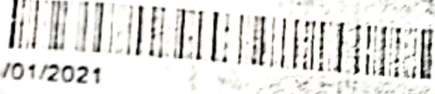


lex-2( सूची - २ )



01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 572/2021

नोंदणी :

Regn.63m

गावाचे नाव : पाली देवद

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	3300000
3) बाजारभाव (माहेपट्टयाच्या तबतितपट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)	2089000
4) भू-मापन, पोटहिस्सा व धरक्रमांक असल्यास)	1) सालिकेचे नाव: रायगड इतर वर्णन .; इतर माहिती: प्रभाव क्षेत्र दर रु. 47100/- प्रति चौ. मी. - तदनिका नंबर 203, दुसरा मजला, नील अपार्टमेंट, प्लॉट नंबर 7, गट नंबर 19 सी, हिस्सा नंबर (1), मौजे पाली देवद, तालुका - पनवेल, जिल्हा रायगड, क्षेत्र 36.60 चौ. मी. कारपेट ( ( Plot Number : 7 ; ) )
5) क्षेत्रफळ	1) 288.00 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिचे व पत्ता.	1): नाव:-मे/ नील विल्डस अॅण्ड डेव्हलपर्स तर्फे प्रोप्रायटर विलास मदनलाल कोठारी यांचे तर्फे कु.मु. म्हणून संजय सुरेश दलाल . वय:-45; पत्ता:-प्लॉट नं: ., भाळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 5 नील अवेन्यु, आय.सी.आय.सी.आय. बँकेच्या जवळ, . रोड नं: पनवेल भायेरान रोड, सेक्टर नंबर 19, नवीन पनवेल (पूर्व), ता. पनवेल, जि. रायगड , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ACHPK9935F
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आकाश जकाप्पा खांडेकर . . वय:-21; पत्ता:-प्लॉट नं: ., भाळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: राहणार - ए/ टाईप, स्टील-13, रूम नं 30/6, नवीन पनवेल (ईस्ट), ता पनवेल, जि. रायगड , महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 पॅन नं:-FUZPK8440L 2): नाव:-विमल जकाप्पा खांडेकर . . वय:-40; पत्ता:-प्लॉट नं: ., भाळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: राहणार - ए/ टाईप, स्टील-13, रूम नं 30/6, नवीन पनवेल (ईस्ट), ता पनवेल, जि. रायगड , महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 पॅन नं:-BEJPK8435H
9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
10) दस्त नोंदणी केल्याचा दिनांक	14/01/2021
11) दस्त क्रमांक, खंड व पृष्ठ	572/2021
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	99000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

सह दुय्यम निबंधक, पनवेल-४

साठी विचारात घेतलेला तपशील:-

क 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.

Date :- 30/01/2021

To,  
MR. AKASH JAKAPPA KHANDEKAR  
MRS. VIMAL JAKAPPA KHANDEKAR  
A TYPE, SECT- 13 , ROOM NO. 30/6  
NEW PANVEL - EAST - 410206

Sub:- Flat No 203 on 2<sup>ND</sup> Floor in NEEL APARTMENT, Situated At Plot No. 7 , Gat N  
Hissa No. (1), Pali Devad, Panvel, District - Raigad .

Dear Sir,

Please find above mentioned flats Original documents for your reference.

1. Registered Agreement for Sale dated 21/12/2020
2. Registration Receipt dated 14/01/21
3. Xerox Copy of Agreement for sale
4. Index II
5. Cheque Receipt
6. Demand Letter
7. BANK NOC

Kindly Acknowledge the above received in original.

Thanking You,

Yours Faithfully,

For Neel Builders And Developers

Authorised Signatory

MR. AKASH JAKAPPA KHANDEKAR

I say Received

MRS. VIMAL JAKAPPA KHANDE

Date :- 30/01/2021

To,  
MR. AKASH JAKAPPA KHANDEKAR  
MRS. VIMAL JAKAPPA KHANDEKAR  
A TYPE, SECT- 13 , ROOM NO. 30/6  
NEW PANVEL - EAST - 410206

Sub:- Flat No 203 on 2<sup>ND</sup> Floor in NEEL APARTMENT, Situated At Plot No. 7 , Gat No. 19C ,  
Hissa No. (1), Pali Devad, Panvel, District - Raigad .

Dear Sir,

Please find above mentioned flats Original documents for your reference.

