

198 7 48
Thursday, April 22, 2021
12:00 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8592 दिनांक: 22/04/2021

गावाचे नाव: खारधर
दस्तऐवजाचा अनुक्रमांक: पबल3-7658-2021
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: बासू मनिदीपा - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 95

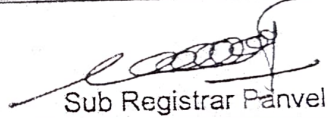
रु. 30000.00

रु. 1900.00

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:17 PM ह्या वेळेस मिळेल.


Sub Registrar Panvel 3

वाजार मुल्य: रु.6852403.74 /-
मोबदला रु.11402521/-
भरलेले मुद्रांक शुल्क : रु. 456150/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2004202107952 दिनांक: 22/04/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014137811202021E दिनांक: 22/04/2021
बँकेचे नाव व पत्ता:



HOME
ANS



Index-II

Page 1 of 2



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3
दस्त क्रमांक : 7658/2021
नोंदणी :
Regn:63m

गावाचे नाव : खारघर

- | | |
|--|------------|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 11402521 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6852403.74 |
| (4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | |
| (5) क्षेत्रफळ | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 31/03/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 22/04/2021 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 7658/2021 |
| (12) बाजारभावाप्रमाणे सुद्धांक शुल्क | 456150 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

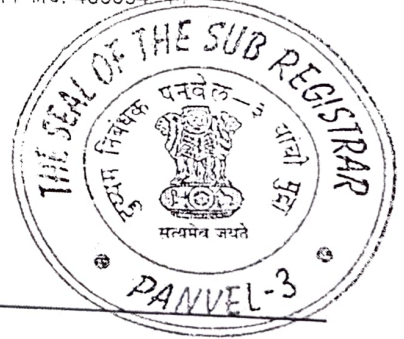
1) पालिकेचे नाव: रायगड इतर वर्गाने, इतर माहिती: सदनिका न. 602 सहावा मजला ट्रायसिटी इरोस प्लॉट नं 38 सेक्टर 15 खारघर नवी मुंबई ता. पनवेल जि. रायगड क्षेत्र 56.98 चौ मी कारपेट + 10.98 चौ मी एक.बी., छज्जा, इन बाल्कनि टेरेस, एस. एस., विन्डो जम्स एकुन एरिया 67.96 चौ मी ((Plot Number : 38 ; SECTOR NUMBER : 15 ;))

1) 56.98 चौ.मीटर

1): नाव:-मे ट्रायसिटी रिजल्टी एल एल पी तर्फे भागिदार अर्जुन रेखी तर्फे कु सु राकेश सीताराम आरकडे - - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 1001/1002, दहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 आणि 2, सेक्टर 18, पामबीच रोड, सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT6601L

1): नाव:-बासू मनिदीपा - - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी ए आर सी कॉलनी डी-22 एल्लोरा अणुशक्ती नगर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400094 पॅन नं:-ACJPB2899M

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्धांक 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.

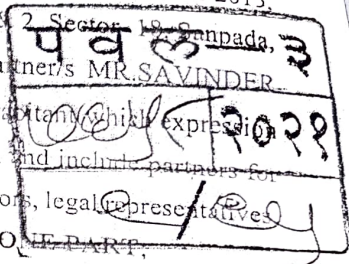
AGREEMENT FOR SALE

ASAM

THIS AGREEMENT FOR SALE, made and entered into at Navi Mumbai, this 31st day of March 2021.

BETWEEN

M/S TRICITY REALTY LLP, (PAN:AAKFT6601L), a Limited Liability Partnership, incorporated under the Limited Liability Partnership Act, 2008 under LLPIN AAF-1737 of 2015, having its registered office at 1001/1002, Bhuniraj Costarica, Plot No. 1 & 2 Sector 18, Sanpada, Navi Mumbai 400705 (the "PROMOTER") through its Designated Partner's MR. SAVINDER SINGH LAMBA OR MR. ARJUN REKHI Individually, Adult, Indian Inhabitant (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, legal representatives, nominees, administrators and assigns of the last surviving partner) of the ONE PART

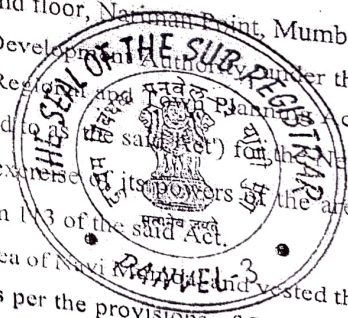


AND

BASU MANIDIPA (PAN NO. ACJPB2899M, AADHAR NO. 6999 8870 3592) Adult, Indian Inhabitant, residing at B.A.R.C. Colony D-22, Ellora, Anushakti Nagar, Anushakti Nagar Mumbai (Sub Urban), Maharashtra 400094. (the ALLOTTE/S") (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, shall mean and include his/her/their legal heirs, executors, administrators, representatives and assigns) of the OTHER PART;

WHEREAS:

