



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 15007/2018

नोंदणी :

Regn:63m

गावाचे नाव : आकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	906725.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग नं.7 दर 49300/- प्रती चौ.मी. सदनिका नं. 104, पहिला मजला, बी विंग, ओम रेसिडेन्सी, गट नं. 85 /86 /96 /1 /1 व गट नं. 85 /86 /96 /1/2 आकुर्ली ता.पनवेल, जि. रायगड, (क्षेत्र 16.72 चौ. मी. कारपेट) ((GAT NUMBER : 85/86/96/1/1, 85/86/96/1/2 ;))
(5) क्षेत्रफळ	1) 16.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.ओम बिल्डर अँड डेव्हलपर्स तर्फे भागीदार प्रेम वाशूमल मन्याल तर्फे कु मु आरती बाळेकर - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका नं. 304 कीस्टोन एलिटा प्लॉट नं. 49 सेक्टर 15, खारघर, जि. रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410210 पॅन नं:-AAFFO5162L 2): नाव:-मे.ओम बिल्डर अँड डेव्हलपर्स तर्फे भागीदार निभा कुमारी तर्फे कु मु आरती बाळेकर - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका नं. 304 कीस्टोन एलिटा प्लॉट नं. 49 सेक्टर 15, खारघर, जि. रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AAFFO5162L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद डी. पवार - - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: माधुविकासचाळ जयहिंदनगर, सोनापूर, मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-APOPP7675K 2): नाव:-रेश्मा प्रमोद पवार - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: माधुविकासचाळ जयहिंदनगर, सोनापूर, मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-EXBPP5913D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2018
(11) अनुक्रमांक, खंड व पृष्ठ	15007/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	66000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	11000
(14) शेर	

सह दुय्यम निबंधक यां-३
पनवेल क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

गाव नमुना सात

अधिकार अभिलेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
 नियम ३, ५, ६ आणि ७)

गाव :- आकली

तालुका :- पनवेल

जिल्हा :- रायगड

दिनांक:- 10/11/2017 पर्यंत अदयावत

गट क्रमांक व उपविभाग	भूधरणा पद्धती	भोगावटदाराचे नाव
85/86/96/1/12	भोगावटदार वर्ग -1	

क्षेत्र एकक आर.चौ.मी	राजेश राजन जोशी	क्षेत्र आकारआण पें	पां.ख.	फे.फा	खत क्रमांक
दिन शेती 2.93.00	भोम विल्डर आणि डेव्हलपर्स तर्फे भोगीदार			(2397)	[120], 547
दिन शेती 29.30	निभा कमारी, प्रेम वैश्रामल मण्याल			(2397)	कुळाचे नाव इतर अधिकार
जिरायत	सामाईक क्षेत्र			(2397)	
वागायत					
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पवळ-३
 १५००७ २०१८
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पेटखराव (लागवडीस उपयोग)		
वर्ग (अ)		
वर्ग (ब)		
एकूण पा	0.00.00	
पेटखराव (लागवडीस उपयोग)		
वर्ग (अ)		
वर्ग (ब)		
एकूण पा	0.00.00	
पेटखराव (लागवडीस उपयोग)		
वर्ग (अ)		
वर्ग (ब)		
एकूण पा	0.00.00	



गाव नमुना बारा
 अधिकार अभिलेख पत्रक
 अतिरिक्त नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
 दिनांक:- 10/11/2017 पर्यंत अदयावत

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
 गाव: आकली

वर्ष	ठेगाभ	पिकाखालील क्षेत्र				निशेक पिकाखालील क्षेत्र				निशेक पिकाखालील भागावडीसाठी उपलब्ध नसलेली जमीन		अन संधिनाचे साधन	शेरा
		अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र	अन संधिनाचे क्षेत्र		
2014-15	संपूर्ण वद												
2015-16	संपूर्ण वद												
2016-17	संपूर्ण वद												

पवळ-३

34. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Flat Rules Act, 1964 or any modification amendments or re-enactment thereto for the time being in force or any other revisions of Law applicable thereto.