1. Registered Agreement for Sale dated : 21/12/2020
2. Registration Receipt dated : 14/01/21
3. Xerox Copy of Agreement for sale
4. Index II
5. Cheque Receipt
6. Demand Letter
7. BANK NOC

Kindly Acknowledge the above received in original.

Thanking You,

Yours Faithfully,

For Neel Builders And Developers

# NEEL BUILDERS & DEVELOPERS



1st Floor, NEEL AVENUE, Above ICICI Bank, Plot No.05, Panvel - Matheran Road, Sector - 19, New Panvel (E) - 410 206.  
Email : neelbuilders@gmail.com

Tel : 022 - 2745 4046 / 2745 1917 / 2745 1791

Date: 30.01.2021

To,  
MR. AKASH JAKAPPA KHANDEKAR  
MRS. VIMAL JAKAPPA KHANDEKAR  
A TYPE, SECT- 13 , ROOM NO. 30/6  
NEW PANVEL - EAST - 410206

Sub: Demand Letter In Terms Of Agreement for Sale of Flat No 203 on 2<sup>ND</sup> Floor in NEEL APARTMENT, Situated At Plot No. 7 , Gat No. 19C , Hissa No. (1), Pali Devad, Panvel, District - Raigad .

Sir,

We hereby inform you that we have completed 100% construction of the above mentioned building and obtained Completion Certificate of above noted Building. The amount which is due from you as on today is as under: -

Agreement Value	Rs. 33,00,000.00
Amount Received	Rs. 8,00,000.00
Balance Amount	Rs. 25,00,000.00

NOTE: \* Kindly issue cheque favouring M/s. NEEL BUILDERS AND DEVELOPERS, A/c. 023102000001793, IDBI BANK, NEW PANVEL BRANCH. IFSC- IBKL0000023,

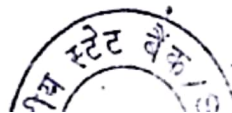
Kindly arrange to send the payments of the above amount due within 15 days from the date of this intimation letter. Failing which, it will attract financial charges at the rate of 15% per annum. Also arrange to pay the overdue unpaid amount if any immediately.

Please note that the timely payment of all installments as mentioned in the Letter Agreement for Sales for the said premises is the essence of the contract.

Thanking you,

For M/s. NEEL BUILDERS AND DEVELOPERS

(Proprietor)



मूलप्रति से सत्यापित  
VERIFIED WITH ORIGINAL

# NEEL BUILDERS & DEVELOPERS



1st Floor, NEEL AVENUE, Above ICICI Bank, Plot No.05, Panvel - Matheran Road, Sector - 19, New Panvel (E) - 410 206.  
Tel : 022 - 2745 4046 / 2745 1917 / 2745 1791

To, Email : neelbuilders@gmail.com  
IDBI BANK LTD

.....Branch

## Sub: Permission to Mortgage Etc.

Dear Sirs,

This is to confirm that we have sold flat no. 203 on the 2<sup>nd</sup> floor in the building called Neel Apartment, situated on Plot No.7, Gat no.19C , Hissa No.(1),Pali Devad ,Panvel to **MR. AKASH JAKAPPA KHANDEKAR & MRS. VIMAL JAKAPPA KHANDEKAR** for a total consideration of **Rs. 33,00,000 (Rs. Thirty Three Lacs Only)** under an agreement dated 31<sup>st</sup> December 2020.

We confirm that we have obtained necessary permission/s approval/s sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the shop is in accordance with the approved plans.

We assure you that the said Flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We have a clear legal and marketable title to the said property and every part thereof.

We have no objection to your giving a loan to the above buyer/s and his/her/their mortgaging the said shop with you by way of security for repayment, not withstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when informed, about the shop being so mortgaged


Thanking you.  
Yours faithfully,

For M/s. NEEL BUILDERS & DEVELOPERS

  
PROPRIETOR



मूलप्रति से सत्यापित  
VERIFIED WITH ORIGINAL

  
BRANCH MANAGER

528/572

पावती

Original/Duplicate

Thursday, January 14, 2021

नोंदणी क्रं. :39म

1:20 PM

Regn.:39M

पावती क्रं.: 634 दिनांक: 14/01/2021

गावाचे नाव: पाली देवद

दस्तऐवजाचा अनुक्रमांक: पवल4-572-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आकाश जकाप्पा खांडेकर . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 31360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:39 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panel 4