- A. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Residential and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "the said Act") for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of 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 provisions 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. By an Agreement to Lease dated 04th February, 2019 executed by and between the CIDCO Ltd. and the Promoter and registered with the Office of Sub-Registrar of Assurances at Panvel under Serial



Developer

[Signature]

Purchaser/s

ASAM

No. Panvel2-1551/2
and has handed over
Sector - 5, K...
to as "the said"
conditions
more partic
as "Ann...
E. The Pr
entit
the
F. T

on 3000 Charges

No. Panvel2-1551/2019 dated 04-02-2019, the CIDCO Ltd agreed to grant to the Promoter a lease and has handed over possession in respect of all that piece or parcel of land bearing Plot No. 38, Sector - 5, Kharghar, measuring 2068.27 Square Meters or thereabouts (hereinafter referred to as "the said Plot") for residential and commercial purpose on 60 years Lease on the terms and conditions and for the consideration as contained in the said Agreement to Lease. The said plot is more particularly described in 'First Schedule' hereto. A copy of layout of the said plot is appended as "Annexure - A" hereto.

E. The Promoter is accordingly seized and possessed of the said plot and is well and sufficiently entitled to develop the said plot by constructing a Building as per the Building plans sanctioned by the concerned authority.

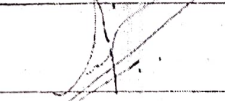

F. The Promoter through their Architect Mr. Vishal Shah, have prepared Building plan by initially utilizing permission granted by proposing to construct a Residential Cum Commercial Building (hereinafter referred to as "the said Layout"). The Promoters have submitted to the CIDCO and other authorities the Building plan, specifications and design for the said plot. The CIDCO has sanctioned the Building plan, specifications and design submitted by the Promoter and granted its Development permission and Commencement Certificate in the name of promoter vide its letter dated 20th March, 2019 having reference No. CIDCO/BP-16430/TPO (NM & K)/ 2019/ 4293. The said certificate stands revised vide its letter dated 15th May, 2019 having reference No. CIDCO/BP-16490/TPO (NM & K)/ 2019/ 4535. A copy of the revised commencement certificate is appended hereto as Annexure-B. The Promoter is thereby entitled to construct "Residential (Resi + Comm) + Mercantile/ Business (Commercial) (Resi + Comm) of Ground + 18 upper floors, consisting of 44 residential units and 12 commercial units i.e in total of 56 Units thereby utilizing residential Built up area (BUA) of 2757.81 Sq.Mt and Commercial Built up area of 309.96 Sq.Mt., other built up area of 12.55 sq.mtrs, admeasuring total BUA of 3080.32 Sq.Mt., and which shall be developed under the Project known as "Tricity Eros" (the "said Project"). The said project is more particularly described in 'Second Schedule' hereto. A copy of the sanctioned plan is appended hereto as "Annexure- C".

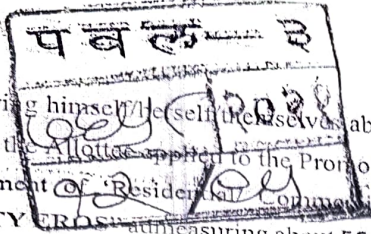
G. The Promoters have informed the Allottee/s and the Allottee/s is/are aware that the Promoters will develop the said Plot by constructing Building to be used for "Residential Cum Commercial" purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The schedule of the said development will also be determined by the Promoters at their own discretion.

H. The Promoters have now commenced with the construction of the Building on the said Plot in accordance with the sanctioned plans and or revised plans or in accordance with such further revised plans that shall be sanctioned by CIDCO by permitting construction of such premises as per the

Developer

Purchaser/s

	
---	---



N. On satisfying himself/herself/hen/themself about the plans and other terms and conditions including the Title, the Allottee has agreed to the Promoters vide request letter / booking form dated **06/03/2021** for allotment of Residential/Commercial Unit No. **602** on **6th** floor of project known as "TRICITY EROS" measuring about **56.98** sq.mtrs or thereabouts of carpet area (the "said unit") which is more particularly described in "Third Schedule". A copy of Floor Plan is appended hereto as "Annexure-A" and said unit is marked separately in the floor plan. In addition, without any further consideration, the Allottee is entitled to **10.98** sq.mtrs Ancillary Area (the "additional area") consisting of all or any of the following areas like Flower Bed/Chajja, enclosed balcony, Natural Terrace, service space, window jams. The said additional area is marked separately in the floor plan appended as "Annexure-E". The aggregate of carpet area and additional area is the "gross usable area" totaling to **67.96** sq.mtrs.

O. The Promoter has represented to the Allottee that they propose to take financial facility from Bank or Financial Institution in respect of said project. The Promoter may mortgage the land/ constructed area with the Bank/ Financial Institution by executing a Mortgage Deed and obtain disbursement of the loan. The Allottee hereby consents to such mortgage.

P. The Promoter has registered the said project TRICITY EROS under the provisions of the Real Estate (Regulation & Development) Act, 2016 (the "RERA") with the Real Estate Regulatory Authority under Registration no **P52000020294**.

