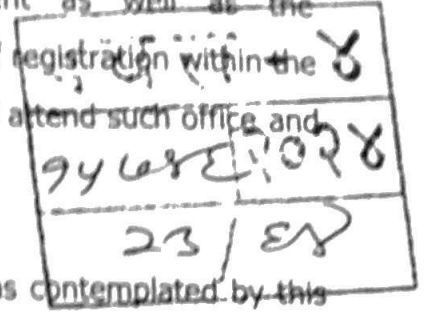
7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy.

7.3 **Failure of Allottee to take Possession of Apartment/:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment 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 to the allottee. In case the Allottee fails to take

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Handwritten signature: P. Aravindan

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:



Name of Allottee **MR. SACHIN NAVAL THAKUR and MRS. ANITA SACHIN THAKUR**

(Allottee's Address) **C/O: Mahadev Pura Mahabij Godaun Javal, Dondaicha, Dhule, Maharashtra 425408.**

Notified Email ID: **sachinthakur3129@gmail.com**

M/s. Mansh Builder & Developer

Flat No.203, Nav Nirman CHS,

Plot No. 34 Sector-11, Kharghar,

Navi Mumbai-410210

Notified Email ID: manshbuilder@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.

28. 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. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. 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 MAHARERA 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 courts will have the jurisdiction for this Agreement.

[Handwritten signature]

[Handwritten signature: Ankur]

Annexure "E"

signed
such on the day first above

WALLS

Internal Partition Walls with Gypsum or Putty Finish.



PAINTING

Internal walls with semi-Acrylic Paint.
External walls with acrylic Paint.
External dead walls with texture Finish.

DOORS

Wooden Door frames for Main and Bedroom doors.

WINDOWS

Powder Coating or Anodized aluminium sliding windows.
Marble or granite sill for all windows.

KITCHEN

Kitchen platform with S.S. Sink and Ceramic Tiles.
Provision for Water Purifier.

BATH & WC

Concealed Plumbing Work with Good Quality Bathroom Fittings
Hot & Cold Diverter in Bathroom
Wall Tiles up to Beam bottom Level
Provision for Exhaust Fan in WC.
Provision for Geyser
Good quality Sanitary Ware

FLOORING

32" X 32" good quality vitrified tiling in Living room, Bedroom & Kitchen

ELECTRIFICATION

Concealed Wiring with circuit breakers and electrical switches
Ample Light Points in the Entire Flat.
Ample Light Points in Parking and Passage area.

SCHEDULE - I

(THE SAID PLOT ABOVE REFERRED TO)

All that piece and parcel of plot of land bearing **Plot No 10C**, area admeasuring about **1949.96 Sq. Mtrs., Sector - 16E**, lying, being and situated at Village: **Kalamboli**, Tal: **Panvel** and Dist: **Raigad** and bounded as follows:

- On or towards the North by : 30.00 Mtrs. Wide Road
- On or towards the South by : 15.00 Mtrs. Wide Road
- On or towards the East by : Plot No -10C/1
- On or towards the West by : Plot No. 10B

[Handwritten signature]

[Handwritten signature]

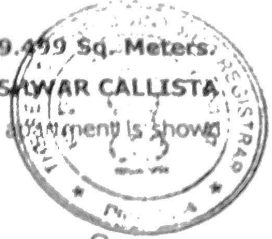
[Handwritten signature]

... hands ...
... witness, signing ...

SCHEDULE - II
(SAID APARTMENT ABOVE REFERRED TO)

24/08

Apartment bearing No. 702, on 7th Floor, admeasuring about 29.459 Sq. Meters of Carpet area on the 7th Floor of the said building known as "BHAVESHWAR CALLISTA 3" which is constructed in or upon the above referred said Land, which apartment is shown on the floor plan thereof as Annexure 'D',



IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS 30 DAY OF Aug 2024 AT _____.