SCHEDULE I

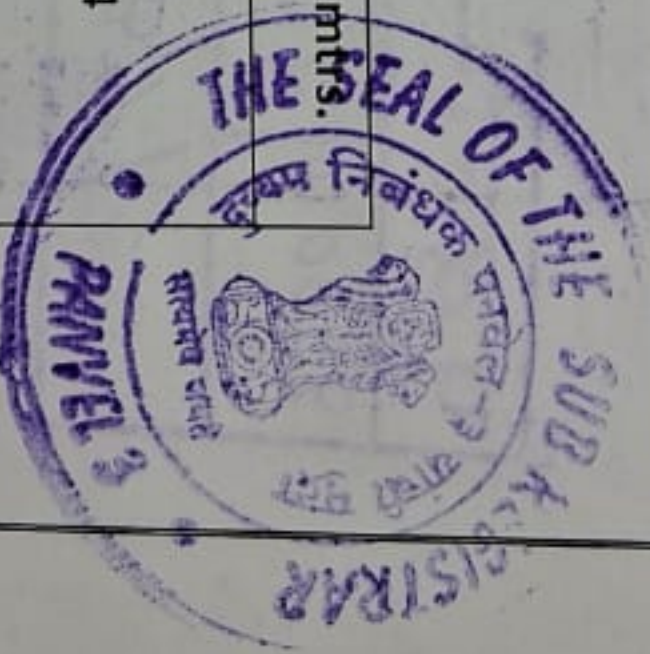
All that piece and parcels of Non Agricultural Land lying and being and situated at Akurli Sub- Division of Panvel and Taluka Panvel, Talathi-Asudgaon and within the District Division of Raigad and Sub Registrar of Panvel and described in the revenue records as

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१५००६/२०१६

under :-

Village – Akurli, Tal – Panvel, Dist.Raigad.

Gat No./Hissa No.	Plot No.	Area sq.mtrs.
85/86/96/1	1 & 2	584



Towards North : Gat No.84/2 & 84/3
Towards East : Plot No.3
Towards South : Road
Towards West : Open Space.

SCHEDULE II

Flat No.104, on FIRST FLOOR, 'B' wing in building known as "OM RESIDENCY" admeasuring Carpet area of about 16.72 Sq.mtrs and constructed on the Property described in the SCHEDULE I.

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

1. The Developer shall construct the said Project called "OM RESIDENCY" On the said plot more particularly prescribed in Schedule I herein under written in accordance with duly approved plans & specification which have been kept at the building site for inspection, which the purchaser has have seen and approved and also agreed that the Developers may make such variations and modification therein in an as may be required as to be done by Government and any other competent Authority. However the Developer shall have to obtain prior consent in writing of the Purchaser in respect of such variation or modification which may adversely affect the Purchaser agreed to be sold herein under. The Developer subject to the aforesaid right of the Purchaser have right to amend and/or modify the said plans for smooth and better development of the said plot without any reference to the Purchaser/s.

2. The Purchaser had prior to the execution of this agreement satisfied himself/herself/themselves about the title of Developers to the said property. The purchaser shall not be entitled further to investigate the title of the Developers and no requisition or objection shall be raised on any matter relating thereto.



3. Purchaser (s) hereby agrees to acquire Flats premises bearing Flat No.104, on FIRST Floor, in 'B' Wing, admeasuring Carpet area of about 16.72 Square meters as shown in the Floor plan thereof hereto annexed and marked as "Annexure E" in the building known as "OM RESIDENCY" constructed on land bearing Gat No.85/86/96/1/1 & 85/86/96/1/2 situated and located in Village -

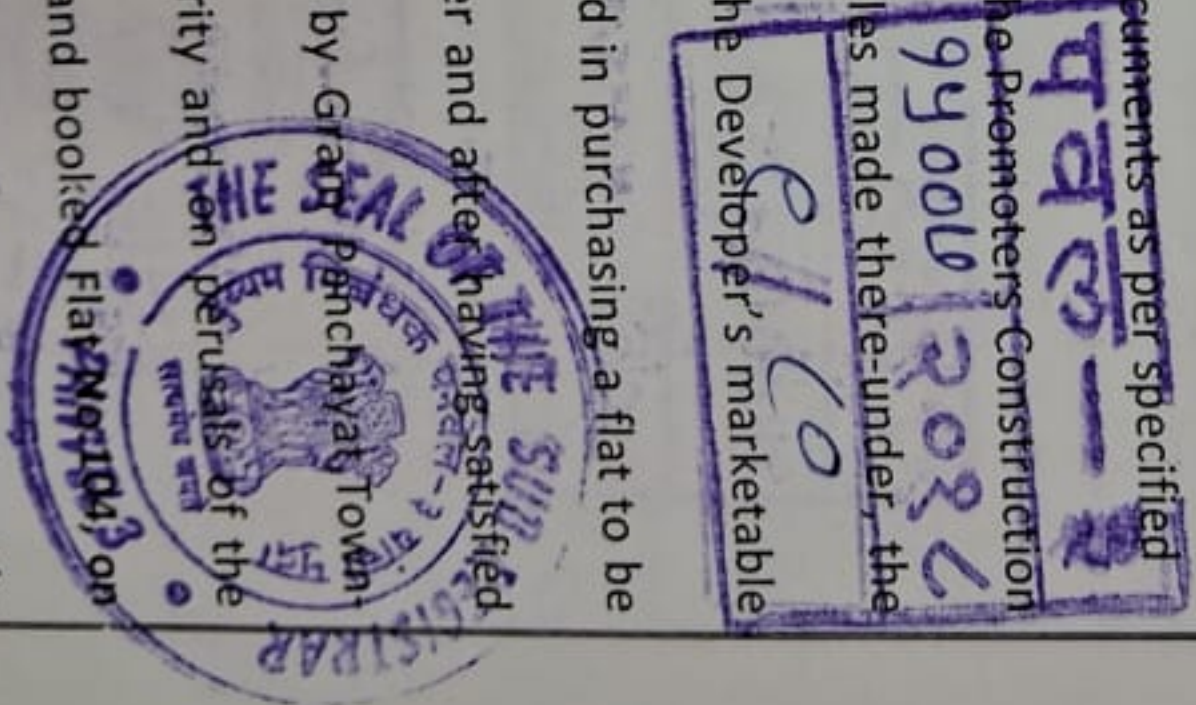
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prepared lay out plan on the said plot providing for the construction of projects having residential flats in the building comprising of ground plus three floors with other amenities shown on the layout plan. A Copy of the layout plan showing the location of the various structures proposed to be constructed and proposed amenities to be provided in the said lay out area is hereto Annexed. The lay out in respect of the said land is herein referred to as the said Layout and the entire building to be constructed on the said land is to be known as "OM RESIDENCY".