Q. The Allottee has offered to pay to the Promoter a sum of **Rs.1,14,02,521/-** as consideration for transferring the said unit, including any modification thereto, in name of Allottee which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these present the Allottee has paid to the Promoter a sum of **Rs. 35,17,002/-** (Rupees Thirty Five Lac Seventeen Thousand Two Only) being "booking advance" of the said unit, agreed to be sold by the Promoter to the Allottee, the receipt whereof the Promoters do hereby admit and acknowledge. The Allottee has agreed to pay to the Promoter balance consideration in the manner and upon the terms and conditions hereinafter appearing.

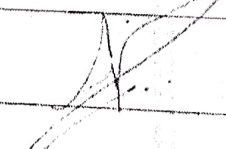
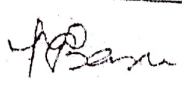
NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

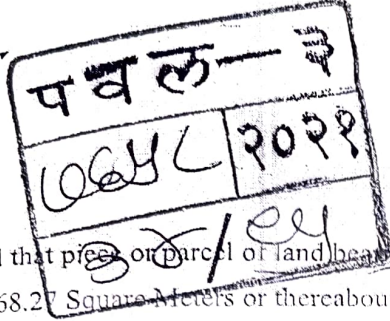
1. PROJECT:

- 1.1 The Promoter shall under normal conditions develop the said project in accordance with the plans, designs, specifications finally approved by the competent authority with only such variations as may be required to utilize the total FSI and as approved by the competent authority or the Government. If required, the Promoter shall carry out minor modifications as may be deemed fit.
- 1.2 The Promoter has represented under this agreement that it is entitled to develop the said Plot by utilizing the total FSI of 3080.32 sq.mtrs. available on the said plot. Accordingly, the Allottee has

Developer

Purchaser/s

	
---	--



FIRST SCHEDULE
SAID PLOT

All that piece or parcel of land bearing Plot No. 38, Sector - 15, Kharghar Node, admeasurements 2068.27 Square Meters or thereabouts and bounded as follows that is to say:

On or towards the North by :	Plot no. 38 C
On or towards south by :	15 M wide road
On or towards the east by :	Plot no. 37B and 38A
On or towards west by :	15 M wide road

And delineated on the plan annexed hereto and shown thereon by a red colour boundary line.



SECOND SCHEDULE
SAID PROJECT

One residential cum commercial building of Ground + 18 upper floors, consisting of 44 residential units and 12 commercial units i.e in total of 56 Units thereby utilizing residential Built up area (BUA) of 2757.81 Sq.Mt and Commercial Built up area of 309.96 Sq.Mt., Others Built-up Area of 12.55 sq.mtrs admeasuring total BUA of 3080.32 Sq.Mt., and which shall be developed under the Project known as "Tricity Eros"

THIRD SCHEDULE
SAID UNIT

Residential/ Commercial Unit No.602 on 6th floor of project known as "Tricity Eros" admeasuring about 56.98 sq.mtrs of RERA Carpet area Constructed on all that piece and parcel of Plot No. 38, Sector - 15, Kharghar Node, earmarked for Residential cum Commercial purpose admeasuring 2068.27 sqmtrs or thereabouts as detailed in FIRST SCHEDULE above.



CIDCO OCCUPANCY COMPLETION CERTIFICATE

WE MAKE CITIES

CIDCO/BP-16430/TPO(NM & K)/2019/11993
Unique Code : 20230402102389902

Date : 07 February, 2024

To,

Tricity Realty LLP
1001/1002, Bhumiraj Costarica, Plot No. 1 & 2,
Sector 18, Sanpada (E), Navi Mumbai
PIN - 400705

Sub : Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on Plot No. 38 ,
Sector 15 at Kharghar , Navi Mumbai.

Ref :

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Resi_Commercial [Resi+Comm]** Building on above mentioned plot along with as built drawing duly approved. You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Signature
valid

Digitally signed by
the Executive Engineer
Date: 27 Feb 2024 10:20:41
Subject: Occupancy Certificate
Version: 1.0

CIDCO/BP-16430/TPO(NM & K)/2019/11993

Date : 07 February, 2024

Unique Code : 20230402102389902

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of **Resi_Commercial [Resi+Comm]** Building **G+20 [Total BUA = 3848.45Sq.mtrs , Residential BUA = 3538.49 Sq.mtrs , Commercial BUA = 309.96 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 63No. , No. of Residential Units = 51No. , No.of Commercial Units = 12No. , Any Other Units = NANO. Ground+No. Of Floors = G+20]** Plot No. **38 ,]** , Sector - **15** at **Kharghar** of Navi Mumbai completed under the supervision of **VISHAL NAVINCHANDRA SHAH** Architect has been inspected on **22 January, 2024** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **29 March, 2019** and that the development is fit for the use for which it has been carried out.

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.

Thanking you,

Yours faithfully,

Validity
unknown

Digitally signed by RASHMI
BHUSHAN CHALDHARI
Date of Feb 2024 09:44
Organization: CIDCO
Designation: Social
Planner