THE COMMON SEAL OF THE WITHINNAMED "PROMOTER"

M/s. Mansh Builder & Developer

Through its Partner/s

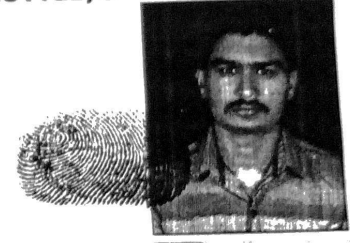
1) **Mr. Ramesh Laxman Chambaria**



SIGNED & DELIVERED BY THE WITHINNAMED "ALLOTTEE/S"

1) **MR. SACHIN NAVAL THAKUR and**

[Handwritten signature]



[Handwritten signature]

2) **MRS. ANITA SACHIN THAKUR**



In the presence of

1) **S. K. Keli** *[Handwritten initials]*

2) **S. P. Pahl** *[Handwritten initials]*

about
Tal:

set their respective hands...
of attesting witness, sign...

4 01 - 6
94088288
24 28

SCHEDULE - II

(SAID APARTMENT ABOVE REFERRED TO)

Apartment bearing No. 702, on 7th Floor, admeasuring about 29.499 Sq. Meters, of Carpet area on the 7th Floor of the said building known as "BHAVESHWAR CALLISTA 3" which is constructed in or upon the above referred said Land, which apartment is shown on the floor plan thereof as Annexure 'D',



IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS 30 DAY OF Aug 2024 AT _____.

THE COMMON SEAL OF THE WITHINNAMED "PROMOTER"

M/s. Mansh Builder & Developer

Through its Partner/s

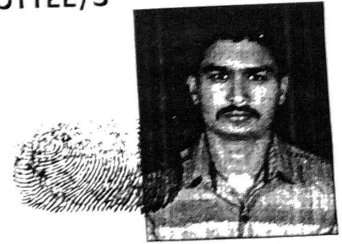
1) Mr. Ramesh Laxman Chambaria



SIGNED & DELIVERED BY THE WITHINNAMED "ALLOTTEE/S"

1) **MR. SACHIN NAVAL THAKUR** and

[Handwritten signature]



2) **MRS. ANITA SACHIN THAKUR**

[Handwritten signature]



In the presence of

1) S. R. K. K. K. *[Handwritten signature]*

2) S. P. P. P. *[Handwritten signature]*

about
i, Tal:

पत्र - ४
१५०५२०२४
२०/२४

Annexure 'A'



ADV. SUNIL D. GAIKWAD

B.com, LL.B.

Advocate High Court



Mo. No. 7506494030 - 9372951078
E-mail: advgaikwad93@gmail.com

Office: 03, Ground Floor, Sai Dham Building, Plot No. 148, Sector-16E, Pushpak Nagar - Vadghar, Karanjade, Taluka: Panvel, District: Raigad-410206

Date: 28/04/2023

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Plot No. 10C, adm. 1949.96 Sq. Mtrs. area, situated in Sector-16E of Village: Kalamboli, Navi Mumbai, Taluka: Panvel, District: Raigad (hereinafter referred to as the said plot).

1. I have investigated the title of the said plot on the request of M/s. Mansh Builders & Developer through its partners 1) Mr. Dinesh Laxman Chambaria, 2) Mr. Ramesh Laxman Chambaria, 3) Mr. Jayesh Manji Chambaria, 4) Mr. Mahesh Nanji Fushi, 5) Mr. Ramesh Natha Patel, 6) Mr. Vinod Bhachu Bambhaniya, 7) Mr. Narendra Tulsi Manani, 8) Mr. Bhikhu Pola Gadhia & 9) Mrs. Bharti Babulal Patel and following documents i.e. :-

- 1) Allotment Letter dated 25/03/2021 issued by CIDCO in favor of M/s. Mansh Builders & Developer.
- 2) Agreement to Lease dated 02/09/2021 executed between CIDCO as the Corporation of one part and M/s. Mansh Builders & Developer of other part. registered with Sub-Registrar Panvel-2 under Sr. No. 12128/2021 on 03/09/2021.
- 3) Land Demarcation dated 22/07/2021 issued by CIDCO.





ADV. SUNIL D. GAIKWAD

B.com,

Advocate High Court



Office: 03, Ground Floor, Sai Dham Building, Plot No. 148, Sector-16,
Pushpak Nagar - Vadghar, Karanjade, Taluka: Panvel, District: Raigad-410206.

