

Thursday, March 03, 2005

4:04:13 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 880

गावाचे नाव कांचनगाव

दिनांक 03/03/2005

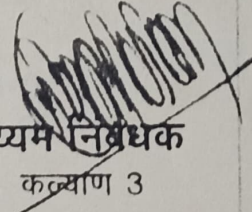
दस्तऐवजाचा अनुक्रमांक कलन3 - 00880 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

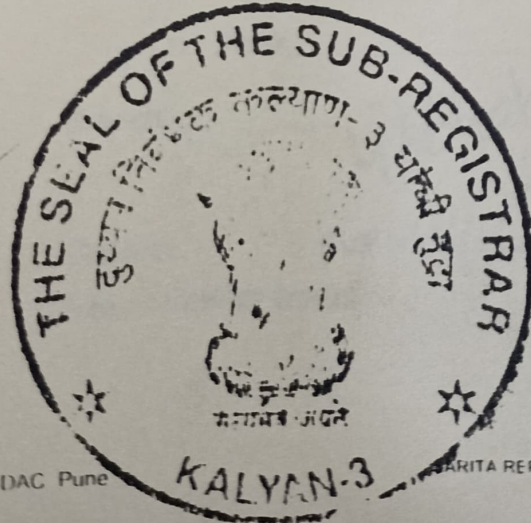
सादर करणाराचे नाव: मृणाल मकरंद मनगोळी . .

नोंदणी फी	:-	12580.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)	:-	580.00
एकूण रु.		13160.00

आपणास हा दस्त अंदाजे 4:18PM ह्या वेळेस मिळेल


दुय्यम निबंधक
कल्याण 3

बाजार मुल्य: 1146600 रु. मोबदला: 1257500रु.
भरणेचे मुद्रांक शुल्क: 46630 रु.



कलन ३
 २-२९/०५

Ward No. _____

Market Price Rs. 11,46,600/-

Actual Price Rs. 12,57,500/-

Stamp Duty Affixed Rs. 46,630/-

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli this 3rd day of MARCH, 2005

BETWEEN

M/S. ASHTAVINAYAK CORPORATION partnership firm doing business as BUILDERS AND DEVELOPERS and having their office / place of business at B/004, Ram Govind Apartments, Motilal Nehru Road, Off Tilak Road, Dombivli (E) 421 201, hereinafter called the "THE PROMOTORS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners of continuing partners of the said Firm, their respective heirs, executors, administrators and assigns and incoming partners) of the FIRST PART.

AND

SHRI/SMT. MIRUNAL MAKRAND MANGOLI
 SHRI/SMT. MAKRAND MADHUSUDAN MANGOLI AILPM 0392

Age 32 & 35 ^{years} Occupation service Residing at 3 Chaitanya
Rajaji Path, Dombivli (E)

THE BANK OF RAJASTHAN LTD. Kalyan (E)
 D-5 STPI V.C.R. 2004-1167-69/04



M.M. Mangoli
(Signature)



INDIA STAMP REGISTERAR MAHARASHTRA

Stamp No. R.00466301-P85118
 135596
 MAR 01 2005
 13:25

कलन ३

रकम ५०००००

२०/०९

hereinafter called "THE PURCHASER" (Which expression shall whenever the context requires or permits mean and include his / her heirs, executors, administrators, successors and assigns) of the OTHER PARTY.

WHEREAS by an Agreement for Development, the promoters above named have acquired the development rights of piece of land more particularly described in the Schedule hereunder written is hereinafter referred to as "THE SAID LAND".

Whereas one MR. Shyamsundar Gajanan Joshi, residing at Dombivli was seized and possessed of and well and sufficient entitled to a N.A. Plot no.15 in land bearing S. No. 194 & 130 (Old) and 78 & 88 (New), P. No. 12 (Pt), 2 (Pt) admeasuring 706.53 Sq. Mtrs. Equivalent to 845 sq. Yards, lying and situate at Village Kanchangaon, Taluka Sub-Registration District Kalyan, District Thane within the Kalyan - Dombivli Municipal corporation and more particularly described in the schedule here under written hereinafter referred to as the " THE SAID LAND".