4. AND WHEREAS the Purchasers demanded from the Developers and the Developers have given inspection to the Purchasers of all the documents of title relating to the said property, plan and all such others documents as per specified under the Maharashtra Ownership Flats (Regulation of the Promoters Construction Sale, Management and Transfer) Act, 1963 and the rules made there-under, the Purchaser has satisfied himself/themselves regarding the Developer's marketable title of the said plot and the Purchaser being interested in purchasing a flat to be constructed on the said plot approached the Developer and after having satisfied gone through the conditions of eligibility laid down by Grand Panchayat Town Planning Authority and any other appropriate authority and on perusal of the plans and specifications the Purchaser has approved and booked Flat No. 104 on FIRST floor, admeasuring about 16.72 square meters Carpet area thereabout in the 'B' wing, in the project "Om Residency" which is more particularly described in the "Schedule - II" for total sale consideration of Rs. 11,00,000 /- (Rupees Eleven Lakhs Only).



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Akurli, Taluka - Panvel, Dist.Raigad As per the plans and specification and approved by him /her/them for total sale consideration of Rs.11,00,000/-

(Rupees Eleven Lakhs only) including the proportionate price of the common areas and facilities appurtenant to the said premise. The said price is fixed on

the lump sum basis has no bearing whatsoever on said actual area of the said. The said premises agreed to be sold hereunder are more particularly described

in the Schedule II hereunder written. The Purchaser has paid to Developers a sum of Rs.2,00,000/- (Rupees Two Lakh Only) being part payment towards the

sale price (The payment and receipt whereof the Developers hereby admit and acknowledge) and shall pay to the Developer balance amount of Purchase

price of Rs.9,00,000/- (Rupees Nine Lakhs Only) in the manner provided in

"Schedule III " to this Agreement.

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4. In addition to the aforementioned total sale consideration of the flat, The Purchaser/s shall as and when called upon, pay to the Developers the following Non -Refundable Charges/Expenses Towards :

a) Development Charges

b) All costs, Charges and expenses including Registration and Stamp duty for this Agreement.



5. It is agreed by and between parties that the time is the essence of the contract and if the Purchaser fails to pay two consecutive installments, the Developer is

at the liberty to unilaterally terminate this present Agreement and in such event the Developer shall refund to the Purchaser the amount of installments

paid by him to the Developer without interest less 10% which shall be retained by the Developer as administrative and cancellation charges. That from the