Owners / Developers of the land :

M/S. MANSB BUILDERS & DEVELOPER through its partners 1) Mr. Dinesh Laxman Chambaria, 2) Mr. Ramesh Laxman Chambaria, 3) Mr. Jayesh Manji Chambaria, 4) Mr. Mahesh Nanji Fushi, 5) Mr. Ramesh Natha Patel, 6) Mr. Vinod Bhachu Bambhaniya , 7) Mr. Narendra Tulsi Manani, 8) Mr. Bhikhu Pola Gadhia & 9) Mrs. Bharti Babulal Patel.

3. The report reflecting the flow of the title of M/s. Mansb Builders & Developer through its partners 1) Mr. Dinesh Laxman Chambaria, 2) Mr. Ramesh Laxman Chambaria, 3) Mr. Jayesh Manji Chambaria, 4) Mr. Mahesh Nanji Fushi, 5) Mr. Ramesh Natha Patel, 6) Mr. Vinod Bhachu Bambhaniya , 7) Mr. Narendra Tulsi Manani, 8) Mr. Bhikhu Pola Gadhia & 9) Mrs. Bharti Babulal Patel on the said plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 28/04/2023




(ADV. SUNIL D. GAIKWAD)



Mo. No. 7506494030/2021
E-mail I.D.: advsdgaikwad@rediffmail.com

ADV. SUNIL D. GAIKWAD
B.com, LLB

Advocate High Court

Office: 03, Ground Floor, Sai Dham Building, Plot No. 148, Sector-R3,
Panvel Nagar - Vadghar, Kuranjade, Taluka: Panvel, District: Raigad-410206.

पवेल - ४
१५०८/२०२४
३०/०४

Annexure

FLOW OF THE TITLE OF THE SAID LAND



On perusal of title documents provided to me and on the basis of search report conducted by me I hereby giving my opinion as under :

- The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "Corporation") is the New Town Development Authority for the area notified as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966).
- The State Government, as per Section 113(A) of the said MRTP Act, 1966 acquired lands described therein and vested such lands in the Corporation for development and disposal.
- CIDCO vide its Scheme No. MM-1/05/2020-2021 has launched a scheme for lease of 08 plots for residential, residential + commercial plot at Koparkhairane, Sanpada & Kalamboli node of Navi Mumbai through e-Tender cum e-Auction.
- M/s. Mansh Builders & Developer, a partnership firm has participated in the said scheme and applied for Plot No. 10C, adm. 1949.96 Sq. Mtrs. area, situated in Sector-16E of Village: Kalamboli, Navi Mumbai, Taluka: Panvel, District: Raigad (hereinafter referred to as the said plot) by quoting Rs. 88,303.00 Per Sq. Mtrs.





Annexure 'B'

9468E 2028
33 / EV

PANVEL MUNICIPAL CORPORATION

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

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/11722

No.PMC/TP/Kalamboli/16E/10C/21-23/16267/ *e39* /2023

Date *30* / *03* /2023

To,

M/s. Mansh Builder & Developer,
Flat No.- 203, Nav Nirman Chs.,
Sector- 11, Plot no.- 34,
Kharghar, Navi Mumbai 410 210.

SUB :- Development Permission for Residential cum Commercial Building on Plot No.- 10C, Sector- 16E, At.- Kalamboli, Tal.- Panvel, Dist.- Raigad.

- REF :-**
- 1) Your Architect's application no.19872, Dt. 11/10/2021, no. 15105, Dt. 28/06/2022.
 - 2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/100621/627158, Dated 08/12/2021.
 - 3) Provisional Fire NOC issued by PMC Fire Officer vide letter no. PMC/Fire/2023/533, Dated 29/03/2023
 - 4) NOC from MCZMA for CRZ clearance vide letter no. CRZ 2021/CR210/TC 4, Dated 22/06/2022.

Sir,

Please refer to your application for Development permission for Residential cum Commercial Building on Plot No.- 10C, Sector- 16E, At.- Kalamboli, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential cum Commercial 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,

मा. आयुक्त यांचे मंजूरी नुसार

(Signature)

Deputy Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) Architect,
M/s. Atul Patel Architects,
Studio # 1209, The Landmark,
Plot No. 26A, Sector- 7, Kharghar,
Navi Mumbai 410 210.





