



08/04/2021

सूची क्र.2

दुय्यम निबंधक : सद् दु.नि. कल्याण 2

दस्त क्रमांक : 8003/2021

नोंदणी :

Regn:63m

गावाचे नाव : कोशिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5845000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे)	5845000
(4) धू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पासिकेचे नाव:कल्याण-बोंबिवली इतर वर्गन ; इतर माहिती: विभाग -8अ मंजि-कोलीवली स.न./ हि.न.28/1,28.2,28/3,28/4/1,28/4/2,28/4/3,28/4/4,28/4/5/1,28/5,27/5,27/3/3 व 27/3/7/3 बाबतीत रीवरन्सु क्सासिक विन्डिंग न. 3 केव 3,8वा मजला सदनिका न. 804 क्षेत्र 59.71 चौ.मी.कार्पेट 6.10 चौ.मी.बासकानी .+5.10 चौ.मी. वेसीनो((Survey Number : 28/1,28.2,28/3,28/4/1,28/4/2,28/4/3, 28/4/4, 28/4/5/1,28/5,27/5, 27/3/3 व 27/3/7/3 ;))
(5) क्षेत्रफळ	1) 59.71 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/सिद्द ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रतु बिन्बर्स ठफें भागीदार मुकुंद पी.पटेल ठफें कबुली जबाब देणे बाबत कु.मु.पत्र कारक जितेंद्र ए. पटेल - बय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रतु बिजनेस पार्क सर्विस रोड माझीबाबा ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAJFR7879N 2): नाव:-हृदयसिद्ध कोपरिखेकर ठफें भागीदार मुकुंद पी.पटेल ठफें कबुली जबाब देणे बाबत कु.मु.पत्र कारक जितेंद्र ए.पटेल - बय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: तुमसी व्हिला पोद्दार रोड वांगारुळ मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AACFH1946E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज सुरेश रुपवते - - बय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रतु रिबरन्सु क्सासिक आधारवाडी रोड कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AKTPR2039K 2): नाव:-आशा पंकज रुपवते - - बय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रतु रिबरन्सु क्सासिक आधारवाडी रोड कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ANGPC2121D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	8003/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	233800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

(सही) सी.बी. झतदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-

(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





क.स.नं. २	
दस्ता क्र.	६००३ २०२१
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AGREEMENT FOR SALE

AGREEMENT FOR SALE made and executed at Kalyan this ३rd Day of MARCH in the Christian year Two Thousand and Twenty One

By and between:

M/s. Rutu Builders, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 501, Rutu Business Park, Service Road, Off. L.B.S. Marg, Majiwade, Thane (West) - 400 601 (PAN No. AAIFR7879N) represented by its Authorized Partner Shri Mukund P. Patel, hereinafter referred to as the '**Developers/ Promoters**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) of the **FIRST PART;**

M Patel

M Patel

M Patel

AND

1) Name- Mr. Pankaj Suresh Rupawate,
aged 39 Years PAN No.: AKTPR2039K

2) Name- Mrs. Asha Pankaj Rupawate,
aged 36 Years PAN No.: ANGPC2121D

Indian Inhabitant/s, having his/her/their address at 402, 4th Floor, Bldg No. 6, Ritu Riverview Classic, Adharwadi Road, Gandhare, Kalyan West, Maharashtra, India, 421301 hereinafter called and referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **SECOND PART**.

M/s. Harasiddh Corporation, a partnership firm registered under the Indian Partnership Act, 1932,, having its principal place of business at Tulsi Villa, Poddar Road, Santacruz (West), Mumbai – 400 054(PAN No. AACFH1946E) represented by its Authorized Partner Shri Mukund P. Patel, hereinafter referred to as the '**Confirming Party**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) of the **THIRD PART**;

The Developers/Promoters and the Purchaser/s are hereinafter individually referred to as "a Party" and collectively as "the Parties".

WHEREAS

The Owners of various pieces and parcels of adjoining lands, were seized and possessed of and otherwise well and sufficient entitled to Land/property situated at Village Koliyali, Taluka, Kalyan, District Thane in the State of Maharashtra, and within the municipal limits of Kalyan Dombivli Municipal Corporation, the details of the same are as mentioned below:

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Harasiddh

Asha Rupawate

SrNo.	Survey No.	Hissa No.	Area (Sq.Mtrs)	Name of Owners
1	28	1	2710	Mahadu Padu Karbhari and others
2	28	2	2320	Sitarm Ragho Lokhande and others
3	28	3	1800	Eknath Savlaram Karbhari and others
4	28	4/1	1140	Jayram Walkya Karbhari and others
5	28	4/2	3780	Prakash Kathod Karbhari and others
6	28	4/3	1690	Suresh Savlaram Lokhande and others
7	28	4/4	2550	Bala Ambo Karbhari and others
8	28	4/5/1	1460	Baban Tukaram Karbhari and others
9	28	5	1700	Chainu Atmaram Lokhande and others
10	27	5	2810	Suresh Savlaram Lokhande and others
11	27	3/3	2480	Kathod Bama Karbhari and others
12	27	3/7/3	1750	Baban Tukaram Karbhari and others
		Total →	26,190 Square Meters	



hereinafter called and referred to as the "said entire property" described in the First Schedule hereunder written:

2) **Survey No. 28 Hissa No. 1**

2.1 By an Agreement to Sale dated September 04, 1991 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7285 of 1991, made and entered into between the original owners Smt. Manubai Padu Karbhari and Others on the one hand and Shri Mansukhlal Velji Senghani on the other hand, the Original owners have agreed to sell all their right, title and interest with respect to the land bearing Survey No. 28 Hissa No. 1 admeasuring

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Thapawate

Thapawate

दस्तावेज क्र.:	८००३	२०२९
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and sale proceeds thereof will be appropriated by M/s. Harasiddh Corporation only;

28 The Promoter has entered and is entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ purchaser/s and parties in respect of the sale of flats, units, offices and other usage/ premises in the building to be constructed by the Promoter;

29 AND WHEREAS the Purchaser/s being fully satisfied in respect of the title of the Promoters has/have approached the Promoters and further requested and the Promoters have agreed to allot Flat No. 804 on 8th floor admeasuring 59.71 square meters of carpet area as defined in Section 2(k) of RERA (equivalent to 642 Square Feet) Plus 6.1 Square meters of Balcony Area and Patio Area 5.1 Square meters and in the said BUILDING No- 3 (hereinafter referred to as the 'said Building') in Phase No.- III to be integral part of the scheme of Building Complex, "RIVERVIEW CLASSIC" being constructed on the said property (hereinafter collectively referred to as "the said Flat/ premises") together with the right to park of Nil(Nil) car parking spaces in stilt/podium/basement portion of the said building (hereinafter collectively referred to as "the said car parking space") (both the said Flat and the said Car

Spaces being collectively described in the Third Schedule hereunder written) on the said property, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under section 2 (n) of the RERA more particularly described in Fourth Schedule hereunder; and further the Promoters have agreed to sell to the Purchasers the said Flat at or for the consideration of Rs. 58.45,000/- (Rupees Fifty

Eight Lakhs Forty Five Thousand Only) and on the terms and conditions hereinafter appearing, an authenticated copy of the Plan whereon is hereto annexed and marked at Annexure - H, whereon the Flat has been shown by red colorout-line.;

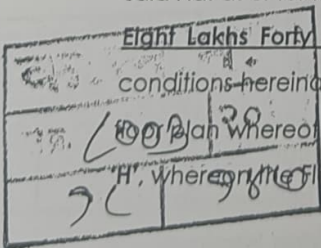
30 AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 1,00,000/- (Rupees One Lakh Only), being part payment of the sale consideration of the Flat/Premises agreed to be sold by the Promoter to the

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Harasiddh

Aupawate



through any one of the modes viz. registered letter, courier service, personal delivery, e-mail or facsimile. The Parties hereby agree and undertakes to send/ receive any Notice to/ from the other Party by email to the email addresses specified in this Agreement.

Name of Purchaser/s:-

Mr. Pankaj Suresh Rupawate

Mrs. Asha Pankaj Rupawate

Address :- 402, 4th Floor, Bldg No. 6, Rutu Riverview Classic, Adharwadi Road, Gandhare, Kalyan West, Maharashtra, India, 421301

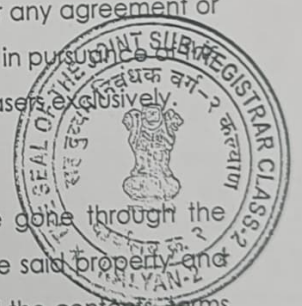
Email of Purchaser/s: pankaisr10@gmail.com

34. STAMP DUTY AND REGISTRATION CHARGES

34.1 All costs charges and expenses arising out and incidental to this Agreement, including stamp duty, deficit duty, penalty if any and registration charges payable for this Agreement or any agreement or deed or document as may hereafter be executed in pursuance of this Agreement shall be borne and paid by the Purchaser/s exclusively.

35. DECLARATION

35.1 The Purchaser/s hereby declare that they have gone through the Agreement and all the documents related to the said property and the said Premises and have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being duly satisfied have entered into this Agreement.



36. PROVISIONS OF MOFA & RERA

36.1 This agreement shall be subject to the applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Real Estate (Regulations and Development) Act, 2016 and read with the provisions of the Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 for Maharashtra or any other provisions of law applicable thereto or any other law applicable from time to time. The Purchaser/s hereby agrees to

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Rupawate

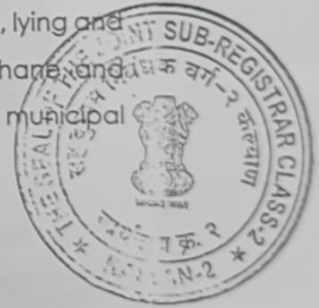
Rupawate

11	27	3/3	2480	Kathod Bama Karbhari and others
12	27	3/7/3	1750	Baban Tukaram Karbhari and others
		Total →	26,190 Square Meters	

THE SECOND SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID PROPERTY)

ALL that piece or parcel of land being part of the entire property, mentioned and described in the First Schedule above, upon which Building Nos. 1 to 6 are constructed/to be constructed as per sanctions plans/ approvals granted, as may be further revised, by the Kalyan Dombivli Municipal Corporation, lying and situated at Village Kolivali, Taluka Kalyan and District Thane, and in the Registration District of Kalyan and within the municipal limits of Kalyan Dombivli Municipal Corporation.



