




मावाचे नाव : तळोजे पांचनंद

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 75,150.00
बा.भा. रु. 1,350,000.00
- (2) भू-मापन, पोटहिरसा व घरकमांक (1) वर्णन: प्लॉट नं 49,सेक्टर 2 नोड तळोजे पांचनंद ता पनवेल जि रायगड,क्षेत्र 449.80 चौ.मी (असल्यास)
- (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) भगवान हरी केणी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: पेठाली ता पनवेल; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) सिडको - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री कृपा विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार बाबुराव कृष्णा भोईर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: - से 8 शांतीनिकेतन सोसायटी खारघर; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AIGPB1154L.
(2) श्री कृपा विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार नितीन आनंता म्हात्रे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: II; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -II.
- (7) दिनांक करून दिल्याचा 13/10/2010
- (8) नोंदणीचा 14/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 10222 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 67500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 13500.00
- (12) शेंरा




सहदुय्यम निबंधक, वर्ग २
(पनवेल-२)

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NAME OF POST OFFICE / UNIT / BRANCH OFFICE
 DATE

13/10/10
 675001

NO. OF DOCUMENT
 PAN NO

Shree Krupa Builders
 Baburao Bhoir



पवल-२
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 २/१३

TRIPARTITE AGREEMENT

THIS AGREEMENT made and entered into at C.B.D. Navi Mumbai, on this 13th day of October 2010 **BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**, company incorporated under the Indian Companies Act, 1956 and having its registered office at Nirmal, Nariman Point, Mumbai 400011, (hereinafter referred as **'THE CORPORATION'** which expression shall unless it be repugnant to the context meaning thereof shall mean and include its successor or successors and assigns (assignees) of the **FIRST PART.**

Baburao Bhoir
 Baburao Bhoir

M/s. SHREE KRUPA BUILDERS & DEVELOPERS
 प्रधान डाकपाल, पनवेल
 Post Master Panvel H.O.
 410206
 PARTNER

POSTMASTER
 PANVEL HO
 PANVEL - 410206
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 STAMP DUTY MAHARASHTRA
 Asst. Estate Officer
 CIDCO Ltd., CIDCO Bhavan.

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AND
SHRI. BHAGWAN HARI KENI, adult, Indian Inhabitant, residing at
At. Pethali, Post : Taloja, Tal. Panvel, Dist. Raigad, hereinafter
referred as "THE ORIGINAL LICENSEE" (which expression shall
unless it be repugnant to the context or meaning thereof shall mean
& include their heirs, executors, administrators and assigns or
assignees) of the **SECOND PART**.

AND
M/S. SHREE KRUPA BUILDERS AND DELVELOPERS Through its
partners (1) MR. BABURAO KRUSHNA BHOIR, (2) SHRI. NITIN
ANANTA MHATRE, an adults, Indians Inhabitant, Office at. Shop
No. 19, Shanti Niketan Society, Sector-8, Plot No. 8A, Kharghar,
Navi Mumbai, hereinafter referred as "THE LICENCEES" (which
expression shall unless it be repugnant to the context or meaning
thereof shall mean and include his heirs, executors, administrators
and assigns or assignees) of the **THIRD PART**.

AND WHEREAS by an Agreement to Lease made at C.B.D. Belapur
on 18/8/2010 by the Corporation (hereinafter referred to as
"THE SAID AGREEMENT") the Corporation has agreed to lease Plot
No.49, Sector-2, total admeasuring 449.80 Sq.mtrs. situated at
Taloja, Tal. Panvel, Dist. Raigad, Navi Mumbai, at a monthly
rent of 2.5% of the value of the land as per the terms and conditions specified therein.

AND WHEREAS the original License paid to the Corporation Lease
premium of **Rs.75,150/- (Rupees Seventy Five Thousand One
Hundred Fifty Only)** and the Corporation delivered the possession of
the said plot to the Original Licensee in pursuance of the "SAID
AGREEMENT".

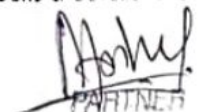
AND WHEREAS the Original Licensee has requested the Corporation
to grant its permission to transfer and assign their leasehold rights
and interest in or benefits pertaining to said **Plot No.49, Sector-2**,
total admeasuring **449.80 Sq.mtrs.** situated at **Taloja, Tal. Panvel,**

श्री. नितिन म्हात्रे

M/s. SHREE KRUPA BUILDERS & DEVELOPERS


Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,




PARTNER

Dist. Raigad, Navi Mumbai, 12.5% scheme to the New Licensee in accordance with conditions of the said Agreement to Lease and the Corporation having granted the permission to the licensee agreed to do so on the terms and conditions appearing hereinafter.

