



# SIRVI DEVELOPERS

Shop No. 2, Aaiji Complex, Plot No. 57-A, Sector - 20, Kamothe, Navi Mumbai - 410209  
 Email : sirvidev2208@gmail.com

01.08.2017

Date : \_\_\_\_\_

f. No.

## POSSESSION LETTER

To,

**MR. SURESH MARUTI RANMALE,**  
**MRS.SNEHAL SURESH RANMALE,**  
 R/O.FLAT B/303,SWASTIK PARK,  
 KOLSHET RAOD, AZAD NAGAR,THANE(W),  
 SANDOZBAUGH-400607.

Agreement for sale entered between us in respect of Flat No - A-404 at property known as "SIRVI HERITAGE", situated at Plot No-153/B, Sector-04, Karanjade Navi Mumbai-410209.

Dear Sir,

This is to put on record the pursuant to the aforesaid Agreement We have given possession on 01/08/2017 to you Flat No - A -404 at the aforesaid property At the time of taking possession you have verified and checked that we have provide in the said premises all the fittings fixtures and facilities to be provided by us under the said agreement and that the fitting fixtures etc are quite in good working condition. All the works in respect of the said premises of which the possession is given by us today to you is completed in all respect The workmanship of all the works in the said premises and the defects pointed out by satisfactory and up to the mark We have rectified all the aforesaid pointed out by you and now nothing is to be done by us in connection with the aforesaid Flat if any repairs addition or alterations are hence fourth required shall be carried out by you at your cost and we shall not be liable or required to carry out any repairs additions or renovations in the said Flat We may say that the aforesaid Flat of which the possession is given by us quite in order and perfect in all the respect and nothing remains to be done by us in the said flat.

Thanking you,

For SIRVI DEVELOPERS

Yours Faithfully,

Partner



# Agreement for Sale

THIS AGREEMENT made at Panvel on this 10<sup>th</sup> day of ~~June~~ <sup>August</sup> 2015.

BETWEEN

**M/s. SIRVI DEVELOPERS**, a registered partnership firm formed under the provisions of Indian Partnership Act having Office at Shop No. 3, Aaiji Complex, Plot No. 57A, Sector- 20, Kamothe, Navi Mumbai hereinafter called and referred to as the **DEVELOPER** (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners of the said firm and their respective heirs, ~~executors~~ administrators and assignees) **OF THE ONE PART;**

AND

1) **MR. SURESH MARUTI RANMALE**, age 44 years, **MRS. SNEHAL SURESH RANMALE**, age 41 years, r/o. Flat B/303, Swastik Park, Kolshet Road, Azad Nagar, Thane(W), Sandozbaugh-400607 hereinafter collectively referred to as "**THE PURCHASER**" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) **OF THE SECOND PART;**



*[Handwritten signatures and names of the Promoter]*

*[Handwritten signature of the Purchaser]*

Promoter

Purchaser



**WHEREAS:-**

(a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point Mumbai 400 021. The Corporation has been declared as a New Town Development Authority, under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi-Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

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६/०५

(b) The state Government has acquired land within the delineated area of Navi-Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 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 in it in accordance with the proposal approved by the State Government under the said Act;



1) Mr. Ambu Alias Ambaji Dharma Pardeshi, 2) Mr. Mahadeo Dharma Pardeshi, 3) Mr. Bharat Dharma Pardeshi, 4) Mr. Kashinath Dharma Pardeshi, 5) Mr. Vaman Dharma Pardeshi, 6) Smt. Indubai Harishchandra Bhagat, 7) Smt. Kalubai Dharma Pardeshi (hereinafter called and referred to as Mr. Pardeshi) hereinafter referred to as "**THE ORIGINAL LICENSEES**" by letter of intend dt. 07/12/2010 have been allotted a Plot of Land by the said Corporation being Plot No.- 153B, Karanjade, Taluka-

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- served on the purchaser/s.
26. That the terrace above the building shall remain in the ownership of the Owners and the purchasers shall have right to use the same.
  27. The Purchaser agrees and accepts that if the carpet area of the premises is found to be less up to 2% for whatsoever reason, the Purchaser shall not complain for the said reduction. The Purchaser will accept such reduced area and shall not complain or demand any compensation for such reduced area.
  28. This agreement shall always be subject to the provisions of Maharashtra Ownership Flat Act (Mah. Act No. XV of 1971) and rules made there under.

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 २२/००

**THE SCHEDULE I**

**SCHEDULE ABOVE REFERRED TO.**

All that piece and parcel of land known as Plot No. 153B, in Sector No. 4, Village Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad admeasuring 1998.98 square meters or thereabout herein before referred to as "the Said PLOT".



**SCHEDULE-II**

**Description of flat**

Flat No. A-404, on the 4<sup>th</sup> floor admeasuring about 647.66 square feet carpet area i.e. 60.192 square meters of carpet area along with \_\_\_\_\_ square feet adjoining terrace in the building to be Known as "SIRVI HERITAGE" and constructed on the property described in the first schedule above Building consists of Ground + upper 7 (Seven) floors with lift.