amount of refund the Developer shall first deduct 10% charges as mentioned

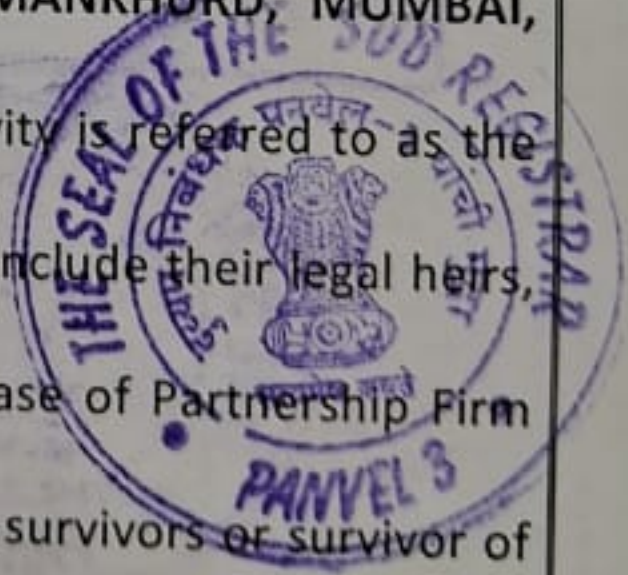
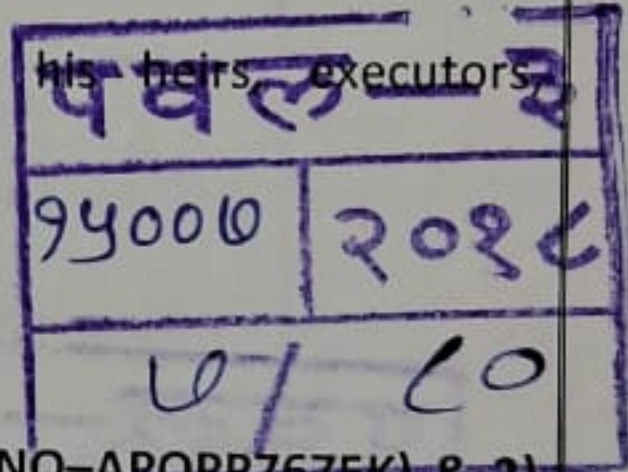
Handwritten signatures and initials at the bottom left of the page.

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at Panvel, District – Raigad on this 21st Day of Dec. 2018 between M/s.OM BUILDER AND DEVELOPERS (PAN NO –AAFFO5162L) a partnership firm through its Partner Mr.Prem Vashumal Manyal, Age -45 years, and Nibha Kumari D/o Ashok Kumar Giri Age-28 Years, having its registered Office at –Flat no.304,Keystone Elita,Plot No.49,Sector-15,Kharghar,District Raigad -410210 and hereinafter for the sake of brevity its referred to as the “DEVELOPERS” (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his heirs, executors, administrators and permitted assigns) of the **FIRST PART.**

AND

1) MR.PRAMOD D.PAWAR AGE ABOUT 36 YEARS (PAN NO–APOPP7675K) & 2) MRS.RESHMA PRAMOD PAWAR AGE ABOUT 28 YEARS BOTH residing At :A/MATHRUVIKASCHAWL, JAIHINDNAGAR, SONAPUR, MANKHURD, MUMBAI, MAHARASHTRA - 400043. Hereinafter for the sake of brevity is referred to as the “PURCHASERS” (which thereof, be deemed to mean and include their legal heirs, executors, administrators and permitted assigns and in case of Partnership Firm and partners constituting the Firm for time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of corporate body, its successors and assignees and in the case of Trust its Trustees for the time being) **OF THE SECOND PART.**



1. WHEREAS the Non Agricultural piece of land bearing Gat No.85/86/96/1/1, admeasuring 291 square meters & Gat No.85/86/96/1/2 admeasuring 293 square meters situated at Village Akurli, Taluka Panvel, District Raigad and more particularly described in the "First Schedule" of this present Agreement is owned by Shri. Rajesh Rajan Joshi and by virtue of Sale Deed/ Conveyance executed on the 25th July, 2017, Mr. Rajesh Rajan Joshi, Residing at - A/6, Diwanshree Apartment, 30 Firozshah Road, New Delhi 110001 had sold Gat No.85/86/96/1/1 admeasuring 291 square meters & Gat No.85/86/96/1/2, admeasuring 293 square meters situated and located in Village - Akurli, Taluka - Panvel, Dist. Raigad, hereinafter referred to as the "SAID PROPERTY" within the limits of Talathi-Asudgaon and Grampanchayat Akurli and Sub Registrar Panvel to M/s. OM BUILDER AND DEVELOPERS, vide document No. PVL2-8557 - 2017 and PVL2-8558-2017 respectively on Dtd. 25/07/2017.

१५००१०	WHEREAS
१५००१०	WHEREAS

Developers purchased both plots bearing Gat No.85/86/96/1/1 admeasuring 291 square meters & 85/86/96/1/2 admeasuring 293 square meters situated and located in Village - Akurli, Taluka - Panvel, Dist. Raigad and merged into one plot and constructed on the said plot totally admeasuring 584 square meters.



WHEREAS the Developers have evolved a scheme for construction of a building with self contained flats to be known as "OM RESIDENCY" at the said property, more particularly described in the Schedule hereinafter written, and are desirous of selling the said flats on what is known as "Ownership Basis" with a view ultimately that the owners of such flats shall form themselves into a Co-operative society and upon the owners of all flats in such and the Developers has

Om Builders & Developers

[Handwritten Signature]

Om Builder & Developers

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