NOW THESE PRESENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. THE CORPORATION SHALL, in pursuance of the said Agreement and in consideration of the permission contained herein, grant **Plot No.49, Sector-2**, total admeasuring **449.80 Sq.mtrs.** situated at **Taloja, Tal. Panvel, Dist. Raigad, Navi Mumbai**, to the **New Licensee**.

2. THE NEW LICENSEE shall be substituted for the Original Licensee in the said Agreement and shall have all the rights, obligations, liabilities & equities accordingly thereunder.

3. THE ORIGINAL LICENSEE relinquishes and releases all his rights, title, interest, claim or demands whatsoever in the said Agreement and discharges the Corporation from all obligations or liabilities required to be performed to them by the Corporation under the 'said Agreement.'

4. THE ORIGINAL LICENSEE indemnified and saves harmless the Corporation against any loss or damages that may be caused to the Corporation in consequence of this Agreement or lease or permission granted to him as aforesaid.

5. THE STAMP DUTY payable under this Tripartite Agreement shall be borne and paid by the New Licensee wholly and exclusively.

श्री कृपा बिल्डर्स & डेवेलपर्स



M/s. SHREE KRUPA BUILDERS & DEVELOPERS

Partner

Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE :

"NIRMAL", 2ND FLOOR, NORMAN POINT,
 MUMBAI - 400 021.
 PHONE : (Reception) 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.

 CIDCO/BP-8738/ATPO (NM & KHOPTA)/2013/ **155 1 --**
Date : 09 OCT 2013

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 4th floor) having (Resi. BUA = 584.788 Sq.mtrs, Comm. BUA = 89.855 Sq.mtrs) Total BUA = 674.643 Sq.mtrs. (No of Residential Units = 20 Nos., No of Commercial Units = 08 Nos.) on Plot No. 49, Sector-02. at Talaje -Panchnand, 12.5% Scheme, of Navi Mumbai completed under the supervision of M/s Adhiraj & Associate has been inspected on 19/09/2013 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 25/02/2011 and that the development is fit for the use for which it has been carried out.

Manjula
 31/10/13

(Manjula Nayak)
 Add. Town Planning Officer (Bp)
 (Navi Mumbai & Khopta)

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

NIRMAL, 2nd Floor, Nariman Point
Mumbai - 400 021.
PHONE : (Reception) 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 : 09 OCT 2013

CIDCO/BP-8738/ATPO (NM & KHOPTA)/2013/1551--

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To,

M/s Shree Krupa Builders & Developers,
Partners Shri Baburao Krushna Bhoir & other One
Shop no-19, Shanti Niketan Society, Sector-08,
Plot no.8A, Kharghar, Navi Mumbai.

VERIFIED TRUE COPY

SUB:- Occupancy Certificate for Residential Building on Plot No.49, Sector-02 at Taloje - Panchnand,(12.5% scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 02/09/2013, & 07/10/2013

2) Maveja NOC issued by AEO vide letter no.

CIDCO/Estate/12.5%/Taloje/47/2013,dtd.04/10/2013

3) No dues certificate issued by EO(12.5%) Vide letter no.

CIDCO/Estate/12.5%/Taloje/47/2013,dtd.19/07/2013

4) Horticulture NOC issued by I/c. Hort. officer/Tree officer vide letter no.

CIDCO/HORT/2013/839, dtd.03/09/2013.

5) 100% IDC paid of Rs.4,49,800/-

i) Vide Receipt No. 4681, dtd. 10/01/2011,Amt.Rs.2,24,900/-

ii) Vide Receipt No.11074, dtd. 01/10/2013,Amt.Rs.2,24,900/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building/Commercial building/ Service industry on above mentioned plot alongwith as built drawing duly approved.

