

New agreement

Sudhakar -

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UBI Sanchit
Modi Sir



Monday, March 22, 2010

10:06:13 AM

Original

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Regn. 39 M

पावती

पावती क्र. : 3715

दिनांक 22/03/2010

गावाचे नाव पनवेल

दस्तऐवजाचा अनुक्रमांक पवली - 03379 - 2010

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव: अमृत हनमंत शिंदे - -

नोंदणी फी

:-

11000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)

:-

620.00

एकूण रु.

11620.00

आपणास हा दस्त अंदाजे 10:20AM ह्या वेळेस मिळेल


सुधकार निंबधक
पनवेल 1

वाजार मुल्य: 990525 रु. मोबदला: 1100000 रु.

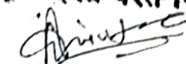
भरलेले मुद्रांक शुल्क: 48600 रु.


देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ पटीयाला, पनवेल;

डीडी/घनाकर्ष क्रमांक: 56033; रक्कम: 11000 रु.;

दिनांक 22/03/2010 मिळाला


पत्रकाराची सही
मूळ दस्त परत दिला


वरिष्ठ लिपीक
सुधकार निंबधक, पनवेल-१

नमुना म. को. नि. ६

(नियम ११२ पहा)

चलन क्रमांक

संख्या. २६-४

Gen. 26-M

पनवेल

या ठिकाणाच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्यांनी भरावयाचे	विभागीय अधिकाऱ्याने क्रिया कोषागारात भरावयाचे	कोषागाराने/ उपकोषागाराने/ भारतीय रिजर्व बँकेने/ भारतीय स्टेट बँकेने/हैदराबाद स्टेट बँकेने भरावयाचे
जिच्या घतीने रक्कम भरण्यात आली आहे. त्या व्यक्तीचे नाव / पदनाव आणि पत्ता ६. ३. ३६/१० सह दुय्यम निबंधक, (पनवेल-१)	लेखाचे वर्गीकरण : विभाग : नोंदणी प्रधानशीर्ष : ००३०, मुद्रांक व नोंदणी शुल्क उपप्रधानशीर्ष : ०३/१०४, नोंदणी शुल्क	रक्कम मिळाली. रुपये (आकड्यात) रुपये (अक्षरी)
भरणा करण्यासंबंधीच्या प्राधिकारापत्राचा तपशील आणि भरणा करण्याचा उद्देश नोंदणी फी रु. ११०० ₹ 1100	गौणशीर्ष : ०३/८०० इतर जमा नोंदणी फी ० ० ३ ० ० ६ ३ ३ ० १	कोषपाल : लेखापाल : कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक
भरणा केलेली रक्कम (रुपये ११००) (अक्षरी) रुपये ११ हजार ००० ११०००	बरोबर आहे, पैसे स्वीकारावे व पावतो द्यावी. दिनांक : सहदुय्यम निबंधक, वर्ग १ (पनवेल-१)	(176) e CASH TRANSFER नुसार अंतर दिनांक LHO

येथे कोषागारात / नोंदित रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याचे नाव व बँकेचा ठिकाण ठरवावा.

(क. मागे पहा)



banking for all

Panvel Branch (189) Sr. No. **1926**
Date **17/3/10**

Customer Copy

Type of Document	Agreement for Sale		
Type of Stamp	Special Adhesive		
Franching Value (AC No. 1897800010010)	Rs.	48,600/-	
Services Charges (AC No. 194660010204)	Rs.	10/-	
Total	Rs.	48,610/-	

Name and address of stamp duty paying party
AMRUT HANMANT SHINTRE
Room No. 612, 6th Floor, 'B'
Co-op. Sitle Devi Co-op. Hsg. Soc. Andheri (W)

Cheque / DD No. _____
Drawn on Bank _____
17 MAR 2010
Signature of Purchaser _____
Date _____
Franching No. _____
* FROM COUNTER (For Bank's Use only)