सह दुय्यम निबंधक, पनवेल-४

बाजार मुल्य: रु.2069000/-

मोबदला रु.3300000/-

भरलेले मुद्रांक शुल्क : रु. 99000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1301202112777 दिनांक: 13/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009287735202021E दिनांक: 29/01/2021

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला

पक्षकाराची सही

(Signature)

कन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Transaction ID 202101142350

14 January 2021 01:08:26 PM

पवल4

वर्षाकनाचे वर्ष 2020  
 लहान रायगड  
 क्षेत्र विभाग तालुका : पनवेल  
 मूल्य विभाग 6.4-रहिवास व इतर तत्सम वापरातील विकसित जमिनी  
 पत्रके नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

प्रकार	मूल्य दर	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
निवासी जमीन	निवासी सदनिका	47100	कार्यालय	53800	चौ मीटर
दुकाने	64100				

बांधीव क्षेत्राची माहिती  
 घटकाम क्षेत्र (Built Up)- 43.92 चौ. मीटर  
 घटकामाचे वर्गीकरण- 1-आर सी सी  
 वाहन सुविधा - आहे  
 प्रकल्पाचे क्षेत्र - Less than 1 Hectors  
 प्रकल्प प्रकार - First Sale  
 प्रकल्प / Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
 = (47100 \* (100 / 100)) \* 100 / 100  
 = Rs.47100/-

प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर)  
 प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.47100/-  
 मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 47100 \* 43.92  
 = Rs.2068632/-

Applicable Rules = 3, 18, 19, 5 ब

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी  
 = A + B + C + D + E + F + G + H + I  
 = 2068632 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.2068632/-

Home

Print

पवल - 4  
 14/01/2021  
 2/14

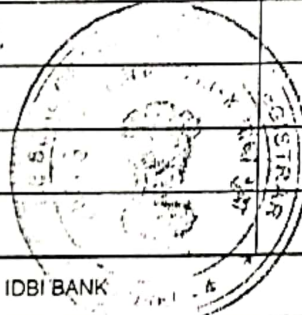
CHALLAN  
MTR Form Number-6



MH009287735202021E		BARCODE		Date	29/12/2020-18:01:45	Form ID	25 2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Payer Name PNL4_PANVEL NO 4 SUB REGISTRAR				PAN No.(If Applicable)	FUZPK8440L		
Location RAIGAD				Full Name	AKASH JAKAPPA KHANDEKAR AND OTHER		
2020-2021 One Time				Flat/Block No.	FLAT NO. 203, 2ND FLOOR. NEEL		
				Premises/Building	APARTEMENT		
Account Head Details			Amount In Rs.				
46401 Stamp Duty			99000.00		Road/Street PLOT NO. 7, GAT NO. 19 C, HISSA NO (1), VILLAGE PALI DEVAD		
53301 Registration Fee			30000.00		Area/Locality TAL. PANVEL; DIST. RAIGAD		
					Town/City/District		
					PIN 4 1 0 2 0 6		
					Remarks (If Any)		
					PAN2=ACHPK9935F--SecondPartyName=NEEL BUILDERS AND DEVELOPERS--		
			Amount In		One Lakh Twenty Nine Thousand Rupees Only		
			Words		1,29,000.00		
Account Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332020122927892	2651346446
DD No.				Bank Date	RBI Date	29/12/2020-18:02:30	30/12/2020
Bank				Bank-Branch		IDBI BANK	
Branch				Scroll No. , Date		100 , 30/12/2020	



प व ४  
५०२-०९९  
५ ए



Document ID: This challan is a document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9800000000

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.01.21



**AGREEMENT FOR SALE**

THIS AGREEMENT made and entered into at PANVEL this 31 day of December in the CHRISTIAN YEAR 2020;

Handwritten notes and stamps: "31", "402", "R022", and a circular stamp.