AND Whereas the said MR. Shyamsundar Gajanan Joshi entered into an agreement for Development and sale of the said Plot on 15/05/1995 with M/s Adarsh Builders and Developers a partnership firm doing a business of as Builders and Developers and having office at Dombivli (E).

AND WHEREAS the M/S Adarsh Builders and Developers could not develop the said plot hence, they have transferred their developing rights in favour of Shri. Ramchandra Shivram Vaidya & Smt. Bhagyashree Laxman Vaidya by agreement for development dated 18/02/1998 and registered with Sub Registrar, Kalyan-3 under document no.331/98 on 18/02/1998 and executed an Irrevocable Power of Attorney on 17/2/98 in favour of Shri. Ramchandra Shivram Vaidya & Smt. Bhagyashree Laxman Vaidya same is registered with Sub Registrar, Kalyan-3 under document no.39/98 dated 5/3/1998.

AND WHEREAS by the virtue of the said agreement and Power of Attorney Vaidya started the development work of the said property and got the building plan sanctioned from the Kalyan Dombivli Municipal Corporation vide its sanction letter no. KDMC/NRV/BP/DOM/ 212-55 dated 18/07/2003.

Then Shri. R. S. Vaidya and Smt. B. L. Vaidya transferred their development rights in favour of M/s. Ashtavinayak Corporation by an agreement for development dated 09/10/2003 made and registered on 09/10/2003 with Sub Registrar, Kalyan -3 under document no. 03607-2003 . Then in pursuance to the said agreement, Shri. R.S. Vaidya and Smt. B. L. Vaidya executed the Power of Attorney on 09/10/2003 in favour of Shri. Manish Mukund Gokhale, the partner of M/s. Ashtavinayak Corporation and registered it with Sub Registrar, Kalyan-3 under document no. 03608-2003.



19.10.2003
Manish Mukund Gokhale



कलन ३
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४-२९/०४

AND WHEREAS the promoter is presently constructing the proposed building on the said property, and have sole and exclusive right to sell the flats therein and to enter into agreement with prospective flat purchaser therein and to receive the sale price in respect thereof.

AND WHEREAS the plan of the said proposed building having ground and three upper floors to be constructed on the said land prepared by Architect Shri. M. J. Karkhanis & Associates has been approved / sanctioned by Kalyan Dombivli Municipal Corporation vide their letter No. KDMC/ NRV/ BP/ DOMB/ 212-55 dated 18/07/2003.

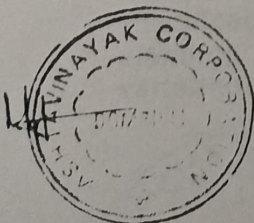
AND WHEREAS the promoter is constructing the proposed building on the said property as per the sanctioned plan, the revised plan of the proposed building on the said land prepared by Architect Shri. M. J. Karkhanis & Associates has been approved / sanctioned by Kalyan Dombivli Municipal Corporation vide their letter No. KDMC/ NRV/ BP/ DOMB/ 125-24 Dated 21-6-2004.

AND WHEREAS the promoters by virtue of the terms and conditions contained in the said Agreement have become entitled to commence work of construction of building according to plan thereof sanctioned by Kalyan Dombivli Municipal Corporation and according to certain conditions, restrictions and stipulations laid down by the said Planning Authority which are to be observed and performed by the Promoters.

AND WHEREAS the promoters are presently constructing on the said land the building consisting of flats in accordance with the aforesaid sanctioned plan AND WHEREAS the promoters accepted the professional supervision of the Architect and Structural Engineers till the completion of the construction work of the proposed building AND WHEREAS by virtue of the above said Agreement the promoters have the sole, absolute and exclusive right to sell the said flats to prospective purchasers :

AND WHEREAS the promoters have offered for sale the various flats in the said proposed building that are now under construction to prospective buyers who are to be Flat Purchasers AND WHEREAS the purchasers on coming to know that the various flats under construction are offered for sale expressed his/ her desire to purchase and or acquire

on ownership basis on Flat No. 302 on the Third Floor in - wing of the building which is to have a built-up area of 1365 Sq. Ft. AND WHEREAS THE PRICE AND /OR CONSIDERATION OF THE SAID FLAT IS AGREED TO BE (Rupees Twelve Lakhs Fifty Seven Thousand Five Hundred only) excluding the other charges and expenses mentioned in the various other clauses of this Agreement.