PANVEL MUNICIPAL CORPORATION

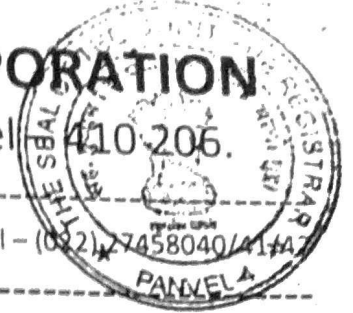
Tal. - Panvel, Dist.- Raigad, Panvel

E mail - panvelcorporation@gmail.com

Tel - (022) 2458040/41/42

No.PMC/TP/Kalamboli/16E/10C/21-23/16267/ *e39* /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. Mansh Builder & Developer.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building (Ground + 09 Upper Floors)** on Plot No.- 10C, Sector- 16E, At.- Kalamboli, Tal.- Panvel, Dist.- Raigad. (Plot Area = 1949.96 Sq.mt., Residential Built Up Area = 2624.266 sq.mt., Commercial Built Up Area = 292.49 sq.mt., Total Built Up Area = 2916.756 sq.mt.)

(No. of Residential Unit - 44 Nos., No. of Commercial Unit - 12 Nos.,
No. of Total Unit - 56 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if:-**
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use 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.
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.

पवल - ४
१५/०९/२०२४
३८/६४

30. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work. 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)

34. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
35. 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.
36. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
37. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
38. The Owner/ Developer is required to construct the discharge line at his own cost.
39. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
40. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 02/09/2021 and must be applied for O.C. with all concerned NOC.
41. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
42. It is responsibility of owner / developer to cancel the specific condition no. (iii) in the CRZ clearance letter no. CRZ 2021/CR210/TC 4, Dated 22/06/2022 & submit revised CRZ clearance letter within three months.

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.

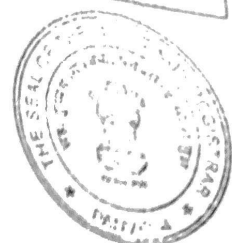
मा. आयुक्त यांचे मंजूरी नुसार

(Signature)

Deputy Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Mansh Builder & Developer,
Flat No.- 203, Nav Nirman Chs.,
Sector- 11, Plot no.- 34,
Kharghar, Navi Mumbai 410 210.
 - 2) Architect,
M/s. Atul Patel Architects,
Studio # 1209, The Landmark,
Plot No. 26A, Sector- 7, Kharghar,
Navi Mumbai 410 210.
 - 3) Ward Officer,
Prabhag Samati ' A, B, C, D'
Panvel Municipal Corporation, Panvel.
 - 4) Asst. Estate Officer / Estate Officer,
Estate Department,
First Floor, CIDCO Bhavan
CBD Belapur, Navi Mumbai 400614.