**BETWEEN**

M/s. NEEL BUILDERS & DEVELOPERS, a proprietary concern, by its SOLE PROPRIETOR, MR. VILAS MADANLAL KOTHARI, an adult having his office at NEEL AVENUE, above ICICI BANK, PLOT NO. 5, PANVEL-MATHERAN ROAD, SECTOR 19, NEW PANVEL (EAST), NAVI MUMBAI, hereinafter referred to as "the PROMOTER" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART;

**AND**

(1) MR./ MRS. AKASH JAKAPPA KHANDEKAR

\_\_\_\_\_

\_\_\_\_\_, AGED 21, OCCUPATION: Service

(2) MR./ MRS. VIMAL JAKAPPA KHANDEKAR

\_\_\_\_\_

\_\_\_\_\_, AGED 43, OCCUPATION: Service

residing at A/Type, Sect-19, Room no 3016,

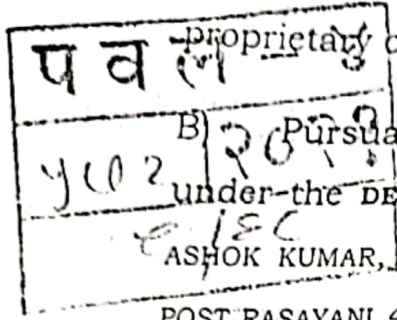
New panvel (East) 410206

Hereinafter referred to as "the FLAT PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his/her, their heirs, executors and administrators) of the OTHER PART;

Handwritten initials: "N.B."

**WHEREAS:**

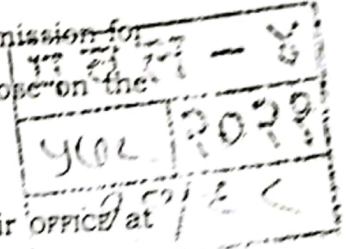
A) SHRI VILAS MADANLAL KOTHARI, the PROMOTER herein, has been carrying on the business as the builder/developer in the name of a proprietary concern, namely, M/s. NEEL BUILDERS & DEVELOPERS.



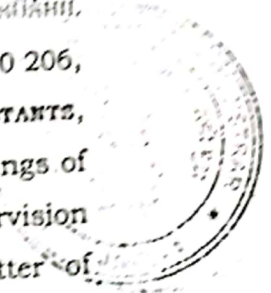
B) Pursuant to his business activities, the PROMOTER herein, under the DEED OF CONVEYANCE dated 29.05.2003 purchased from ASHOK KUMAR, residing at A/44, RELIANCE HOUSING COMPLEX, MOHOPUR, POST RASAYANI 410207, DISTRICT RAIGAD, a plot of land, being N.A. PLOT NO. 7, admeasuring 288.00 sq. meters laid out of the land bearing GAT NO. 19 C HISSA NO. (1), situate at VILLAGE PALI DEVAD, TALUKA PANVEL, DISTRICT RAIGAD (hereinafter referred to as "the said plot"), for consideration and on the terms and conditions more elaborately set out in the DEED OF CONVEYANCE dated 29.05.2003, which was lodged with the SUB-REGISTRAR, PANVEL-1, for registration on the even day SERIAL NO. पवेल १ - 01286 - 2003. In pursuance of the said transaction, the name of SHRI VILAS MADANLAL KOTHARI was recorded in the KAJED COLUMN of the 7/12 EXTRACT pertaining to the said plot, vide the MUTATION ENTRY bearing no. 793 dated 26.06.2003.

C) The original land bearing GAT NO. 19C HISSA NO. (1), situate at VILLAGE PALI DEVAD, TALUKA PANVEL, DISTRICT RAIGAD, was owned and possessed by (1) SHRI RAJKUMAR SHRIKRUSHNA GHIYA and ABID KURBANHUSE DARUWALA, who had made an application to the TAHSILDAR, PANVEL, for grant of non-agricultural permission for residential purpose and sanction of the LAYOUT PLAN, in respect of the said land. Upon considering recommendations by the ASSISTANT DIRECTOR, TOWN PLANNING, ALIBAG, for sanction of the LAYOUT PLAN and grant of non-agricultural permission for residential purpose, the TAHSILDAR, PANVEL vide his ORDER dated 04.12.1985 bearing NO. LNA/SR/22, sanctioned the LAYOUT PLAN consisting of eight plots of varied measurement along with the internal road and granted non-agricultural permission for residential purpose.

construction permission. Upon the recommendations made by the ASSISTANT DIRECTOR, TOWN PLANNING, the COLLECTOR, RAIGAD-ALIBAG, vide his ORDER dated 13.07.2004 bearing NO. ५११/दि.प्लान/अ-१/१३.०७.२००४ sanctioned the building plan and granted construction permission for putting up construction of a building for residential purpose on the said PLOT NO. 7 admeasuring 288.00 sq. meters.



