



Wednesday, December 28, 2011
10:46:52 AM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

सह दु.नि.का-ठाणे 9

नोंदणी 63 म.
Regn. 63 m.e.

पावती क्र. : 4900

गावाचे नाव ऐरोली

दिनांक 28/12/2011

दस्तऐवजाचा अनुक्रमांक टनन9 - 04897 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

ला, प्लॉट नं.4, भुमि कोलोसा, सेक्टर

सादर करणाराचे नाव: पारुल जयेश रांभीया - -

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 960.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)

एकूण रु. 30960.00

श गजरा तर्फे कु मु भुपेंद्र जटुभाई जडेजा
:- ईमारत नं: -; पेठ/वसाहत: से 19,
: AANFA8262H.

आपणास हा दस्त अंदाजे 11:01AM ह्या वेळेस मिळेल

स्त्री/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं:
से 14, वाशी; शहर/गाव: -; तालुका: -; पिन:

दुय्यम निबधक
सह दु.नि.का-ठाणे 9

बाजार मुल्य: 3256500 रु. मोबदला: 4000000रु.

भरलेले मुद्रांक शुल्क: 183000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ हैदराबाद;

डीडी/धनाकर्ष क्रमांक: 481511; रक्कम: 30000 रु.; दिनांक: 22/11/2011

मुळ दस्त अंदाजे मिळाला

लिपीक. सह दुय्यम निबधक ठाणे 9 ऐरोली

दुय्यम निबधक वर्ग २ ठाणे क्र. ९





दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

दस्तक्रमांक व वर्ष: 4897/2011

नोंदणी 63 म.

Wednesday, December 28, 2011

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

10:49:29 AM

गावाचे नाव : ऐरोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,000,000.00
बा.भा. रु. 3,256,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: (झोन -1/51)सदनिका नं.2001,20 वा मजला,प्लॉट नं.4,भुमि कोलोसा,सेक्टर 19,ऐरोली,नवी मुंबई.क्षेत्र 58.620 चौ.मी.कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. अंजली भुमी डेव्ह.तर्फे भागीदार भाविक रमेश गजरा तर्फे कु मु मुपेंद्र जटुमाई जडेजा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: से 19, ऐरोली; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AANFA8262H.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पारुल जयेश रांभीया - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: साई पुजा बिल्डींग, प्लॉट नं. 52, से 14, वाशी; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADRPR9977P.
- (7) दिनांक करून दिल्याचा 27/12/2011
- (8) नोंदणीचा 28/12/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 4897 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 182600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

Carul.



मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Wednesday, December 28, 2011
10:51:39AM

चे वर्ष 2011
ठाणे
व्य विभाग 153-गावाचे नाव : ऐरोली (नवी मुंबई महानगरपालिका)
विभाग 1/51-ऐरोली नोड सेक्टर नंबर 19
व Navi Mumbai/Thane
इतर -

मूल्य दर तक्त्यानुसार जमिनीचा दर

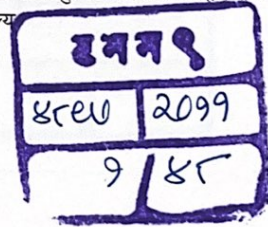
| जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
|--------|---------------|----------|----------|----------|
| 100.00 | 50500.00 | 63500.00 | 76000.00 | 63500.00 |

| | | | |
|-----------|---------------|---------------------|--------------------|
| क्षेत्र | 70.34 | बांधकामाचे वर्गीकरण | 1-आर सी सी |
| चा वापर | निवासी सदनिका | उद्वाहन स्विधा | आहे |
| चा प्रकार | बांधीव | बांधकामाचा दर | |
| चे वय | 0 TO 2 वर्षे | मजला | 11th to 20th Floor |

यानुसार मिळकतीचा प्रति
मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
= (50500.00 * 100 /100) * (110.00 /100)
= 55550.00
मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 55550.00 * 70.34
= 3907609.20

अंतिम मूल्य = अंतिम मूल्य दर +तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +बंदिस्त वाहन तळाचे मु
+ लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H
= 3,907,609.20 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
= 3,907,609.20 /-



| | |
|-------|------|
| हमन ९ | |
| 8500 | 2099 |
| 4/87 | |

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Vashi, this

27th day of Dec 2011.



BETWEEN

M/S. ANJALI BHOOMI DEVELOPERS a Partnership firm, having their office at Plot No. 4, Sector 19, Mouje, Airoli, Navi Mumbai bearing Permanent Account No. **AANFA8262H** hereinafter referred to as "**THE BUILDER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivors of them and the successors of the last surviving partner) of the **ONE PART**.

