

गावाचे नाव : चिंचवली शेकीन

वेलेखाचा प्रकार	करारनामा
मोबदला	2450000
वाजारभाव(भाडेपट्टयाच्या तितपट्टाकार आकारणी देतो की इदार ते नमुद करावे)	1480002

भू-मापन,पोटहिस्सा व क्रमांक(असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका क्र.बी-405 चौथा मजला,बी विंग,क्रिष्णा रेसिडेन्सी,सिटी सर्व्हे क्र.875 पी,सर्व्हे क्र. 21/2 बी,चिंचवली शेकीन,ऑप.लवजी रेल्वे स्टेशन,खोपोली,जि.रायगड. क्षेत्र 25.77 चौ.मी.कारपेट + 7.37 चौ.मी.बाल्कनी + 0.83 चौ.मी.बी.+ 3.56 चौ.मी.ओपन टेरेस/डब्ल्यु.एस(भोगवटा प्रमाणपत्र प्राप्त क्र.जा.क्र.के.एम.सी./नगर रचना/वा.प./3178/ दिनांक 26/03/2021)(C.T.S. Number : 875 P ;)

1) क्षेत्रफळ

1) 25.77 चौ.मीटर

1)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा हुमनामा किंवा आदेश असल्यास,प्रतिवादिचे व व पत्ता.

1): नाव:-मे. एस.पी.कंसट्रक्शन तर्फे भागीदार एन.डी.ठेसिया यांचे कु.मु. म्हणून अमर अरुण अस्वले -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ०१, क्रिस्टल अपार्टमेंट, प्लॉट क्र.२५, से.१९, पनवेल माथेरान रोड, नवीन पनवेल ईस्ट, ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(०). पिन कोड:-410206 पॅन नं:-AAHFS9101K

1)दस्तऐवज करून घेणा-या पक्षकाराचे व वा दिवाणी न्यायालयाचा हुकुमनामा किंवा दिश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-प्रिया हितेश सावंत -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ४, केदार बिल्डिंग, महंत रोड, श्री कृष्ण एजन्सी, विलेपार्ले ईस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-CJFPS9980M

1) दस्तऐवज करून दिल्याचा दिनांक

31/03/2023

1)दस्त नोंदणी केल्याचा दिनांक

31/03/2023

1)अनुक्रमांक,खंड व पृष्ठ

1563/2023

1)वाजारभावाप्रमाणे मुद्रांक शुल्क

147000

1)वाजारभावाप्रमाणे नोंदणी शुल्क

24500

1)शेरा



ल्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक 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

Under the provisions of Maharashtra Real Estate
(Regulation and Development Act, 2016)

This Agreement for sale of flat on Ownership basis made and entered into
at Khopoli/Khalapur on this the 31 day of the month of Mar 2023 *pst*

BETWEEN

M/S. S. P. CONSTRUCTION, Pan No. AAHFS9101K. a registered
partnership firm formed under the provisions of Indian partnership Act having
office 01, Crystal Apartment, Plot No. 25, Sector No. 19, Panvel-Matheran Road,
New Panvel (E),410 206, Dist Raigad, hereinafter called and referred to as the
"THE PROMOTERS" (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and include the present and future
partners their heirs,executors,administrators and assigns) of the **ONE**
PART;

AND

Mrs.Priya Hitesh Sawant Age: 40, Pan No. AAHFS9101K Adhaar Card
No.534070189505 Mob.No. 9969979599 residing at **Mrs. Priya Hitesh Sawant**
4, Kedar BLDG, Mahant Road, New Panvel (E), Vile Parle (East), Mumbai, Maharashtra, India 400057
hereinafter called and referred to as **The Purchaser/ Buyer** (which
expression shall, unless it be repugnant to the context or meaning thereof be
deemed to mean and include his/her heirs, executors, administrators and
assignees) of the **OTHER PART.**



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pst
PROMOTER

pst
PURCHASER/ BUYER

WHEREAS:

1. **The Promoter M/s. S.P.CONSTRUCTION** is an absolute, Legal and exclusive Ownership of all Said piece of land 4310 Sq.Mtr. CTS No.875P, Survey No.21/2B, 4310 Sq.Mtr. At Chinchavali Shekin, Khopoli, Tal-Khalapur, Dist- Raigad. More particularly described in the First schedule herein under written was owned by 1) Mr.Anil Jagannath Bhatankar. Residing at Om Residency, MCCH Society, Panvel. 2) Mr.Ravindra Yashwant Gaikwad. Residing at Village Karla, Tal- Mawal, District- Pune. and 3) Mr.Ankush Vasant Gaikwad, Residing at Village Karla, Tal- Mawal, District- Pune. has Sold/ Conveyed the said land by registered sale deed Date : 25th March 2016 registered under serial No. 1202/2016 with Sub-Registrar Khalapur. **S.P.CONSTRUCTION** have purchased said land and effect of the said Sale Deed is given to the Revenue Record and name of The Promoter name is mutated on 7/12 extract.
2. In view of registered Sale Deed The Promoter are seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of 4310 Sq. Mtr. CTS No.875P, Survey No.21/2B, land lying and being at Chinchavali Shekin, Khopoli, Taluka- Khalapur, District Raigad. (More particularly described in the First Schedule hereunder written (hereinafter referred to as "**The Said Land**")).
3. The Promoter is fully competent to enter into this agreement and all the legal formalities with respect to the title and interest of the promoter regarding the said land on which the project or building is to be constructed is completed.
4. The Promoter has purchased said land with a view to develop the same and to sell constructed area in the form of flats/shops etc to the intending buyers.
5. The Purchaser demanded from the Promoter has given inspection to the purchaser of all documents of Title including copies of Agreements, Development Permissions and Commencement Certificate Certificate of Title in respect of Project land Issued By Advocate Gajanan B. Pawar Annexed here. The Purchaser(s) has/have satisfied himself/ herself/ themselves regarding The Promoter marketable title over the said land and the Purchaser(s) being interested in purchasing a Flat to be constructed on the said land has approached The Promoter and after Negotiation & discussion on the conditions of eligibility laid down by Town Planning Authority and other appropriate authority and on perusals of the plans and specifications the Purchaser(s) has/have confirmed after inspection/Verification of all relevant documents, discussions and negotiation the Purchaser had applied for the said flat. The Authenticated copies of Certificate of Title issued by Advocate Gajanan B.



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PS

THE FIRST SCHEDULE REFERRED TO ABOVE

All that piece and parcel of Non-Agriculture land lying, being and situate at opposite Lowjee Railway Station, Uday Vihar Colony, Chinchavali Shekin, Khopoli, Taluka- Khalapur, Dist. Raigad. and within the Tahasil and Sub-Division of Khalapur District and Division of Raigad and within the jurisdiction of the Sub-Registrar of Khalapur, Raigad Zilla Parishad and described in the revenue records as under: -

Assessment Rs = Ps.	Area H-R-P	Survey No	CTS No.
6=55	0-43-1	21/2B	875P

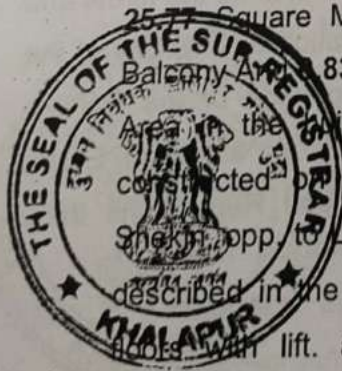
hereinafter for the sake of brevity and convenience referred to as "the said land" having boundaries as follows :-

CTS No.875P	On North
CTS No.894.	On East
CTS No.876.	On West
9Mts wide Road.	On South

(Herein referred to as the Said "LAND")

SCHEDULE - II ABOVE REFERRED TO

Flat No. **B-405** Building/ Wing No. **B- Wing** on the 4 floor admeasuring about 25.77 Square Meter Carpet area along with 7.37 Square Meter adjoining Balcony Area 83 Sq.Meter. CB Area And 3.56 Sq. Mtr. Open Terrace / W.S. The Building to be Known as "**KRISHNA RESIDENCY**" and constructed on the land CTS No. 875P, Survey No. 21/ 2b, at Chinchavali Shekin opp. to Lowjee Railway Station, Khopoli, Dist- Raigad, Maharashtra. described in the first schedule above Building consists of Stilt + upper 7 floors with lift. all the areas mentioned herein are indicative and are



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approximate areas and that the Purchaser/s herein agree/s to buy the said flat as one residential flat as a whole and not on the basis of the said