E) The PROMOTER appointed M/s. VASTUKALPA, having their OFFICE at M/s. VASTUKALPA as the R.C.C. CONSULTANTS, having their OFFICE at MIDAHIL, PRIDE, UNIT NOS. 101/102, FIRST FLOOR, NEAR GARDEN HOTEL, PANVEL 410 206, DISTRICT RAIGAD, as the ARCHITECTS, and also as the R.C.C. CONSULTANTS, who have prepared the plans and structural designs and drawings of the building and the PROMOTER accepted the professional supervision of the ARCHITECTS and the STRUCTURAL DESIGNERS in the matter of construction work of the said building and the completion thereof.



F) The PROMOTER commenced and completed the construction of the building to be known as "NEEL APARTMENT" on the said plot in accordance with the plans sanctioned and the construction permission granted by the COLLECTOR, RAIGAD-ALIBAG and as approved by the ASSISTANT DIRECTOR, TOWN PLANNING, RAIGAD-ALIBAG. The said building consists of GROUND FLOOR/STILT and two UPPER FLOORS, containing eight flats for residential user. In pursuance whereof, GROUP GRAMPANCHAYAT, PALI DEVAD (SUKAPUR), has issued COMPLETION CERTIFICATE dated 06.05.2016.

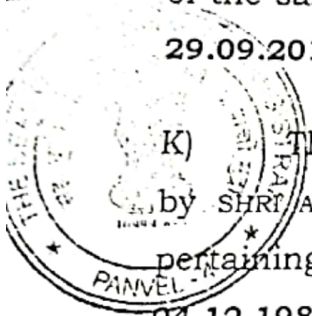
G) The title of the PROMOTER to the said plot has been certified by SHRI AVINASH Y. NARVEKAR, ADVOCATE, HIGH COURT, having his office at 10, SHAH PLAZA GROUND FLOOR, RAM GANESH GADKARI ROAD, BEHIND ADARSH HOTEL, PANVEL 410206, DISTRICT RAIGAD, vide his CERTIFICATE OF TITLE/SEARCH & TITLE REPORT dated 29.09.2016.

H) The PROMOTER now intends to sell flats in the said building to the prospective purchasers on OWNERSHIP BASIS and proposes to enter into the proto-type AGREEMENTS with such purchasers as contemplated under the law for the time being in force.

I) The FLAT PURCHASER/S demanded from the PROMOTER and PROMOTER has given to the FLAT PURCHASER/S inspection of all documents of title and other papers relating to the said property, the sanctioned plans, designs and specifications and of such other documents as under the law for the time being in force. The copies of all such documents are inspected and verified by the FLAT PURCHASER/S.

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The FLAT PURCHASER/S has/have satisfied himself/herself themselves as to the title of the PROMOTER herein, he being the owner of the said plot and has/have accepted the **CERTIFICATE OF TITLE** dated **29.09.2016** issued by SHRI AVINASH Y. NARVEKAR, ADVOCATE HIGH COURT.



K) The copies of (1) **CERTIFICATE OF TITLE** dated **29.09.2016** issued by SHRI AVINASH Y. NARVEKAR, ADVOCATE HIGH COURT, (2) **7/12 EXTRA** pertaining to the aforementioned plot, (3) **N.A. PERMISSION** dated **04.12.1985** granted by the TAHSILDAR, PANVEL, (4) **CONSTRUCTION PERMISSION** dated **13.07.2004** granted by the COLLECTOR, RAIGAD-ALIBAG, (5) **COMPLETION CERTIFICATE** dated **06.05.2016** issued by **GRAMPANCHAYAT, PALI DEVAD (SUKAPUR)** (6) **LIST OF AMENITIES** and (7) **TYPICAL FLOOR PLAN** of the flat in the said building, are annexed hereto.

L) The purchase is aware that the building is ready for occupation and possession flat/unit will be handed over upon the payment of entire consideration to the DEVELOPERS and requested the PROMOTER for allotment/ sale of **FLAT NO. 203** admeasuring **36.60 sq. meters of carpet area** on the **2nd** FLOOR of the said building to be known as "**NEEL APARTMENT**" (hereinafter referred to as "the said **BUILDING**") constructed by the PROMOTER on the said plot, more specifically described in the **SECOND SCHEDULE** hereunder written.