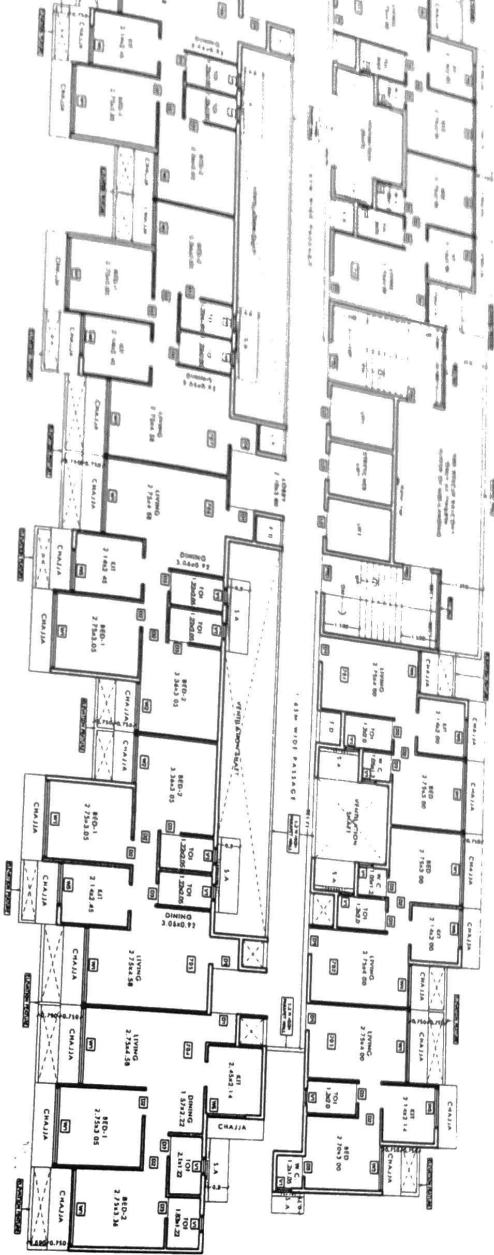




WIDE ROAD
BLOCK PLAN

22.07

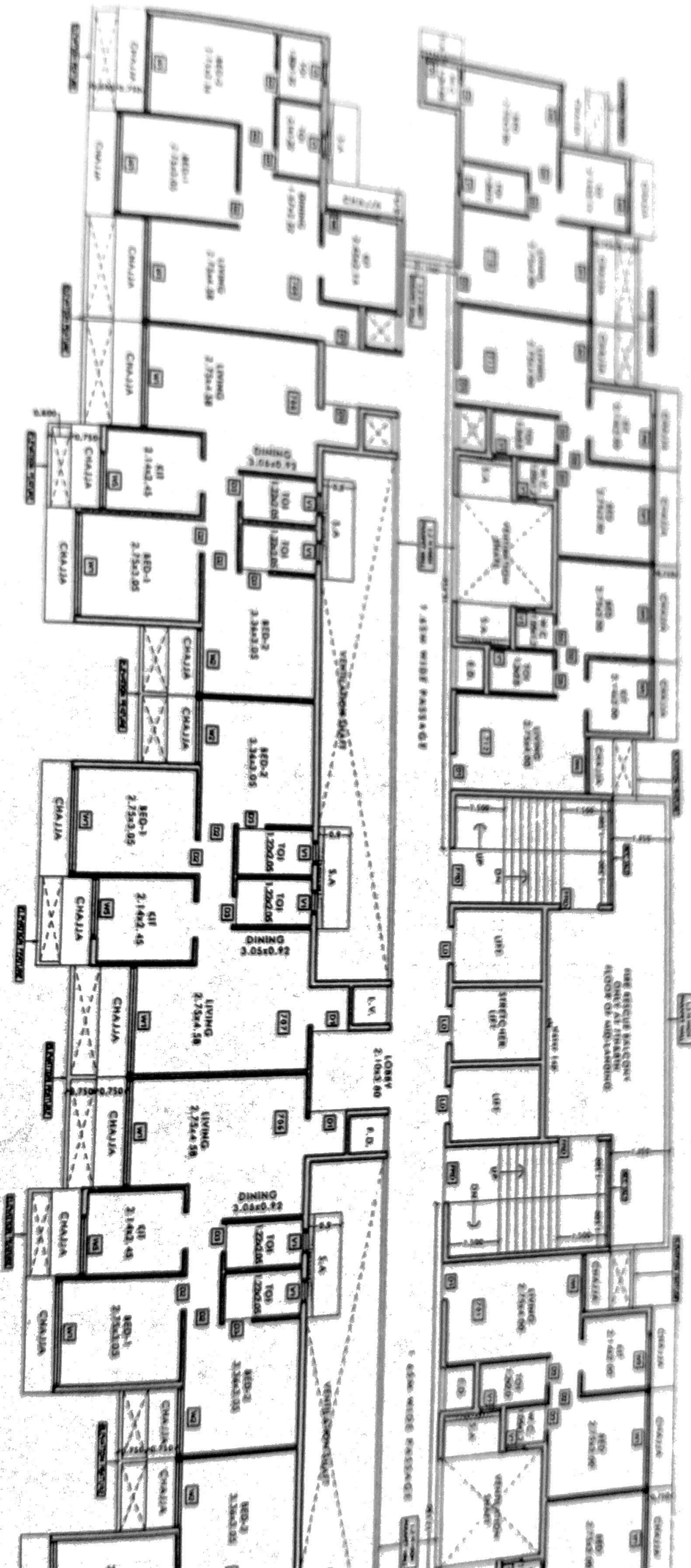
30M WIDE ROAD
SCALE = 1:100