19.10.2004
H. S. N. N.



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proper and as per the requirements and directions of the Planning Authority or Body.

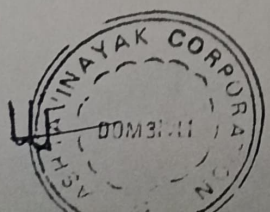
PROVIDED that the promoters shall have to obtain prior consent of the purchaser in respect of such variation or modification which may adversely affect that flat of the purchaser.

2. The Purchaser hereby agrees to purchase and / or acquire from the promoters and the promoters hereby agrees to sell to the purchasers Flat No. 302 having an approximate built up area of 1365 Sq. Ft. (which is inclusive of the area of balconies) on the Third floor of --- wing of the building now under construction as shown on the floor plan thereof annexed and marked annexure --- (hereinafter called "the said flat") to be paid by the purchaser to the promoters in the following manner that is to say -

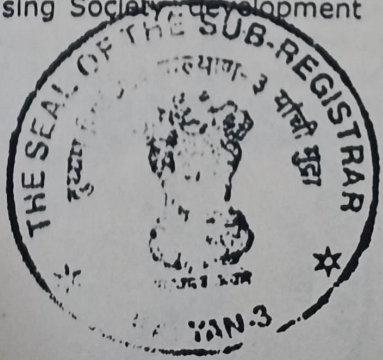
- a. 15 % of the total amount of consideration to be paid on or before the execution of these presents towards Allotment towards Flat.
- b. 15 % of the total amount of consideration after the work of Plinth is complete.
- c. 15 % of the total amount of consideration after slab of the ground floor is cast.
- d. 15 % of the total amount of consideration after slab of the first floor is cast.
- e. 15 % of the total amount of consideration after slab of the second floor is cast.
- f. 10 % of the total amount of consideration after slab of the third floor is cast.
- g. 4 % of the total amount of consideration after the brick work and door frames work is complete.
- h. 3 % of the total amount of consideration after the work of internal & external plaster of the walls is over.
- i. 3 % of the total amount of consideration after the Plumbing work is over.
- j. 3 % of the total amount of consideration after the tiling work is over.
- K. 2 % a balance amount of consideration to be paid to the Promoters at the time of the flat is given to the purchaser.

100 % Total amount of consideration.

The purchaser shall also pay Rs. 27,500/- (Rupees Twenty Seven thousand Five Hundred Only) towards share money, expenses of Electrical Installations, Meters and Water Connections , Legal and Professional Charges, Expenses of formation of a Co-operative Housing Society, development Charges, etc.



19.12.1950



21. The name of the building to be constructed for the members of the Co-Operative Housing Society shall be "VINAYAK NIWAS CO-OPERATIVE HOUSING SOCIETY (PROPOSED) and the name shall not be changed without the written permission of the Promoters.

22. The present Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Act, 1963 and the rules framed thereunder or any other provisions of law applicable thereof.

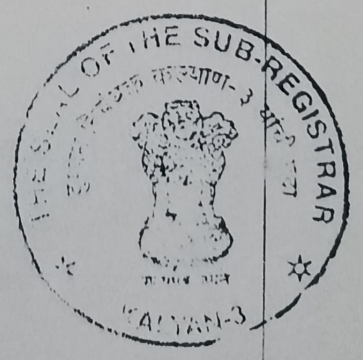
ANNEXURE

Amenities and the specification of the Flat No. 302 having built-up area of 1365 Sq.Ft. on Third Floor in — wing, Building Known as "VINAYAK NIWAS".

