

353/5920

पावती

Original/Duplicate

Friday, June 02, 2017

नोंदणी क्र. :39म

5:22 PM

Regn.:39M

पावती क्र.: 7263

दिनांक: 02/06/2017

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पबल2-5920-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हंस कुमार - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1100.00

पृष्ठांची संख्या: 55

एकूण:

₹. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:38 PM ह्या वेळेस मिळेल.

Joint Sr/Panvel 2

बाजार मुल्य: ₹.5954000 /-

मोबदला ₹.6000000/-

भरलेले मुद्रांक शुल्क : ₹. 360000/-

सहदुय्यम निबंधक वर्ग-२
(पनवल २)

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001900674201718R दिनांक: 01/06/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1100/-

Hans Kumar



02/06/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

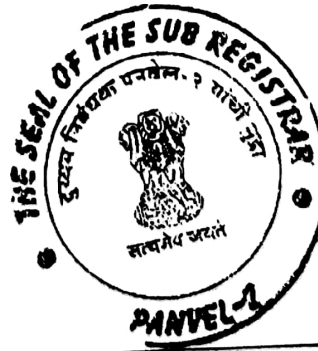
दस्त क्रमांक : 5920/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5954000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग क्र.20/34 सदनिका क्र.1903,19वा मजला, निहारीका रेसिडेन्सी, प्लॉट नं.15,17,18,18ए 19,20, सेक्टर-34बी, ओवे खारघर, नवी मुंबई, ता.पनवेल, जि. रायगड, क्षेत्र: 52.53. चौ.मी. कारपेट + 4.114 चौ.मी. पॉकेट टेरेस + 5.612 चौ.मी. एफ.बी. ((Plot Number : 15, 17 18 18A 19 20 ; SECTOR NUMBER : 34B ;))
(5) क्षेत्रफळ	1) 52.53 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. जुही डेव्हलपर्स तर्फे प्रो.प्रा. श्री. विजय बी. बजाज तर्फे कु.मु.म्हणून. नितीन यशवंत घोसाळकर - - वय:-44; पत्ता:- प्लॉट नं. ऑफिस नं.1605/06, माळा नं. -, इमारतीचे नाव: ऑबियन्स कोर्ट, ब्लॉक नं: प्लॉट नं.02, सेक्टर -19डी, वाशी नवी मुंबई, रोड नं: - महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AEAPB4012R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हंस कुमार - - वय:-36; पत्ता:- फ्लॅट नं.ए-1304, -, लियोयड्स ईस्टेट, -, वडाला ईस्ट मुंबई, वडाला दूकक टेम्प्ले, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400037 पॅन नं:-BBBPK5304C 2): नाव:- श्रीमती प्रिया - - वय:-28; पत्ता:- प्लॉट नं: फ्लॅट नं.ए-1304, माळा नं: -, इमारतीचे नाव: लियोयड्स ईस्टेट, ब्लॉक नं: -, रोड नं: वडाला ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-BDPPP7643P
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2017
(10) दस्त नोंदणी केल्याचा दिनांक	02/06/2017
(11) अनुक्रमांक, खंड व पृष्ठ	5920/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सहदुय्यम निबंधक वर्ग-२
(पनवेल २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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Juhi Developers :- Pan No. :- AEAPB4012P
 Shri Hans Kumar :- Pan No. :- BBBPK5304C
 Smt. Priya :- Pan No. :- BDPpp7643P

AGREEMENT TO SELL

THIS AGREEMENT made at Navi Mumbai this ^{2ND} day of ~~TINE~~ ^{TWENTY} Two Thousand and ~~SEVENTEEN~~ ^{SEVEN} BETWEEN SHRI VIJAY BAJAJ, the Sole Proprietor of M/S. JUHI DEVELOPERS, a proprietary concern having its office at Office No. 1605/1606, The Ambience Court, Plot No. 2, Sector 19D, Vashi, Navi Mumbai hereinafter referred to as the "BUILDER" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART; AND SRI/SMT. HANS KUMAR SMT. PRIYA** Indian Inhabitant residing at ^{A-1304, 410yds. Estate} ~~Wardada, C. East, 3, Mumbai - 400037~~ hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his heirs executors administrators) of the **SECOND PART;**