M) The FLAT PURCHASER/S has/have been specifically informed of the fact that the dimensions mentioned in the plans are unfinished dimensions. It is specifically agreed, understood, affirmed and confirmed by the FLAT PURCHASER/S that the carpet area of the FLAT is taken as the total area measured between wall to wall, including internal plaster thickness and kitchen.

B) The parties hereto are desirous of recording the terms and conditions agreed between them as hereinafter appearing.

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

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The PROMOTER constructed and completed construction of the building on the said plot, being N.A. PLOT NO. 7, admeasuring 288.00 sq. meters, laid out of land bearing GAT NO. 19C HISSA NO. (1), situate at VILLAGE PALI DEVAD, TALUKA PANVEL, DISTRICT RAIGAD, more particularly described in the FIRST SCHEDULE hereunder written, in accordance with the plans sanctioned and the construction permission granted by the COLLECTOR, RAIGAD-ALIBAG, which have been seen and approved by the FLAT PURCHASER/S. The said building shall be known as "NEELAPARTMENT" consisting of GROUND FLOOR/STILT and Two UPPER FLOORS containing eight flats for residential user.

2. (i) The FLAT PURCHASER/S hereby agrees to purchase from the PROMOTER and the PROMOTER hereby agrees to sell/allot to the FLAT PURCHASER/S a flat, being FLAT NO. 203 admeasuring 36.60 sq. meters of carpet area on the 2nd FLOOR as shown in the floor plan thereof hereto annexed (hereinafter referred to as "the said FLAT" and more specifically described in the SECOND SCHEDULE hereunder written) for the lumpsum consideration of Rs. 33,00,000/- (RUPEES Thirty three lakhs only) to be paid to the PROMOTER by the FLAT PURCHASER/S for the sale/allotment of the said FLAT. The consideration to be paid by the FLAT PURCHASER/S

PROMOTER against all claim/s, charge/s, expense/s and loss/es incurred by the PROMOTER, in case the FLAT PURCHASER/S fail/s, neglect/s or avoid/s to make the payments mentioned in this AGREEMENT.

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7. The FLAT PURCHASER/S confirms/s that the PROMOTER have given to the FLAT PURCHASER/S full, free and complete inspection and the FLAT PURCHASER/S declare to have taken free and complete inspection of all the documents of title and papers relating to the said property including the DEED OF CONVEYANCE dated 29.05.2003 mentioned hereinabove, the sanctioned plans, designs and specifications and of such other documents as are specified under the law for the time being in force. The FLAT PURCHASER/S confirms/s that he/she/has appraised himself/herself/themselves of the building plans and working drawings and has/have no grievance with regard to the position, size, location, etc. of columns, beams, walls, windows, doors, offsets or any other structural or masonry members.

8. It is expressly agreed that the said FLAT shall contain specifications, fixtures, fittings and amenities as set out in the LIST OF AMENITIES & SPECIFICATIONS hereto annexed and the FLAT PURCHASER/S confirm/s that the PROMOTER shall not be liable to provide any other specifications, fixtures and amenities in the said FLAT.

9. The FLAT PURCHASER/S shall use the said FLAT for residential purpose only and for no other purpose. The FLAT PURCHASER/S shall not use the said FLAT for purpose other than for which it is agreed to purchase, which may or is likely to cause nuisance or annoyance to the occupiers of the neighboring premises or for any illegal or immoral purpose.

10. Until the management of the building is entrusted to the SOCIETY

1. Structure to be R.C.C. framed.
2. All external walls to be of 0.15 thick bricks.
3. All internal walls to be of 0.115m thick brick walls.
4. External face of building shall have acrylic paint with texture.
5. Plastic paint for the internal face of the flat.
6. Vitrified flooring in the entire flat and anti skid tiles for terrace.
7. Granite kitchen platform with S.S. sink and 1.2 m dado of wall.
8. Concealed copper wire with modular switches and adequate electrical points.
9. Concealed plumbing with reputed make fittings.
10. Toilet shall have lintel level glazed tiles.
11. Powder-coated aluminum sliding windows.
12. All the doors shall be flush doors.