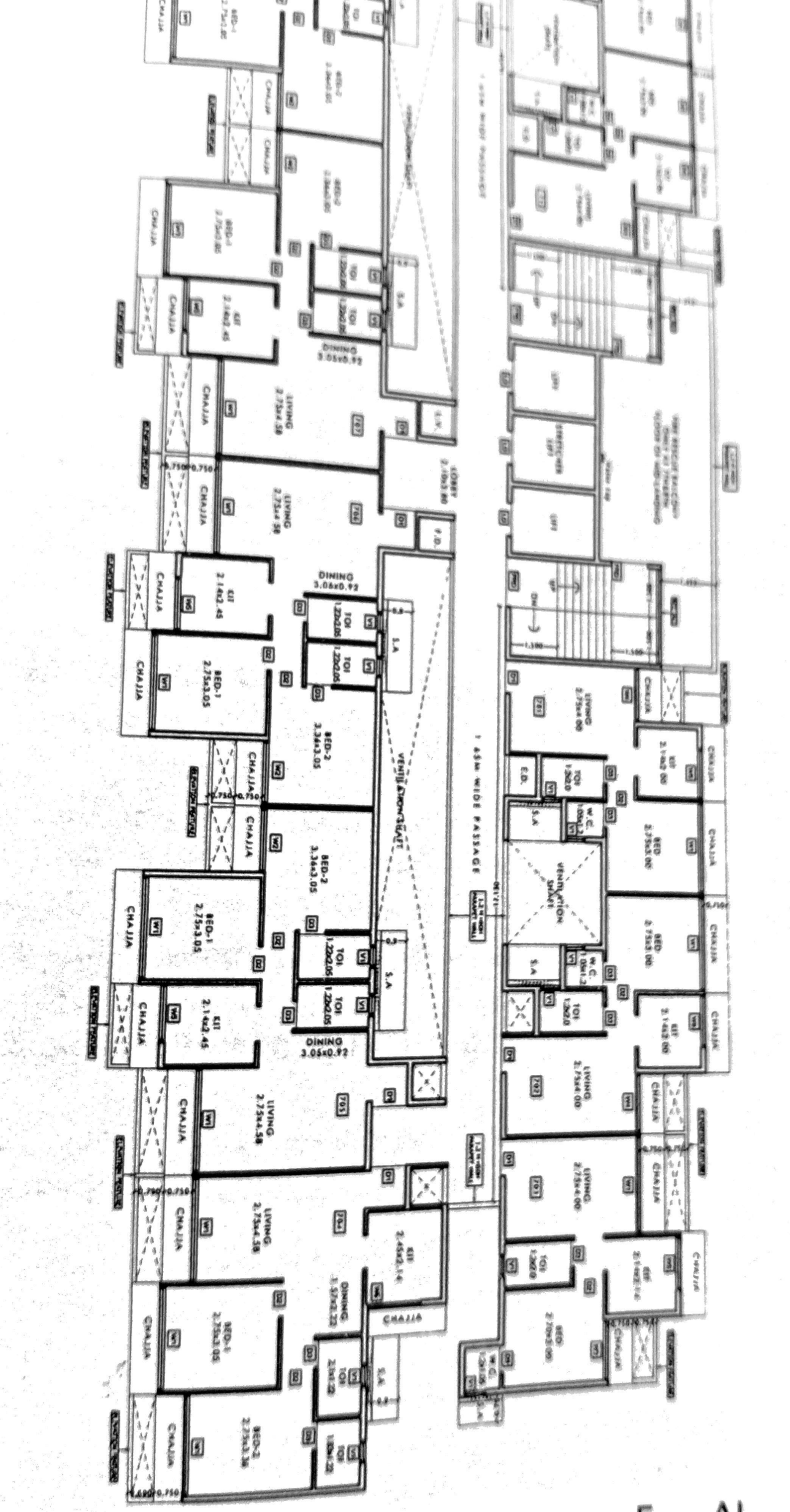


15M WIDE ROAD

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING
AT PLOT NO.10C, SECTOR.16E ,KALAMBOLI, NAVI MUMBAI.