WHEREAS:

A. The Government of Maharashtra having being satisfied that it was expedient in the public interest that the an area reserved and designated on the regional plan should be developed as a 'Site' for New Town designated by Notification in the official Gazette, a 'site' for New Town which was specified in the notification as Navi Mumbai;

[Handwritten signatures and initials]

3. The Purchaser hereby agrees to purchase from the Builder and the Builder hereby agrees to sell to the Purchaser on the basis of the plan of the flat being flat No. 1903 on the 1975 floor of 1980th of the Open/Stilt Car Parking (No. to be allotted at the 1980th (possession)) of the building to be known as "NIMHARIKA RESIDENCY" being constructed on the said plot along with the pocket terrace, flower bed with projected terrace, open/stilt car parking (hereinafter referred to as "the flat") as under:



- i) The carpet area of the flat including enclosed balcony is 52.53 Sq. mtrs. equivalent to 565 sq. ft.
 Explanation : The enclosed balcony means the balcony that has been permitted to be enclosed as per the approved plan under Regulation 16.3(5)(d) of the GDCR for Navi Mumbai, 1975.
 - ii) The Double Height Projected (Pocket) Terrace have been designed by the architect as per the prevailing policy of CIDCO (revised in Reg. 43.5 of the GDCR for Navi Mumbai Municipal Corporation 1994) which admeasures 4.17 Sq. mtrs. equivalent to 44 sq. fts.
 - iii) The flower-bed has been designed by the architect as per the policy of the Planning Authority which admeasures 5.612 Sq. mtrs. equivalent to 60 sq. fts.
 - iv) The excluding attached open terrace of 1 Sq. mtrs. equivalent to 10 sq. fts.
4. In consideration of the Builder agreeing to sell the said flat on the basis of the carpet area only, the purchaser/s has/have agreed to pay to the builder a lumpsum price of Rs. 60,00,000/- (Rupees Sixty Lakh only) in accordance with the Schedule of 10th payment which is hereunder written. The payment of the consideration STRICTLY as per the payment schedule is agreed and understood to be the essence of the contract for the payment of the installments as per the schedule is essential for the completion of the construction in the given time frame and the default may affect the completion of project within the committed time frame. The Purchaser has been explained the representation that any default in the payment as per the schedule might cause to the entire project. The Purchaser has therefore agreed not to commit any default in the payment as per the schedule of payment.
- 4.A. The Purchaser/s shall pay to the Builders, the sum of Rs. 1,00,00,000/- (Rupees Sixteen Lakh Only) on or before the execution of this Agreement as deposit and/or the earnest (which admit and acknowledge) and the balance amount of Rs. 44,00,000/- (Rupees four Lakh Only) shall be paid by the Purchaser/s to the Builders in the manner and by installments specified below:

¹ Carpet Area includes the area of the balcony as provided under the explanation appended to Section -3(2)(n) of Maharashtra Ownership of Flats Act, 1963

55. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall belong exclusively to the respective purchaser of the terrace-flat and such terrace space are intended for the exclusive use of the respective terrace Purchaser. The writing is obtained from the concerned local authority and the Builder or the Society, as the case may be.

प्राचिन
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56. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act and the rules made thereunder.

57. Any dispute or differences arising out of the transaction carried out under this agreement and/or if the interpretation of any or all clauses of this agreement arises, the same shall be referred to the Arbitration Tribunal also constituted as per the provisions of the Arbitration and Conciliation Act and the Award passed by such Arbitration Tribunal shall be final and binding on the parties concerned.

58. Flat No. 4903 is Mortgaged to Indiabulls Housing Finance Ltd. After receiving the payment from the purchaser we will obtain release NOC from IHFL by paying proportionate amount to IHFL as per terms & conditions of IHFL.



THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plots Nos. 15, Owe-Kharghar, Navi Mumbai, 12½ scheme containing by admeasurement an area of 799.92 sq. mtrs. or thereabout and bounded as follows:

- On or towards the North : Plot No. 14
- On or towards the South : Plot No. 16, 17
- On or towards the East : Prop. 15.0 mtr wide road
- On or towards the West : Plot No. 18

THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plots Nos. 17, Owe-Kharghar, Navi Mumbai, 12½ scheme containing by admeasurement an area of 449.99 sq. mtrs. or thereabout and bounded as follows:

- On or towards the North : Plot No. 15
- On or towards the South : Plot No. Road
- On or towards the East : Plot No. 18
- On or towards the West : Plot No. 16

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THE THIRD SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plot Nos. 18, Owe-Kharghar, Navi Mumbai, 12½ scheme containing by admeasurement an area of 109.30 sq. mtrs. or thereabout and bounded as follows:

18	2089
Prop. 15.0 mtr wide road	
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On or towards the North : Prop. 15.0 mtr wide road
 On or towards the South : Plot No. 15
 On or towards the East : Prop. 15.0 mtr wide road
 On or towards the West : Plot No. 19/20

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel of land bearing Plot No. 18A, Owe-Kharghar, Navi Mumbai, 12½ scheme containing by admeasurement an area of 198.00 sq. mtrs. or thereabout and bounded as follows:

On or towards the North : 15.0 Mtrs wide road
 On or towards the South : Plot No. 18
 On or towards the East : Plot No. 18
 On or towards the West : Plot No. 20

THE FIFTH SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plot No. 19, Owe-Kharghar, Navi Mumbai, 12½ scheme containing by admeasurement an area of 299.92 sq. mtrs. or thereabout and bounded as follows:

On or towards the North : Plot No. 18
 On or towards the South : 11 Mtrs wide road
 On or towards the East : Plot No. 2
 On or towards the West : Plot No. 17

THE SIXTH SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plot No. 20, Owe-Kharghar, Navi Mumbai, 12½ scheme containing by admeasurement an area of 444.76 sq. mtrs. or thereabout and bounded as follows:

On or towards the North : Plot No. 18B
 On or towards the South : Road
 On or towards the East : Road
 On or towards the West : Plot No. 19B

JUHI

DEVELOPERS

Date: 17.06.2017

POSSESSION LETTER

We have today put Mr. HANS KUMAR & Mrs. PRIYA vacant & peaceful possession of FLAT NO. 1903 on 19th Floor in building "NIHARIKA RESIDENCY" situated at Plot No. 15,17,18,18A,19&20, Sector-34B, Owe Kharghar, Navi Mumbai.

Mr. HANS KUMAR & Mrs. PRIYA has examined the said Flat & found the same in order & good working condition & as per the list set out in the schedule in the Agreement dated 02.06.2017.

Hans Kumar

Priya

I confirm and accept.
(Mr. HANS KUMAR) &
(Mrs. PRIYA)

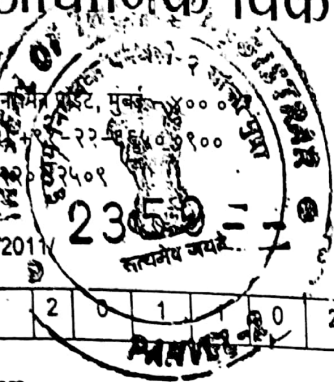
Yours faithfully,
For JUHI DEVELOPERS

[Signature]
(SOLE PROPRIETOR)

26/1/11

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मौद्रणीकृत कार्यालय
निर्मल, दुसरा मजला, नवि मुंबई, मुंबई-४००६१४
दूरध्वनी : (स्वागत कक्ष) +९१-२२-६७९१८१००
फॅक्स : +९१-२२-६७९१८१६६
CIDCO/ATPO(BP)/2011



मुख्य कार्यालय:
'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४००६१४
दूरध्वनी : +९१-२२-६७९१८१००
फॅक्स : +९१-२२-६७९१८१६६