Authorized by (Sign, Name & EIN)

Please sign the declaration printed behind

AGREEMENT FOR SALE

THIS AGREEMENT is made at panvel this 18th day of MARCH, 2010. **BETWEEN**; MR. YOGESH HARIBHAU MHATRE & MRS. SHRADDHA YOGESH MHATRE, Both Residing at-R.P. Patil Chawl No.3, Room No.2, Ramwadi, Pen, Tal. Panvel, Dist. Raigad; hereinafter referred to as 'THE VENDOR/TRANSFEROR' of the ONE PART

AND

1] MR. AMRUT HANMANT SHINTRE, Age- 25 years, 2] MR. HANMANT MAHADEV SHINTRE, Age- 55 years, Both Residing in Room No. 612, 6th Floor, 'B' wing, Sitle Devi Co-op. Hsg. Society, Andheri (W) Mumbai-400 053; hereinafter referred to as 'THE PURCHASERS/ TRANSFEREES' of the OTHER PART :



एन सी आई डी बी बैंक लि.
FOR IDBI BANK LTD.
पानवेल शाखा / PANVEL BRANCH SOL-189
V. P. Dhaware
 प्राधिकृत हस्ताक्षर / Authorized Signatory

Industrial Development Bank of India
 Ltd. Maheshwari Bhawan,
 Near Telephone Exchange,
 Panvel-410206.
 D-5/STP(V)/C.R-1007/15/071503-06/09

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WHEREAS:

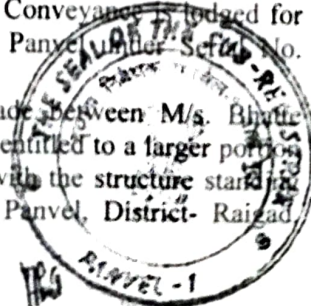
a. By a Deed of Conveyance dated 2nd January, 1995 and made between M/s. Bhatte Enterprises (Regd) a Partnership Act, 1932 and having its Registered office at Vaibhav, Liberty Garden road no 1, Malad (W) Mumbai - 400 064 through its partners (1) Nandkumar Vasant Rege and (2) Vinod Motiram Bhatte of the one part & the builders of the other part, the said M/s. Bhatte Enterprises (Regd.) sold, transferred & conveyed unto the builders piece or parcel of land situate lying and being at Village & Taluka Panvel District Raigad admeasuring 38695.53 sq.yds, equivalent to 32349.46 sq.mtrs. or thereabouts as more particularly delineated on the plan thereof hereto annexed and shown thereon surrounded by RED COLOUR boundary lines and as more particularly described in the First Schedule hereunder written for the price & on the terms & conditions as contained in the said Deed of Conveyance. The Said Deed of Conveyance is lodged for registration with the Sub Registrar of Assurance at Panvel under serial No. 6/95.

b. By another Deed of Conveyance dated 13th July 1995 and made between the said M/S Bhatte Enterprises (Read) of the one part & the builders of the other part, the said M/S Bhatte Enterprises (Regd.) sold, transferred & conveyed unto the Builders piece or parcel of land admeasuring 9609.69 sq.yards equivalent to 8034.66 sq.mtrs. or thereabout together with the structures standing thereon situate lying and being at Panvel, Village of Panvel, Taluka Panvel, District Raigad as more particularly delineated on the plan thereof hereto annexed and shown thereon surrounded by RED COLOUR boundary lines bearing part of Survey No. 419, Hissa Nos. 1, 2, 3, 4/1; Survey No. 419, Hissa

Nos. 1, 2, 3, 4/2 ;	Survey No. 419	Hissa
Nos. 1, 2, 3, 4/3;	Survey No. 419	Hissa
Nos. 1, 2, 3, 4/4 ;	Survey No. 419	Hissa
Nos. 1, 2, 3, 4/5 ;	Survey No. 419	Hissa
Nos. 1, 2, 3, 4/6 ;	Survey No. 419	Hissa
Nos. 1, 2, 3, 4/7 ; and	Survey No. 420 (Part)	Hissa

