

भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी.



(नियम क्र. ६(७))

ईमारत वापर दाखला.

बा.प्र.क्र./१२३/२०१०-२०११.

जा.क्र./न.र.वि./ ५८२

दिनांक:- ८.६.२०१२

प्रति,

मे. सृष्टी इंटरप्रायजेस तर्फे भागीदार

श्री. अरविंद मुलचंद शहा व इतर-१

द्वारा:- आर.आर.कॅन्स.इंजि.

१७/१ए, काप इस्लामपूरा, भिवंडी

संदर्भ:- १) या कार्यालयाकडील सुधारीत बांधकाम परवानगी क्र.न.र.वि./प्राप्र/१५१४ दि.०८/०९/२०११

२) आपला दि.३१/०१/२०१२ रोजीचा अर्ज.

महोदय,

मौजे भिवंडी येथील स.नं. ३२/१,३३,३६/१,३७,३९,४०,८८ व ३४/१,सि.स.नं. ३५३८/४,३५३८/५,३५३२ व ३५३७,भु.क्र.२०,२१,२३ व २ मधील इमारतीचे विकासकाम /बांधकाम/ पूर्णबांधकाम किंवा ईमारतीचा फेरबदलाचे काम जे महानगरपालिका परवानाधारक आर्कीटेक्ट / इंजिनीयर/ स्ट्रक्चरल इंजिनीयर /सुपरवायझर श्री. रवीश अब्दुल रहेमान धुरु,इंजि.लायसन्स क्र. ०४ हयांचे देखरेखीखाली पूर्ण केले असल्याचे महानगरपालिकेत कळविणेत आले आहे. त्यांनी केलेल्या अंतर्गत फेरबदलासह सुधारीत बांधकाम नकाशांच्या मंजूरीसह केलेल्या बांधकामाचा वापर खालील शर्तीना अधिन राहुन करणेस महानगरपालिकेची हरकत नाही.

१) भविष्यांत रस्तारुंदीकरणसाठी जागा लागल्यास ती ईमारतीच्या सामासिक अंतरामधुन महानगरपालिकेस विनाअडथळा हस्तांतरित करावी लागेल.

२) मंजुरी व्यतिरिक्त जागेवर कोणतेही वाढीव बांधकाम केल्याचे आढळल्यास ते पूर्वसूचना न देता तोडुन टाकण्यांत येईल.

३) प्रस्तुत प्रकरणी दि.३१/०५/२०१२ रोजीचे नोंदणीकृत प्रतिज्ञापत्रानुसार (४९०१/१२) विषयाधीन इमारतीतील सदनिका धारकांच्या विद्यमान बॉअरवेल करुन पाण्याची उपलब्धता ही कार्यकारी अभियंता, पाणीपुरवठा विभाग यांचेकडील दि.३१/०३/२०१२ चे पत्र क्र.१३९५ नुसार करणे आपणांवर बंधनकारक राहील.

ईमारत प्रकार	एकूण दुकाने/सदनिका	क्षेत्रफळ (चौ.मी.)	मजले
बी	वाहनतळ	----	तळमजला
	०४ -- सदनिका	३४४.४८	पहिला मजला
	०४ -- सदनिका	३४४.४८	दुसरा मजला
	०४ -- सदनिका	३४४.४८	तिसरा मजला
	०४ -- सदनिका	३४४.४८	चौथा मजला
	०४ -- सदनिका	३४४.४८	पाचवा मजला
	०४ -- सदनिका	३४४.४८	सहावा मजला
	०४ -- सदनिका	३४४.४८	सातवा मजला
	एकूण	२४११.३६	

आपला,

आयुक्त

ब. व. ड. - १
 द. क्र. ००६४ / २०१२
 पाने २/६८

Nature of Document	Agreement To Sale
Registration Details	(Registrable/Non Registrable) If Registrable Name of S.R.O. BWD-1
Franking Unique Number	21833 - 122067
Property Description in brief	Residential Flat, Village : Bhiwandi, Taluka Bhiwandi, Dist. : Thane
Consideration Amount	16,11,000/-
Purchasers Name	SHRI. AVNISH RAJKARAN SINGHANIA
Name of the Other Party	M/S. SRISHTI ENTERPRISES
If Through Name & Address	BHAVIK JAIN H. No.2, Kasar Ali, Bhiwandi
Stamp Duty Amount	80,550/-
Authorised Person's Full Signature & Seal	

Govt. Valuation : Rs. 16,11,000

Stamp Duty : Rs. 80,550

AGREEMENT TO SALE

THIS AGREEMENT is made and entered into at BHIWANDI, this 27th day of AUGUST in the Christian Two Thousand Twelve, BETWEEN M/S SRISHTI ENTERPRISES, (PAN : AAKFS 7668 E) a Partnership Firm having It's Office at House No. 7, Prabhu Ali, Bhiwandi - 421 302, District : Thane, Through it's Partner SHRI. ARVIND MULCHAND SHAH age 46 years, Occupation: Business, herein after referred to as "THE DEVELOPERS" (Which expression shall unless it be repugnant to the context or meaning thereof, mean and include all the Partners for the time being constituting the said Firm, their survivor/s and their respective heir, executors and administrators) of the ONE PART

The Bhiwandi Co-op. Soci. (Pvt.) Ltd.
 Bhiwandi Br., 1ST Floor, R.K. Business Centre
 Near Kameti, Taluka Bhiwandi,
 Dist. Thane - 421 302

21833
 122067
 AUG 21 2012

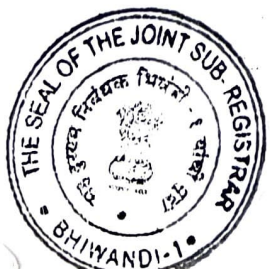
REGISTRAR
 OFFICE
 BHIWANDI

Stamp Duty : Rs. 80,550/-

Avnish, Singhania,

Arvind Shah

उमट मुद्रांक फ्रॉकिंग अल्ट्रा व्हायलेट लॅम्प खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकाऱ्याशी दुरुध्वनीवरून संपर्क साधून, मेळ बरोबर आढळून आला.