दिनांक: 22 FEB 2011

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To:
Ms. Juhi Developers,
Prop. Shri Vijay B. Bajaj,
131/132, Central Facility Building,
APMC Market, Phase-II, Sector-19,
Vashi, Navi Mumbai

Sub:-Development permission for Residential Building on Plot-No.15, 17, 18, 18A, 19 & 20, Sector No.34-B, at Kharghar, (12.5% scheme) Navi Mumbai

- REF:-
- 1) Your architect's letter dated 03/09/2010 & 22/02/2011
 - 2) Final transfer order issued by EO for plot No.15, vide letter dtd.06/02/2006, M(TS-II) for plot No.17, vide letter dtd.06/10/2010, for plot No.18, vide letter dtd.28/12/2007, for plot No.18A vide letter dtd.09/08/2010, plot No.19 (EO) vide letter dtd.05/04/2007 & plot No.20 M(TS) vide letter dtd.21/06/2005
 - 3) Maveja NOC issued by EO vide letter dtd.05/01/2011
 - 4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.07/02/2011
 - 5) MSEDCL NOC issued by EE(Elect/Pnl-U)/Tech, Panvel vide letter dtd.05/02/2011
 - 6) 50% IDC paid of Rs.22,00,000/- vide
 - i) Receipt No.EMS/B No.203525, dtd.21/07/2006, Amount of Rs.12,00,000/-
 - ii) Receipt No.EMS/B No.200275, dtd.12/06/2006, Amount of Rs.8,00,000/-
 - iii) Receipt No.EMS/B No.332689, dtd.13/07/2010, Amount of Rs.2,00,000/-

Sir,

Please refer to your application for development permission for Residential Building on Plot No.15, 17, 18, 18A, 19 & 20, Sector No.34-B, at Kharghar, (12.5% scheme) Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

The Developers / Builders shall take all precautionary measure for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC paid of Rs.22,00,000/- vide i) Receipt No.EMS/B No.203525, dtd.21/07/2006, Amount of Rs.12,00,000/- ii) Receipt No.EMS/B No.200275, dtd.12/06/2006, Amount of Rs.8,00,000/- iii) Receipt No.EMS/B No.332689, dtd.13/07/2010, Amount of Rs.2,00,000/-, you may approach to the Office of Executive Engineer (Khr) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

(R.B. Pellit)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)

22 FEB 2011

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to

Proprietor:- Vijay Baldev Bajaj

Plot No. 15, 17, 18, 18A, 19 & 20 Road No. - Sector 34-B Node Kharghar (12.5% Scheme) of Mumbai

As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (stilt + 23rd floor)

Total Resi. BUA = 5087.441 sq. mtrs.

Nos. of Residential Units 123 Nos. of Commercial units NIL

1. This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person claiming 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.

पवल - १

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2. The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The 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 or and / or GDCR - 1975 in force.

The permission shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of R.M.T.P. Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.