THE THIRD SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID FLAT/PREMISES)

The Flat/shop in the proposed building to be constructed on the property more particularly described in the Second Schedule above referred to namely:-

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- (a) Flat No. 804 on 8th floor in the building being BUILDING No- 3 in Phase No.- III admeasuring 59.71 Square meters of carpet area plus 6.1 square meters of balcony and Patio Area 5.1 Square meters.
- (b) Nil Car Parking Spaces in the Basement/ Ground/Stilt/ 1st Podium of the proposed Building on the said property.

Mrs

Apurba

Apurwate

**THE FOURTH SCHEDULE ABOVE REFERRED TO:
(IN RESPECT OF COMMON AREAS, LIMITED COMMON AREAS AND FACILITIES)**

(a) "Common Areas and Facilities means;

1. The foundation, columns, beams, supports, ducts, chhajjas, corridors, staircases, entrance lobbies exits of the said building.
2. The elevators in the building including the lift well, the lift machine room, stairs leading to the lift machine room and entrance to the lift cabin.
3. The Underground Tank and the Overhead Tanks with all GI pipe fittings including Pump Room, Pumps, Switches and Water meter.
4. Electrical installations, including the wiring of the electric cabins meter and the meters of the Premises Buyers.

(b) Limited Common Areas and Facilities and Restricted Areas Landing in front of the stairs on the floor on which the said Premises is located and the space of corridor in front of the entrance to the lift as a means of access to the said Premises but not for the purpose of storing or as a recreation area or for residence or for sleeping.

(c) Restricted Areas/Rights

1. Those areas facilities including car parking areas, terraces/gardens/passages or other rights reserved for use of the Promoters to the exclusion of the other Premises/Units.
2. Rights in respect of remaining or future FSI and/or TDR in respect of the said Property shall belong to the Promoters only.

[Signature]

[Signature]

[Signature]



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कल्याण डोंबिवली महानगरपालिका, कल्याण
बांधकाम पूर्णत्वाचा दाखला
इमारत क्र.३ करीता

जा.क्र.कडोंमपा/नरवि/सीसी/क.वि/४८४
दिनांक:- ३१/०३/२०२३.

प्रति,

श्री.प्रकाश काथोड कारभारी व इतर
कु.मु.प.धारक मे.रुतु बिल्डर्स तर्फे श्री.मुकुंद प्रताप पटेल व इतर
वास्तुशिल्पकार श्रीमती. शोभना देशपांडे, कल्याण (प.)
स्थापत्य अभियंता - मे.सलीम मन्सुरी. मुंबई.

वास्तुशिल्पकार श्रीमती.शोभना देशपांडे, कल्याण (प.), यांचा दि.१५/०३/२०२३ रोजीचे ऑफलाईन अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मौजे-कोलिवली स.नं.२७/५, ३/३, ३/७/३, स.नं.२८ हि.नं.१, २, ३, ४/१, ४/२, ४/३, ४/४, ४/५/१, ५ या २६१६०.०० चौ.मी. क्षेत्राच्या भुखंडावर १२२१२.७४ चौ.मी. क्षेत्राकरीता जा.क्र.कडोंमपा/नरवि/बांप/कवि/२०१३-१४/५४/१७८ दि.१६/०३/२०२० अन्वये सुधारीत बांधकाम परवानगी प्रदान करणेत आलेली आहे. तसेच जा.क्र.कडोंमपा/नरवि/सीसी/कवि/३५ दि.१३/४/२०२२ अन्वये इमारत क्र.४ करीता बांधकामा पूर्णत्वाचा दाखला प्रदान करण्यात आलेला आहे. सद्यस्थितीत मंजूर क्षेत्रापैकी इमारत क्र.३ करीता ५५७०.७० चौ.मी. क्षेत्राचे 'रहिवास' बांधकाम पूर्ण केलेले आहे.

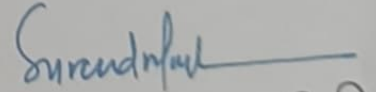
सबब त्यांना सौबतच्या नकाशांमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटींवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

मजले	सदनिका	क्षेत्र (चौ.मी)
तळ मजला	स्टिल्ट पै + ०१ सोसायटी ऑफिस	-
पहिल मजला ते पंधरावा मजला	(प्रत्येकी ६ सदनिका) ९० सदनिका	५५७०.७०
एकुण	०१ सोसायटी ऑफिस, ९० सदनिका	५५७०.७०

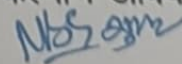
अटी:- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरीत करावी लागेल.

२) मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यांत येईल.

३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.



सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण.



प्रत:- १) कर निर्धारक व संकलक, क.डों.म.पा., कल्याण

२) प्रभाग क्षेत्र अधिकारी, 'ब' प्रभाग कार्यालय, क.डों.म.पा., कल्याण.