*(Signature)*

*(Signature)*



SIGNED AND DELIVERED BY  
THE WITHIN NAMED DEVELOPER

**M/s. SIRVI DEVELOPERS,**

Represented by partner

**PAN No. ACEFS2415E**

- 1) Mr. Nagraj Otaramji Choudhary,
- 2) Mr. Pukhraj Bhuraji Choudhary,
- 3) Mr. Pitaram Pannaji Choudhary,
- 4) Mr. Achalaram Amraramji Choudhary,

No. 307.

*(Signature)*

*(Signature)*

*(Signature)*

(Developer)



in the presence of .....

- 1) *(Signature)*
- 2) *(Signature)*

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**२३/६०**

SIGNED AND SEALED DELIVERED BY  
THE WITHIN NAMED PURCHASER

**1) MR. SURESH MARUTI RANMALE**

**PAN No. AEYPR5762A**

**2) MRS. SNEHAL SURESH RANMALE**

**PAN No. ARIPR6009F**

in the presence of .....

*(Signature)*

*(Signature)*

(Purchasers)



- 1) *(Signature)*
- 2) *(Signature)*



*(Signature)*  
*(Signature)*  
 Promoter

*(Signature)*  
*(Signature)*  
 Purchaser



गृहीत क्र 2

दुर्योधन निबंधक सह दुर्गि पत्रवेळ 3  
दस्तावेज क्रमांक 4592/2015  
मोडेली  
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मावाचे नाव : 1) करजाडे

1) मालिकेचे नाव  
2) पत्ता  
3) बांधकाम/आवक्याचे प्रकार  
4) बांधकाम/आवक्याचे प्रकार भाकरणी देतो की  
5) बांधकाम/आवक्याचे प्रकार भाकरणी देतो की  
6) बांधकाम/आवक्याचे प्रकार भाकरणी देतो की

करारनामा  
3400000  
3000000

1) पालिकेचे नाव रायगड इतर वर्णन : इतर माहिती : इतर माहिती विभाग -  
सिडको प्रभावी क्षेत्र दर रु 41,500 /- ,सदनिका क्र.404 चौथा मजला ए विंग सिरवी  
हेरीटेज प्लॉट क्र.153बी,सेक्टर क्र.4 करजाडे ता.पनवेल जी रायगड क्षेत्र 60 .192 चौ.  
मी. कारपेट ( Plot Number : 153बी. ; SECTOR NUMBER : 4 ; ) इतर  
हक्क :

1) 60.192 चौ.मीटर पोटखराब क्षेत्र : 0 NA

7) क्षेत्र  
8) भाकरणी किंवा जुडी देण्यात असेल  
9) क्षेत्र

10) दस्तऐवज करून देणा-यासिद्ध  
पत्ता-या पक्षकाराचे नाव किंवा दिवाणी  
व्यक्तीचा कुळनामा किंवा आदेश  
प्रमाण प्रतिवादिचे नाव व पत्ता

1): नाव:-मे. सिरवी डेव्हलपर्स तर्फे भागीदार अचलाराम अमरारामजी चौधरी हे स्वतः करिता  
नगराज ओ. चौधरी, पुखराज भूराजी चौधरी व पिताराम पन्नाजी चौधरी तर्फे कुमु म्हणून -  
वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप क्र.3, आईजी कॉम्प्लेक्स,  
प्लॉट क्र.57ए, सेक्टर-20, कामोठे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार्.(600). पिन  
कोड-410206 पॅन नं.-ACEFS2415E

11) दस्तऐवज करून देणा-या पक्षकाराचे  
व किंवा दिवाणी न्यायालयाचा  
कुळनामा किंवा आदेश  
प्रमाण प्रतिवादिचे नाव व पत्ता

1): नाव:-सुरेश मारुती राममाळे - वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:  
रा.सदनिका क्र.303,स्वस्तिक पार्क,कोलशेत रोड,आझाद नगर,ठाणे वेस्ट, सॅण्डोजबाग., ब्लॉक नं.  
-, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-AEYPR5762A  
2): नाव:-स्नेहल सुरेश राममाळे - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:  
रा.सदनिका क्र.303,स्वस्तिक पार्क,कोलशेत रोड,आझाद नगर,ठाणे वेस्ट, सॅण्डोजबाग., ब्लॉक नं.  
-, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-ARIPR6009F

12) दस्तऐवज करून दिव्याचा दिनांक 10/08/2015  
13) दस्तऐवज करून दिव्याचा दिनांक 10/08/2015  
14) अनुक्रमांक,खंड व पृष्ठ 4592/2015  
15) बांधकाम/आवक्याचे मुद्रांक शुल्क 170000  
16) बांधकाम/आवक्याचे नोंदणी शुल्क 30000  
17) शर्त

सह दुर्योधन निबंधक वर्ग-2  
पनवेल क्र. 3

18) न्यायनामादी विचारात घेतलेला  
19) न्यायनामादी विचारात घेतलेला  
20) न्यायनामादी विचारात घेतलेला



within the limits of any Municipal Council, Nagarpanchayat or  
within the limits of any  
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 Statement of Rates published under the Maharashtra  
Stamp (Determination of True Market Value of Property) Rules, 1995.