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

ALL that piece or parcel of N.A. plot of land bearing PLOT NO. 1 measuring 288.00 sq. meters laid out of land bearing GAT NO. 1/1 HISSA NO. (1), situate at VILLAGE PALI DEVAD, TALATHI SAJA ASUDGAON, within the limits of GRAMPANCHAYAT, PALI DEVAD, TALUKA & REGISTRATION DISTRICT PANVEL, DISTRICT & REGISTRATION DISTRICT RAIGAD, which is bounded as follows :-

ON OR TOWARDS THE EAST	: BY PLOT NO.6
ON OR TOWARDS THE WEST	: BY PLOT NO.8
ON OR TOWARDS THE SOUTH	: BY GUT NO. 19/C (2)
ON OR TOWARDS THE NORTH	: BY 6 M. WIDE INTERNAL ROAD

SIGNED AND DELIVERED by the  
withinnamed PROMOTER  
M/s. NEEL BUILDERS AND DEVELOPERS  
(PAN: ACHPK9935F)  
by its PROPRIETOR  
MR. VILAS MADANLAL KOTHARI  
IN THE PRESENCE OF

) FOR M/s. NEEL BUILDERS AND DEVELOPERS



MR. VILAS MADANLAL KOTHARI

PROPRIETOR



1) Nishigantha Patil

2) Darti Parker

SIGNED AND DELIVERED by the  
withinnamed FLAT PURCHASER/S

1) MR./MRS. RAKESH JAKAPPA  
KHANDEKAR

(PAN: FUJPK 8440 L)