- ❖ Building will be R.C.C. framed structure with Ground and Three upper floors with R.C.C. underground and overhead water tanks with electric Pump.
- ❖ The main door will be of specially design wooden frame.
- ❖ Internal doors will be wooden frame with flush doors.
- ❖ Marble door frame in bathroom and W.C. with backlight doors.
- ❖ All windows of Alluminium sliding.
- ❖ Ceramic floor tiles in all rooms.
- ❖ Marble Kitchen Platform with Stainless Steel Sink.
- ❖ Full glazed tiles in bathroom.
- ❖ Concealed Plumbing with quality fittings.
- ❖ Adequate electric points with casing-n-capping.
- ❖ Indirect water supply connection in kitchen, W.C., Bathroom and wash basin.
- ❖ Outside building shall be painted with two coat cement paints and Lime white wash inside rooms.



19.10.17
Johi
H. Prasad



कलन ३

कलन नं. ६०० ;

१६-२१/०५

- 17 -

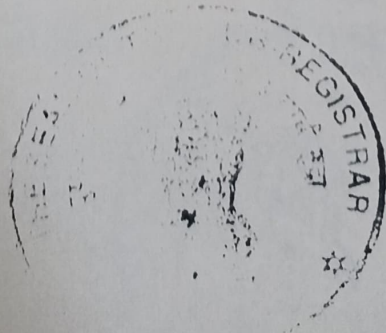
SCHEDULE OF THE PIECE OF LAND BELONGING TO
SHRI. SHYAMSUNDAR GAJANAN JOSHI

ALL THAT the piece or parcel of land or ground being Plot No.15 admeasuring about 706.53 Sq. Mtrs. Bearing survey No. 194 & 130 (old) and 78 & 88 (New) Hissa No. 12pt, 13-1pt, situated at Revenue Village Kanchangaon in Taluka and Sub-Registration District Kalyan, District Thane and bounded as under.

On or towards the EAST : Plot No. 13
On or towards the WEST : 6 mtr. Wide Internal Road
On or towards the SOUTH : 18 mtr. D.P. Road
On or towards the NORTH : Plot No. 14



19.19.14/05
H. Prasad



कलम १
कलम क्रमांक ८००
2022 Jay

कल्याण - डोंबिवली महानगरपालिका, कल्याण



सुधारित बांधकाम परवानगी / कडोमवा / नरवि / बाप / कोमि १२५
कल्याण - डोंबिवली महानगरपालिका कार्यालय, कल्याण

दिनांक: २९-६-०८

श्री. श्रीमती ल्यामकुंद गगान जोशी यांचे कुटुंब धारक श्री. रामचंद्र शिपराज वैद्य

श्री. मुम्. जे. काररपागिस, वास्तुशिल्पकार, डोंबिवली (पूर्व)
विषय: स. नं. / मुम्. १८४, १३० सि. स. नं. ७८, ८८ हि. नं. १२५६६, २५६६६
प्लॉट नं. १५ मोजे कोपनगाव येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ: आपला दि. १२/०३/२००८

श्री. मुम्. जे. काररपागिस, डोंबिवली (पूर्व)

वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज.

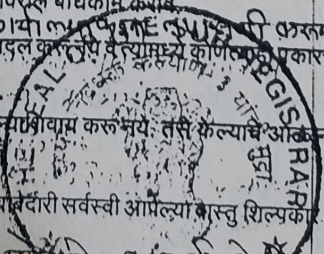
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये

अर्ज क्र. स. नं. १८४, १३० ग. स. नं. ७८, ८८ हि. नं. १२५६६ व २५६६६ प्लॉट नं. १५ मोजे कोपनगाव, ७०६, १३३ मध्ये चौ. मि. भूखंडाच्या विकास करवायास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. १२/०३/२००८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या

मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे लॅन्डर / स्टील्ड, तिळमजला, पहिला मजला व दुसरा मजला तिसरा मजला, चौथा मजला रहाणेसाठी लुप्तमे./ असेल्ले/ दबाखाना/ लॅन्डर / शाळेसाठी / गॅल्ले वाडे भिंतीच्या इमारतीच्या बांधकामा बाबत, बांधकाम परवाना / प्रारंभ पत्र देण्यात येत आहे.