Nos. 2 & 3 correspondingly bearing Final Plot No. 448 in Town Planning Scheme No. I of Panvel and as more particularly described in the Second Schedule hereunder written for the price and on the terms & conditions as contained in the said Deed of Conveyance. The said Conveyance is lodged for registration with the Sub-Registrar of Assurance at Panvel under serial No. 2895/95.

c. By virtue of the above two Conveyance made between M/s. Bhatte Enterprises & the Builders, the Builders have become entitled to a larger portion of property being piece and parcel of land together with the structure standing thereon situate lying and being at Panvel, Taluka- Panvel, District- Raigad



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admeasuring 48305.22 Sq.yards, equivalent to 40388.00 sq.mtrs. or thereabouts bearing Survey No. 419, Hissa Nos. 1, 2, 3, 4/1; Survey No. 419, Hissa Nos. 1, 2, 3, 4/2; Survey No. 419, Hissa Nos. 1, 2, 3, 4/3; Survey No. 419, Hissa Nos. 1, 2, 3, 4/4; Survey No. 419, Hissa Nos. 1, 2, 3, 4/5; Survey No. 419, Hissa Nos. 1, 2, 3, 4/6; Survey No. 419, Hissa Nos. 1, 2, 3, 4/7 & Survey No. 420 (Part) Hissa No.2 and 3 correspondingly bearing Final Plot No. 448 in Town Planning Scheme No. 1 of Panvel and as more particularly described in the Third Schedule hereunder written.

d. Mr. Gopal Pandurang Bhagat, Hashuram P. Bhagat, Goma P. Bhagat, Krishna P. Bhagat, Laxmi Govind Bhagat, Babybai G. Bhagat & Jyoti G. Bhagat were claiming to be cultivators in respect of the portion of property described in the Second Schedule.

e. The Builders have by an agreement for Surrender dated 25th September, 1995, and Supplemental Agreement dated 30th November, 1995 & 1st December 1995 obtained the surrender of the alleged rights of the said cultivators as mentioned hereinabove in respect of the said portion of the property described in the second schedule.

f. By a Deed of Conveyance dated 09-08-95 and entered into between (1) Smt. Latabai Kuntal Muthian and (2) Surekha Ashoklal Mutha as the Vendors of the First Part and the Builders as the Purchasers of the Second Part and Shri. Kantilal Nanji Sawla as the Confirming Party of the Third Part, the said Smt. Latabai Kuntal Muthian & other sold, transferred & conveyed unto the Builders piece or parcel of land situate lying and being at village & Taluka Panvel, District- Raigad, Sub-Division and Taluka of Panvel and within the limits of Panvel Municipal Council, and in the "B" form being record maintained under the provisions of M.R.T.P. Act, by the Arbitrator and the Local authority viz. Panvel Municipal Council as Final Plot No. 449/2, admeasuring 3523 sq.meters or thereabouts and as more particularly described in the Fourth Schedule hereunder written.

g. On 17-11-95 the Builders submitted a proposal for all the plots described in Third, and Fourth Schedule to the Panvel Municipal Council, which scheme was approved by Chief Officer of Panvel Municipal Council by his letter/order No. 136 dated 16-03-96. By virtue of the said approval the Builders had to large portion of land admeasuring about 44,681 sq.mtrs. as more particularly described in the fifth schedule hereunder written.

h. The Builders had original submitted building plans by proposing to construct Row Houses and buildings of as per their proposal submitted to Panvel Municipal Council. The Panvel Municipal Council had sanctioned the building



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 Anil Khimtor
 Anil Khimtor

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plans submitted by the builders on 17-11-95 and has also granted Development permission.