You shall have to carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since, you have paid 100% IDC of Rs.4,49,800/-,i) Vide Receipt No. 4681, dtd. 10/01/2011, Amt. Rs. 2,24,900/-, ii) Vide Receipt No.11074, dtd. 01/10/2013, Amt.Rs.2,24,900/-,you may approach to the Office of Executive Engineer (W/S) to get the water supply connection to your plot

Thanking you,

Yours faithfully,

Manjula
9/10/13

(Manjula Nayak)

Add. Town Planning Officer (BP)
(Navi Mumbai & Khopta)

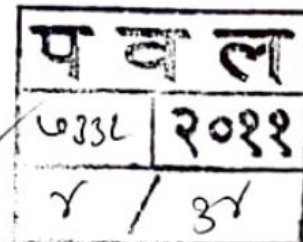
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SALE DEED

THIS SALE DEED made and entered into at PANVEL, this 25th day of May, 2011 BETWEEN M/s. SHREE KRUPA BUILDERS & DEVELOPERS Proprietary concern, carrying out the business of building construction & land development, having its office at : Shop No. 19, Shanti Niketan Society, Sector 8, Plot No. 8-A, Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai, through its Partners 1) MR. BABURAO KRUSHNA BHOIR & 2) MR. NITIN ANANTA MHATRE hereinafter in this Agreement, for brevity's sake is called "THE PROMOTERS" of the ONE PART.

x Tony
Patel



MR. PRADEEP JOMA PATIL, Age 30 years, Occupation :- Farming, Indian Inhabitant, residing at : Mansvi Niwas, Plot No. 145, Pendhar, Post. Navde, Tal. Panvel, Dist. Raigad 410 206 hereinafter in this agreement for brevity's sake is/are called "**THE PURCHASER**" of the **OTHER PART**. The expressions "**THE PROMOTERS**" and "**THE PURCHASER**" shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators, representatives, partners, successors, survivors and/ or assigns etc.

WHEREAS under an Agreement to Lease dated 18/08/2010 executed between City and Industrial Development of Maharashtra Ltd. (CIDCO) on One Part and Shri. Bagwan Hari Keni on the other part and the CIDCO demised and leased out to the said Shri. Bagwan Hari Keni, the Licensee therein, a plot of land under 12.5% Gaothan Expansion Scheme of **Taloja Pachnand, Tal. Panvel, Dist. Raigad, Navi Mumbai, bearing Plot No. 49, admeasuring 449.80 Square Meters**, Lying being and situated in **Sector 2 at Taloja Pachnand, Tal. Panvel, Dist. Raigad, Navi Mumbai**, Which plot of land, hereinafter, in this Agreement, for brevity's sake is referred to as the "**SAID PLOT OF LAND**" and which is more particularly described in the Schedule I herein under written ;

AND WHEREAS the Original Lease did pay to the CIDCO premium of Rs. 75,150/- and that the Said Plot of Land was handed over to the said Licensee by the CIDCO with the powers and authority enabling him to construct the building/s thereon for residential-cum-commercial purpose ;

AND WHEREAS being unable to give practical effects to the scheme of development of and construction on the Said Plot of Land, the Said Shri. Bagwan Hari Keni, did request the Corporation to assign, the rights of development and Lease of the Said Plot of Land unto and to and to and in favour of the promoters herein ;

Prig
Patil

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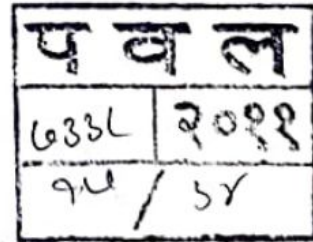
SCHEDULE I OF PROPERTY

ALL THAT piece and parcel of land being non - agricultural developed plot of land bearing Scheme of Taloja Pachnand, Tal. Panvel, Dist. Raigad, Navi Mumbai, bearing Plot No. 49, admeasuring 449.80 Square Meters, Lying being and situated in Sector 2 at Taloja Pachnand, Tal. Panvel, Dist. Raigad, Navi Mumbai within the limits of Local Gram Panchayat or any local Authority of the city of Raigad and Registration District and Sub - District of Panvel, and bounded as follows :-

On or towards East : 20 meters vide Road
On or towards West : Plot No. 33 & 34
On or towards North : Plot No. 48
On or towards South : 10 meters Vide Road

SCHEDULE II ABOVE REFERED TO

ALL THAT PREMISES, being and Flat No. 203, admeasuring 595 Sq. ft (Built- up) on 2nd Floor of the said "SHREE KRUPA RESIDENCY" situated at :- Plot No. 49, Sector 2, Taloja Pachnand, Tal. Panvel, Dist. Raigad, constructed on the said property, more particularly described in the Schedule I hereinabove written.



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Reddy