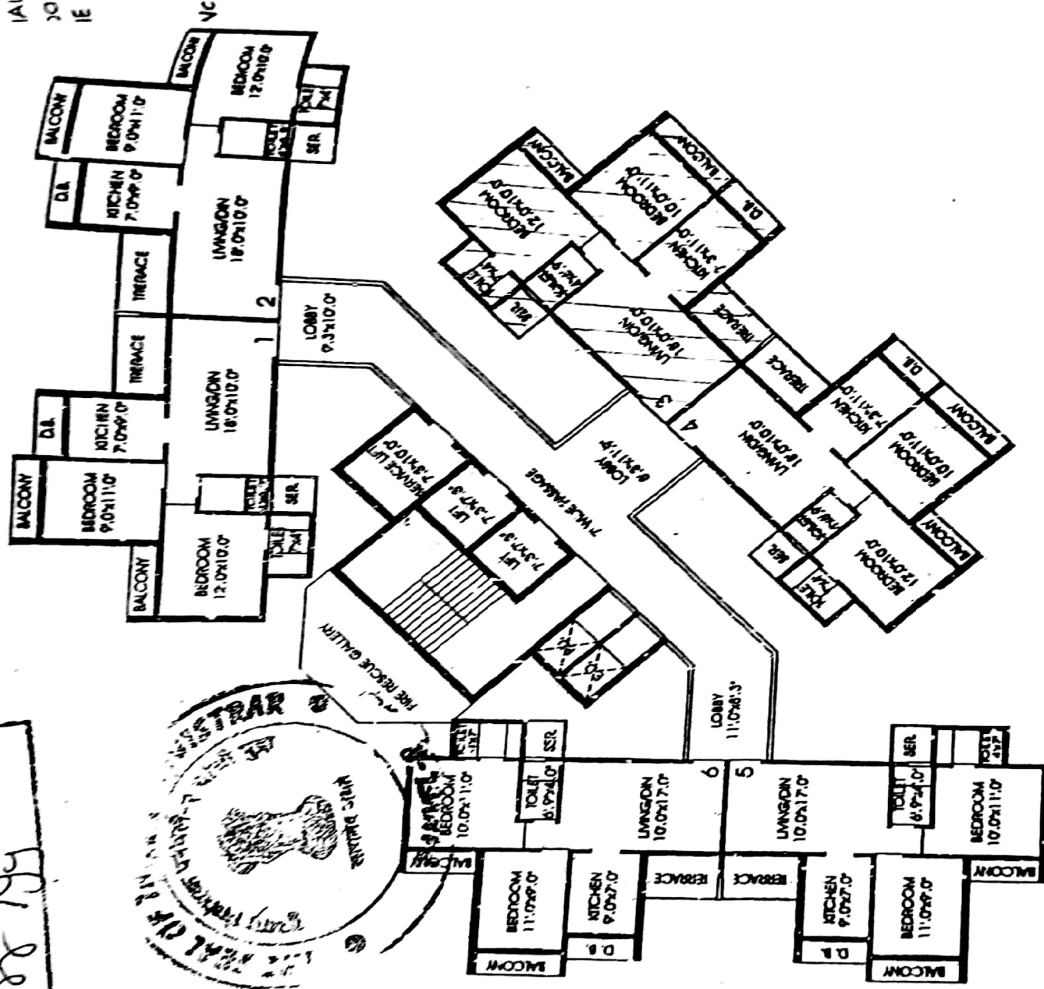


Niharika RESIDENCY

Plot No. 15, 17, 18, 18A, 19, 20, Sector - 34/B, Kharghar

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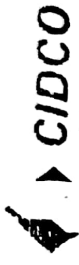


This Flat No. 1903, On 19th Floor
 is for Shri. Hans Kumar &
 Smt. Priya

TYPICAL FLOOR PLAN

(3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th & 21st FLOORS)

सयम
 Hans Kumar
 Priya



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
 2nd Floor, Ncriman Point,
 Mumbai - 400 021.
 Telephone: 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No.

Date: 26 MAY 2014

CIDCO/BP-7866/ATPO (NM & K)/2014/ 47155

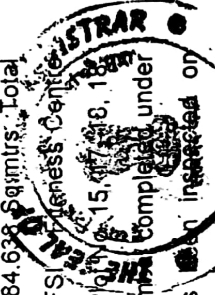
पत्रांक-३

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Ry Ry				

Unique Code No. 2 0 1 1 0 2 0 2 1 0 2 0

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building on Still + 1st floor podium+2nd floor podium+21 floor (Still +23 floors) [Resi. BUA= 5084.638 Sq.mtrs. Total BUA= 5084.638 Sq.mtrs. (No. of Units Resi.-123 Nos.)) (Free of FS) [Business Certificate] A, 19 & 20, Sector-34-B at Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Dimensions Architects Pvt. Ltd., has been inspected on 27/03/2014 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 22/02/2011 and that the development is fit for the use for which it has been carried out.



Manjula
 26/5/14

(Manjula Nayak)
 Addl. Town Planning Officer(BP)
 Navi Mumbai & Khopla