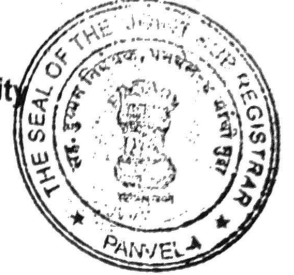
DEVELOPERS	FLAT NO.	702
	FLOOR	SEVENTH
	CARPET AREA RERA	29.499 sq. mtr.
	TERRACE AREA	-
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER







पवल - ४
१५०४६२०२४
२३/२४



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 :
P52000051002

Project: **Bhaveshwar Callista 3** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No- 10C, Sector- 16E at
Kalamboli, Panvel, Raigarh, 410218;**

1. **Mansh Builder And Developer** having its registered office / principal place of business at Tehsil: **Panvel, District:
Raigarh, Pin: 410210.**

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 (I) 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 **19/05/2023** 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.
- 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
Mr. Arun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date:19-05-2023 10:58:23



Bu

भारत सरकार
GOVERNMENT OF INDIA

सचिन नवल ठाकुर
Sachin Naval Thatur
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

9246 2050 7268

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : महादेव पुर महाराज गोडाऊन जवळ, दोंडाईचा, धुळे, महाराष्ट्र, 425408

Address : mahadev pura maharaj godaun jawal, Dondalcha, Dhule, Maharashtra, 425408

1800 180 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Dhule, Maharashtra - 425408

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FUJPM8313L

नाम / Name
ANITA SACHIN THAKUR

पिता का नाम / Father's Name
PADAMSING MAHALE

जन्म की तारीख /
Date of Birth
26/07/1992

10102021

Thakur,

भारत सरकार
Government of India

अनिता सचिन ठाकुर
Anita Sachin Thakur
जन्म तिथि/DOB: 26/07/1992
महिला / FEMALE

6030 0264 7603
VID: 9147 4958 7870 8788

मेरी आधार मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
महादेव पुर, भगवा चौक, दोंडाईचा, धुळे,
महाराष्ट्र - 425408

Address:
Mahadev Pura, Bhogwa Chouk, Dondalcha,
Dhule,
Maharashtra - 425408

6030 0264 7603
VID: 9147 4958 7870 8788

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABEFM4388A

नाम / Name
MANSH BUILDER & DEVELOPER

71002021

202408309178

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

30 August 2024, 05:55:55 P

2024

रायगड

तालुका : पनवेल

3/15/16-कळंबोली सिडको से.क्र.16 व 16E रोडपाली गावासह

A Class Palika

सर्व्हे नंबर / न. भू. क्रमांक :

मूल्यांकन वर्ष
क्षेत्र
विभाग
सूच्य विभाग
क्षेत्र नंबर

मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	88100	91300	109400	91300	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	32.448 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका		बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मिळकतीचा प्रकार-	Rs.252
उद्वहन सुविधा -	आहे	मजला -	5th to 10th Floor	बांधकामाचा दर-	

Sale Type - First Sale

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

मजला निहाय घट/वाढ

= 105 / 100 Apply to Rate= Rs.92505/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((92505-27100) * (100 / 100)) + 27100)
= Rs.92505/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 92505 * 32.448

= Rs.3001602.24/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

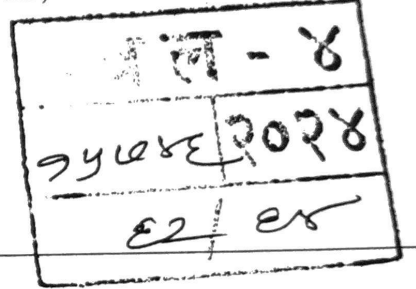
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित क्षेत्रातक

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

= 3001602.24 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.3001602/-

= ₹ तीस लाख एक हजार सहा शे दोन /-



Home

Print

सह मुख्यम नित्बंधक वर्ग २
पनवेल क्र. ४