-: अटी :-

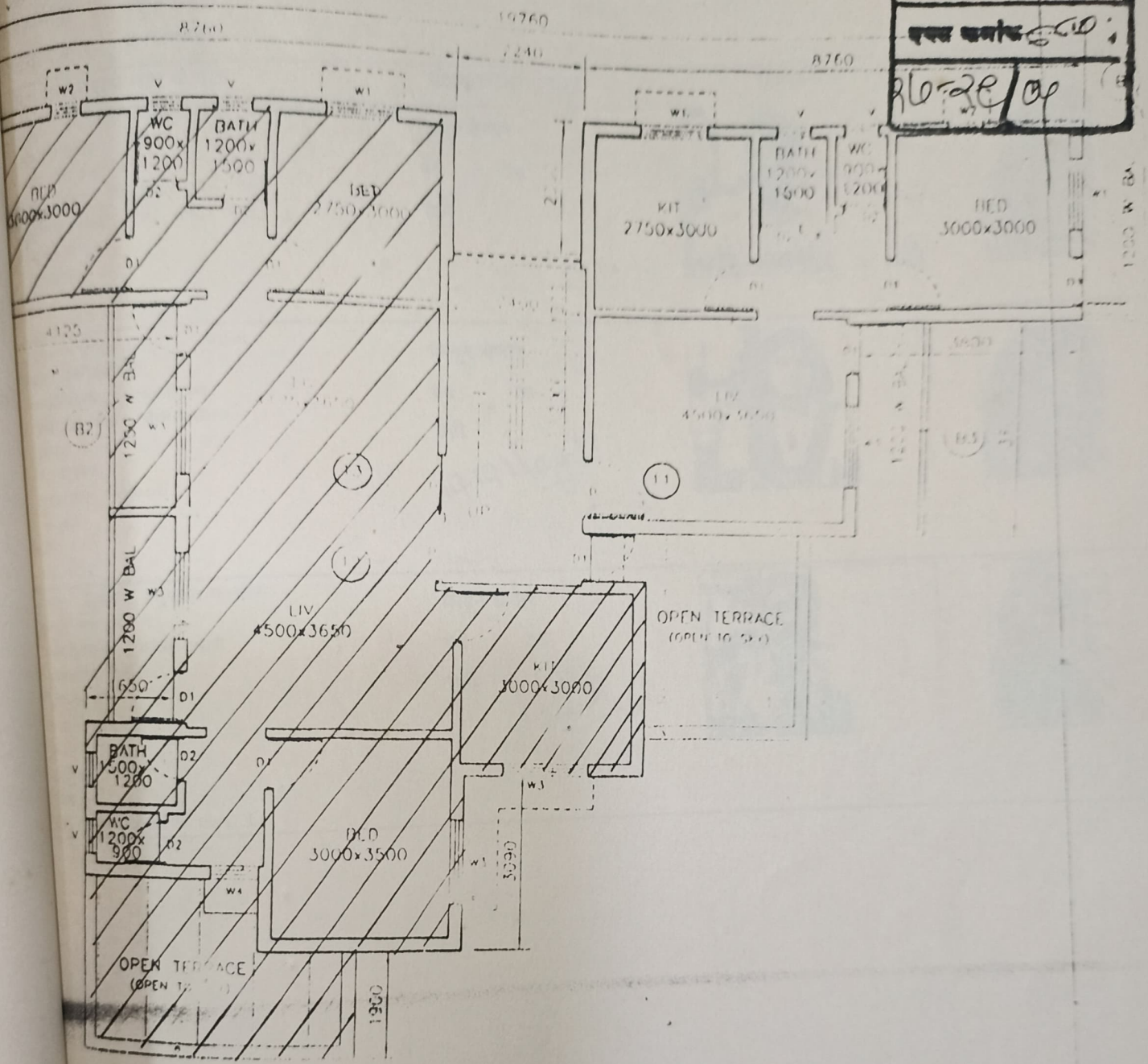
- ही बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण नुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने घननी करण्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- मे जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे. अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठ विणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकाच्या कबजातील जमीनी व्यतीरीत जमोनीवर बांधकाम अगर विकास करण्यास देत नाही.
- बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- जोत्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे व त्या नंतरच जोत्यावरील बांधकाम करावे. प्लॉटचे हद्दीत इमारती मोडती मोकळ्या सोडण्याच्या जागेत बदल करणे व त्यामध्ये कोणत्या प्रकारचे बांधकाम करू नये. बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल. इमारतीच्या बांधकामाच्या सुरक्षितेची (स्ट्र कचरल सोफ्टी) जबाबदारी सर्वस्वी आम्हाला वास्तु शिल्पकार व स्थापत्य विशारद यांचेवर राहिल.