A N D

MRS. PARUL JAYESH RAMBHIA, aged **37 years**, bearing PAN No. **ADRPR9977P**, Indian Inhabitant residing at, **SAI POOJA BUILDING, PLOT NO.52, SECTOR-14, VASHI, NAVI MUMBAI. 400 705.** hereinafter referred to as "**THE FLATS/SHOPS PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, administrators and assigns) of the **OTHER PART**.

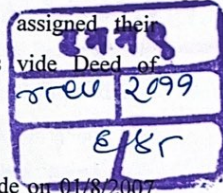
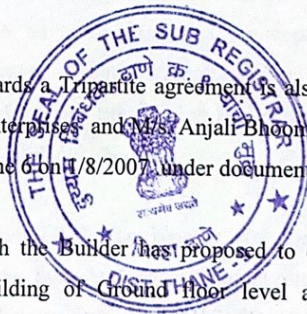
WHEREAS Initially City & Industrial Development Corporation of Maharashtra Limited has given on lease Plot No.4, admeasuring 3630.340 sq.mtrs of Sector No. 19 of Mouje Airoli, Navi Mumbai to M/s. Jaydeep Enterprises as per Agreement to Lease dt. 30/07/2007. (hereinafter referred to as the said property).

AND WHEREAS thereafter M/s. Jaydeep Enterprises has assigned their leasehold rights over the plot to M/s. Anjali Bhoomi Developers vide Deed of Assignment dt. 8/3/2007

AND WHEREAS afterwards a Tripartite agreement is also made on 01/8/2007 between CIDCO, M/s Jaydeep Enterprises and M/s Anjali Bhoomi Developers which is registered with Sub-Registrar Thane 6 on 1/8/2007 under document No.4230-2007. .

AND WHEREAS as such the Builder has proposed to construct on the said property a new multistoried building of Ground floor level and 27 Upper floors (hereinafter referred to as "the said building").





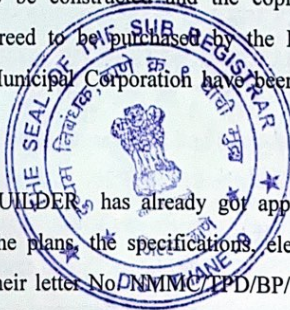
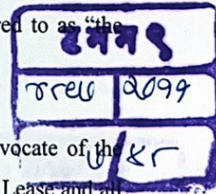
AND WHEREAS THE BUILDER has entered into a standard agreement with an Architect **Tri Arch, Navi Mumbai**, registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; THE BUILDER has appointed a structural Engineer **Mr. A. G. Gokhale** for the preparation of the structural design and drawing of the buildings and THE BUILDER accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building.

AND WHEREAS by virtue THE BUILDER alone has the sole and exclusive right to sell the Flats/Shops in the said building to be constructed by THE BUILDER on the said land and to enter into agreement/s with the purchaser/s of the Flats/Shops and to receive the sale price in the respect thereof;

AND WHEREAS as demanded by the Flat/Shop Purchaser/s , THE BUILDER has given inspection to the Flat/Shop Purchaser/s of all the documents of title relating to the said land, the said construction permission and the plans, designs and specifications prepared by THE BUILDER 's Architect and of such other documents as are specified under the Maharashtra Ownership Flats/Shops (Regulation of the Promotion of Construction, sale, management and transfer) Act 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by Advocate of the Builder **Mr. S. V. Tarte, Advocate & Notary**, the copies of Agreement to Lease and all the relevant documents showing the nature of the title of THE BUILDER to the said land on which the Flats/Shops are to be constructed and the copies of the plans and specification of the Flat/Shop agreed to be purchased by the Flat/Shop Purchaser/s approved by the Navi Mumbai Municipal Corporation have been annexed hereto and marked Annexure 'A' respectively.

AND WHEREAS THE BUILDER has already got approved from the Navi Mumbai Municipal Corporation the plans, the specifications, elevations, sections and details of the said building vide their letter No. **DNMMC/TPD/BP/CASE NO. A -7405/3077/07** dt. 13/9/2007.



AND WHEREAS THE BUILDER has accordingly commenced construction of the said building/s in accordance with the said plans and specification approved by the Navi Mumbai Municipal Corporation.