2) MR./MRS. VIMBAL

JAKAPPA KHANDEKAR

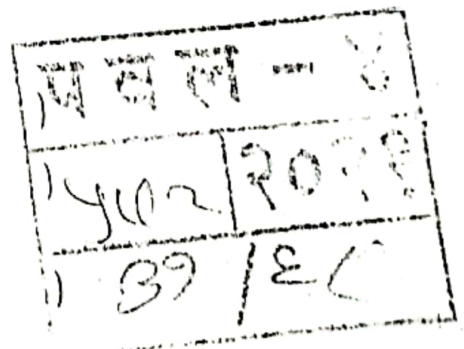
PAN: BEJPK 8435 H



IN THE PRESENCE OF

1) Nishigantha Patil

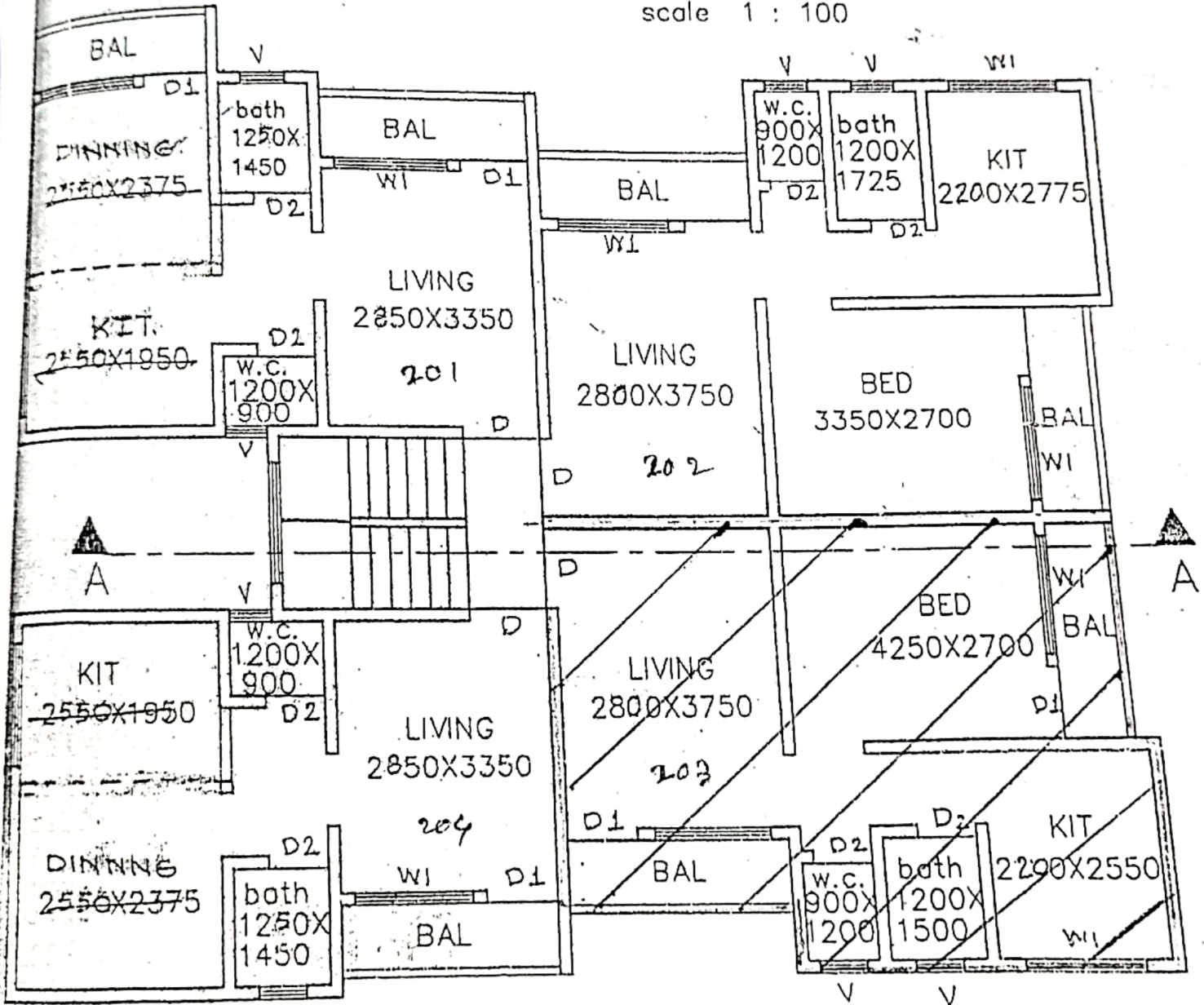
2) Darti Parker





# SECTION

scale 1 : 100

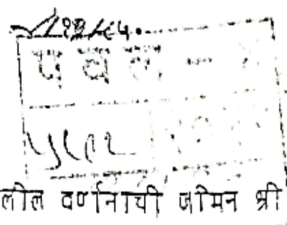


## STILT & FIRST FLOOR PLAN

& SECOND FLOOR scale 1 : 100

- १) श्री. अबीद कुरबान हु. दासवाला वगैरे ?  
रा. प्रकृतिक्षेत्र पाळीदेवद  
यांच्या ता. — या अर्ज
- २) मा. सहायक संपालक नगर सपना अलिवाग.  
यांचे ता २०.११.८५ पत्रा.
- ३) मंडळ अधिकाारी पनवेल यांचे कडील  
पत्र-तफ. २२/११/८५ च्या दिने
- ४) से. पिल्लहाधिकारी सी। रायगड पत्रा नं. आर बी/डस्क/  
उल अेन अे/ नं ता. १८.१०.८५.

नं. सलअेनअे/ससआर / २२  
तहसील कार्यालय  
पनवेल २२/११/८५



आज्ञापत्र

मांजे पाळीदेवद ता. पनवेल तहसील छालील वर्णनाची जमिन श्री. अबीद कुरबान हु. दासवाला व रायगड वीरूणा धिया यांचे नाते म्हणून रेकॉर्डिंगा वळ नमुदतील कलेक्टर हज्जे दाखल आहे.

गांवे	त.नं. डि.नं.	फोटा	आकार.
पाळीदेवद	१२/क(१)	०३६-३	६-००

ही जमीन निवासी करणासाठी परवानगी मिळावी अशी अर्जदाराचे विवृती केली आहे.

अर्जासोबत ७/१२ चे उत्तारे पहाता असे दिसून येते की.

- १) अर्जदार यांची ही जमीन सभाधिक आहे.
- २) जमिनीवर तारणाचा बोजा नाही. १२.८८
- ३) जमीन ग्रामप्रंथायत हद्दीत आहे. १० १७
- ४) ही जमीन सरकारी अधाटा निमसरकारी कारणासाठी राखून ठेवलेली नाही.

महाराष्ट्र जमीन महसूल कायदा १८६६ व त्याखालील नियमानुसार तहसीलदार पनवेल यांना प्रदान करण्यात आलेल्या प्रातीनुसार श्री. अबीद कुरबान हु. दासवाला वगैरे, रा. पाळीदेवद यांना छाली नमुद केलेल्या जमिनीची बिनशेती परवानगी नियती कारणासाठी छालीत हद्द प्रातीवर देणेत येत आहे.

गावाचे नांव - पाळीदेवद ता. पनवेल, जि. रायगड.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIMAL JAKAPPA KHANDEKAR

NANA RAMANNA SALGARE

01/06/1977

Permanent Account Number

BEJPK8435H

विमान

Signature



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विमान