११. बांधकाम पूर्णतेच्या दाखला वापर परवानगी घेतल्याशिवाय इमारतीची बापर करू नये. त्यासाठी जागेवर ज्या प्रमाण बांधकाम पूर्ण झाले आहे, त्याचा नकाशा वास्तु शिल्पकार व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक व गद पत्रासह सादर करण्यात यावा. जागेच्या वा मालकी दबाखाने संदर्भात काही वाद निर्माण झाल्यास, त्या संदर्भात जागेवर कोणत्याही बांधकामास परवानगी देण्यात येत नाही. त्या अटीवर हे संश्लेषण देण्यात येत आहे.

H. Nayak
Prasad

फलन ३
 एच. एम. ए. २०१०
 २०-२९/०९



THIRD FLOOR PLAN

SCALE 1:100



14.19.14/2010

Prand

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कांचनगाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टाकार ते नमूद करावे) मोबदला रु. 1,257,500.00
बा.भा. रु. 1,146,600.00
- (2) भू-मसपन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णनः विभागाचे नाव - गावाचे नाव : कांचनगाव (कल्याण डोंबिवली महानगरपालिका) उपविभागाचे नाव - 10/43 - विभाग 17क : मध्य रेल्वेच्या पुर्वकडील भाग दक्षिणेकडील कांचनगाव***** मौजे कांचनगाव मधिल सर्वे नं.78 व 88 हि नं.12 पै, 13 पै, यावरील विनायक निवास मधिल तिस-या मजल्यावरील सदनिका नं.302, क्षेत्र 126.86 चौ.मी. (1)बांधीव मिळकतीचे क्षेत्रफळ 126.86 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (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) अष्टविनायक कॉर्पोरेशन तर्फे भागीदार श्री.मनिष मुकुंद गोखले . . .; घर/फ्लॅट नं: . . .; गल्ली/रस्ता: मोतीलाल नेहरु रोड; ईमारतीचे नाव: राम गोविंद अपा; ईमारत नं: . . .; पेठ/वसाहत: . . .; शहर/गाव: डोंबिवली; तालुका: . . .; पिन: . . .; पॅन नम्बर: AAJFA 4434 B
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मृणाल मकरंद मनगोळी . . .; घर/फ्लॅट नं: . . .; गल्ली/रस्ता: राजाजी पथ; ईमारतीचे नाव: वैतन्य सोसा; ईमारत नं: . . .; पेठ/वसाहत: . . .; शहर/गाव: डोंबिवली; तालुका: . . .; पिन: . . .; पॅन नम्बर: . . . (2) मकरंद मधुसुदन मनगोळी . . .; घर/फ्लॅट नं: . . .; गल्ली/रस्ता: वरील प्रमाणे; ईमारतीचे नाव: . . .; ईमारत नं: . . .; पेठ/वसाहत: . . .; शहर/गाव: . . .; तालुका: . . .; पिन: . . .; पॅन नम्बर: AILPM 0392 G.
- (7) दिनांक करून दिल्याचा 03/03/2005
- (8) नोंदणीचा 03/03/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 880 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 46630.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 12580.00
- (12) शेष

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