(Signature)
 सह. दय्यम निबंधक पिवंडी-१

ब व ड - १
द. क्र. ५०९४ / २०१२
पाने ४६५

AND SHRI. AVNISH RAJKARAN SINGHANIA, aged 34 years, Occupation : **BUSINESS (PAN : BBSPS 2561 N)** address: H. No.354, Flat No.A-7, A-Wing, 3rd Floor, Radha Krishna Society, Near Bhairav Transport, Khadak Road, Bhiwandi, herein after referred to as "**THE PURCHASER**", (Which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, representatives, executors and assigns etc.) of the OTHER PART. their survivor or survivors and their respective heirs, executors, administrators of the OTHER PART :

WHEREAS :

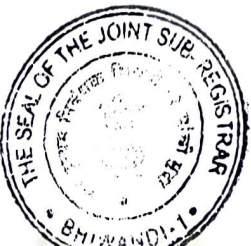
(a) By Deed Of Conveyance dated 18/10/2006 registered with Sub Registrar, Bhiwandi under Serial No. 5581/2006, 5582/2006 and 5583/2006, the Developers have purchased N.A. lands measuring 3,073.24 Square Metres situated at CTS No. 3538/4 & 3538/5, Bhiwandi from Mrs. Kunda Pandharinath Taware, more particularly described in First Schedule hereunder written. The above land was granted N.A. permission by Collector, Thane vide N.A. Order No. SR-75/04 dated 16/09/2004.

(b) By Deed Of Conveyance dated 24/05/2007 registered with Sub Registrar, Bhiwandi under Serial No. 3603/2007 & 3604/2007, the Developers have purchased N.A. lands measuring 1769.04 Square Metres situated at CTS No. 3529,3532 & 3537, Bhiwandi from M/s Jeevan Enterprises, more particularly described in the Second Schedule hereunder written. The above land was granted N.A. permission by Collector, Thane vide N. A. Order No. SR-260 dt. 24/12/1982.

(c) By Deed of Transfer dated 08/01/2007 registered with Sub Registrar, Bhiwandi under serial No. 145/2007, the Developers have purchased TDR measuring 609 Sq. Metres of Survey No. 90/4B Pt. Naigaon, Bhiwandi from Bandu Ganpat Joshi & others.

(d) By Deed of Transfer dated 14/05/2008 registered with Sub Registrar, Bhiwandi under Serial No. 4357/2008, the developers have purchased TDR measuring 556 Sq. Metres of Survey No. 106/14, Chavindra, Bhiwandi from Ramdas Ganpat Patil & Others.

(e) The Developers are fully seized and possessed of or otherwise well and sufficiently entitled to N.A. lands totally admeasuring 4842.28 Square metres situate, lying and being



ब व ड - १
द. क्र. ७०६६ / २०१२
पाने ७/६६

necessary or as may be required by the said Corporation to be made in them; provided that the Developers shall have to obtain prior consent in writing of the Purchaser in respect of such variations and modifications which may adversely affect the said Premises agreed to be allotted to the Purchaser. However, so long as such variations and modifications are of minor nature with respect to the said Premises, such consent of the Purchaser shall not be necessary.

2). The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser the said Premises i.e. Residential Flat bearing No.304, measuring 809 Square feets Carpet Area, on the 3rd floor of Building B to be constructed on the said Land, a Floor Plan where of is annexed hereto marked Annexure-B for the Price of Rs.16,11,000/- (Rupees Sixteen Lacs Eleven Thousands Only) which is inclusive of the charges for the proportionate common area and other facilities appurtenant to the said Premises, the nature extent and description of such common areas and facilities are more particularly described in the Third & Fourth Schedule hereunder written. The Purchaser does hereby agrees to pay to the Developers the above said price consideration in the manner as follows :-

i) Rs.2,82,000/- (Rupees Two Lacs Eighty Two Thousands Only) being 17.5 % of the price Consideration as the earnest and part payment made on or before the execution of these presents; the payment and receipt whereof the Developers do hereby admit and acknowledge ;

ii) Rs.1,29,000/- (Rupees One Lac Twenty Nine Thousands Only) being 8% of the price Consideration as further part payment on completion of plinth of the Building;

iii) Rs.10,31,000/- (Rupees Ten Lacs Thirty One Thousands) being 64% of the price Consideration as further part payment on completion of R.C.C. slab (8 Slabs) frame work of the building (@ 8% on completion of each R.C.C. Slab i.e. in eight instalments);

iv) Rs.88,600/- (Rupees Eighty Eight Thousands Six Hundreds Only) being 5.5% of the price Consideration or further part payment on completion of Brick work and outer plaser of the building;