AND WHEREAS the Flat/Shop Purchaser/s agree/s to THE BUILDER for allotment of the Flat/Shop No.2001, on 20th floor, admeasuring 58.620 sq.mtrs carpet area together with the undivided common areas and facilities appurtenant thereto in building known as **BHOOMI COLOSSA** situated at **Plot No. 4, Sector No. 19, of Mouje Airoli, Navi Mumbai** for the price to be paid in the manner hereinafter appearing. (more particularly described in the 2nd schedule hereunder written)

AND WHEREAS Flat/Shop purchaser agrees to pay the consideration of Rs.40,00,000/- (RUPEES:FOURTY LACS ONLY.) for Flat/Shop No.2001, on 20th floor, in **BHOOMI COLOSSA** and out of the said sum, flat/shop purchasers has already paid a sum of Rs.16,00,000/- (RUPEES: SIXTEEN LACS ONLY.) till execution of this agreement and the Flat/Shop Purchasers agrees to pay the balance sum of Rs.24,00,000/- (RUPEES:TWENTY FOUR LACS ONLY.) as per 3rd Schedule annexed herewith.

AND WHEREAS under section 4 of the Maharashtra Ownership of Flats Act 1965 THE BUILDER is required to execute a written agreement for sale of said Flats/Shops to the Flats/Shops Purchaser/s, to bring in fact these presents and register said agreement under the Registration Act, the same is as under



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

1. **THE BUILDER** shall construct the said building/s consisting of ground and 27 upper floors on the land bearing Plot No. 4, of Sector 19 of Mouje Airoli, Navi Mumbai in accordance with the plans designs, specifications, approved by the Navi Mumbai Municipal Corporation as per their letter No. NMMC/TPD/BP/CASE NO. A -7405/3077/07 dt. 13/9/2007. and which have been seen and approved by the Flat/Shop Purchaser/s with only such variations and modifications as THE BUILDER may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

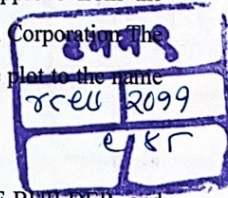
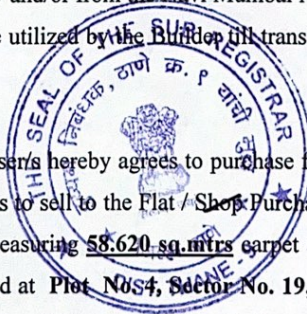
> Carud.

2. **THE BUILDER** hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Navi Mumbai Municipal Corporation at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flats/Shops to the Flats/Shops Purchaser/s obtain from the N.M.M.C. occupation and/or completion certificates in respect of the Flats/Shops.

3. **THE BUILDER** hereby declares that the Floor space Index available in respect of the said land is 3630.340 sq.mtrs and that no part of the said floor space index has been utilised by THE BUILDER elsewhere for any purpose whatsoever. In case while developing the said land THE BUILDER has utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by THE BUILDER to the Flat/Shop Purchaser/s. The residential F.A.R. (F.S.I) in the plot or the lay out not consumed will be available to THE BUILDER till the transfer of plot in the name of society to be formed.

4. **THE BUILDER** have obtained the necessary permission from Navi Mumbai Municipal Corporation and have utilised the floor space index allowed by the said Navi Mumbai Municipal Corporation. However THE BUILDER are absolutely entitled to consume the floor space index increased if any at any time hereinafter till the execution of the transfer of nominal membership in favour of the society formed of all prospective purchaser/s. In such case the purchaser/s herein shall not raise any objection if THE BUILDER will approve the revised plans and will erect/construct the additional F.S.I, as per their own sweet will. On the contrary the Purchaser/s herein has given deemed consent for such additional alteration which THE BUILDER may approve from the concerned competent authority and/or from the Navi Mumbai Municipal Corporation. The FSI as per revised Plan can be utilized by the Builder till transfer of the plot to the name of society to be formed.

5. The Flat/Shop Purchaser/s hereby agrees to purchase from THE BUILDER and THE BUILDER hereby agrees to sell to the Flat / Shop Purchaser/s a Flat /Shop bearing No.2001, on 20th floor, admeasuring 58.620 sq.mtrs carpet area in building known as **BHOOMI COLOSSA** situated at Plot No.4, Sector No. 19, of Mouje Airoli, Navi Mumbai, (hereinafter referred as "the said Flat/Shop") for total price of Rs.40,00,000/- (RUPEES:FOURTY LACS ONLY.) along with the common area and facilities



[Handwritten signature]

[Handwritten signature: Parul.]