i. The Builders have submitted a revised plan by proposing to construct buildings of ground + seven upper floors southern portion of land admeasuring about 5399 sq.mtrs. (approx.) out of total 44,681 sq.mtrs. as more particularly described in the Sixth Schedule hereunder written. (hereinafter referred to as the said property). The above revised proposal is approved by the Chief Officer of Panvel Municipal Council by his order No. 118 dt. 26-10-96. The lay-out plan of the said property is herein annexed as ANNEXURE "A".

j. Under the circumstances the Builders are entitled to develop the said property more particularly described in the Sixth Schedule hereunder written.

k. The said buildings are being constructed under the Supervision of Architect Rajesh R.C.

l. There will be a Single Co-operative Society for each of the building and an Apex Co-operative Society shall be formed in request of all the co-operative Societies.

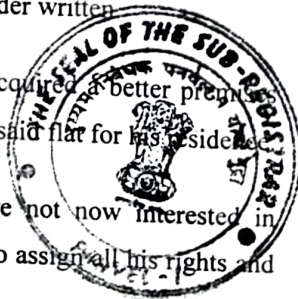
m. At the request of the Vendor/Transferor, the Builders have sold the said Flat No. 301 on the 3rd Floor admeasuring **Carpet Area 378 Sq.ft. (Approx.)** of salable area in Building named 'GANGOTRI', by an Agreement for Sale dated 10/04/2008, which was registered in the office of Sub-Registrar, Panvel under Reg. No. PVL-3 - 04000/2008 and the plan of the said Flat premises is hereto annexed at the end of this Agreement.

AND WHEREAS the above said Vendor/Transferor has paid the full amount of consideration of the above said flat to the above said Promoter/Builders and therefore, the above said Promoter/Builder has handed over the possession of the above said flat to the above said Purchaser.

AND WHEREAS since then the Vendor/Transferor seized and possessed of or otherwise well and sufficiently entitled to the said flat which is more particularly described in the Second Schedule herein under written

AND WHEREAS the Vendor/Transferor has acquired a better property for the residence and hence he do not require the above said flat for his residence

AND WHEREAS the Vendor/Transferor is/are not now interested in keeping the said flat hence, he has offered and agreed to assign all his rights and



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Signature

benefits under the said Agreement to the Transferee/Purchaser and Transferee have/has agreed to purchase the same on the terms and conditions hereinafter mentioned and agreed to between the parties hereto.

AND WHEREAS the Vendors/Transferors have agreed to sell the **Flat No. 301**, in the said building on the Third floor in "**GANGOTRI**" situated at Panvel the area of which is **378 sq.ft. Approx.** Carpet and all his rights and benefits acquired under the agreement for sale dated 10/04/2008 at or for the consideration of a lumpsum amount of **Rs. 11,00,000/- (Rupees Eleven Lacs only)** and the Purchasers/Transferees have agreed to purchase the above said flat and all other rights and benefits required under the above said agreement at the above said consideration.

AND WHEREAS the Builder/Developer have issued vide their letter to No Objection for the above said agreement and the transaction of the above said flat.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) The Vendor/Transferor agrees to assign to the Transferees/Purchasers and the Purchasers/Transferees agree to take over all their rights and benefits to acquired by purchase the said Flat No. **301**, in the building on the **Third floor** in the building known as '**GANGOTRI**' on the piece of land described in the schedule hereunder written under and which is mentioned in the Flat Purchase agreement dt. 10-04-2008 between M/s. Moraj Building Concepts Pvt. Ltd. and the Vendor/ Transferor hereinabove mentioned as a Purchaser (hereinafter referred to as the 'said agreement') at or for the consideration mentioned in the said agreement.

2) In consideration of the said agreement, the Transferees have paid to the Vendor/Transferor, a sum of **Rs. 11,00,000/- (Rupees Eleven Lacs only)** in the following manner :-

Rs. 51,000/-

by Cheque No. 640132, dt. 07/02/20

drawn on State Bank of India, Chembur Branch



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