

7009398

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

17/12/2019

दस्त क्रमांक : 7009/2014

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

RASMEEL PANEER नोंदणी :

Regn:63m

गावाचे नाव : 1) करंजाडे

9810464268

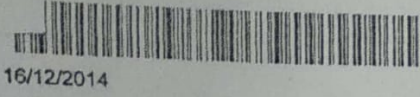
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2265750
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1332000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: सदनिका क्र. 605,सहावा मजला,"सोलीटेअर स्पेस" प्लॉट नं. ए-103,सेक्टर-6,करंजाडे,ता.पनवेल,जि.रायगड. सदनिकेचे क्षेत्रफळ- 26.744 चौ.मी.(कारपेट)((Plot Number : A 103 ; SECTOR NUMBER : 6 ;))
(5) क्षेत्रफळ	1) 26.74 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:-क्यालेडोस्कोप स्पेस तर्फे भागीदार परमबोध जैन -- वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ऑफीस 526, चिरा बाजार, संघवी सदन, तिसरा मजला, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-AANFK7404P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्रिजेश ज्वालाप्रसाद विश्वकर्मा -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 104, गंगोत्री सदन, बिल्डिंग नं. 2, प्लॉट नं. 7 आणि 12, सेक्टर-12, खांदा कॉलनी, नवीन पनवेल, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AJMPV3143Q
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2014
(10)दस्त नोंदणी केल्याचा दिनांक	16/12/2014
(11)अनुक्रमांक,खंड व पृष्ठ	7009/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	113400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22800
(14)शेरा	

Inward Date	17-12-2017
Inward No.	21888116419
Site Engineer	Rasey
Visit	17-12-2017
Visit	
So	18/12-19
Out	
Order No.	
Maker	Sona

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property).Rules, 1995.



16/12/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 7009/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) करंजाडे

- | | |
|---|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 2265750 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी पट्टेदार ते नमुद करावे) | 1332000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: सदनिका क्र. 605,सहावा मजला,"सोलीटेअर स्पेस" प्लॉट नं. ए-103,सेक्टर-6,करंजाडे,ता.पनवेल,जि.रायगड. सदनिकेचे क्षेत्रफळ- 26.744 चौ.मी.(कारपेट)((Plot Number : A 103 ; SECTOR NUMBER : 6 ;)) |
| (5) क्षेत्रफळ | 1) 26.74 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:-क्यालेडोस्कोप स्पेस तर्फे भागीदार परमबोध जैन - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफीस 526, चिरा बाजार, संघवी सदन, तिसरा मजला, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:- AANFK7404P |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-त्रिजेश ज्वालाप्रसाद विश्वकर्मा - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 104, गंगोत्री सदन, विल्डिंग नं. 2, प्लॉट नं. 7 आणि 12, सेक्टर-12, खांदा कॉलनी, नवीन पनवेल , महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 पॅन नं:-AJMPV3143Q |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 16/12/2014 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 16/12/2014 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 7009/2014 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 113400 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 22800 |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

iSarita v1.3.0

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14052898573851

Bank/Branch: IBKL - 6910223/NEW PANVEL
Pmt Txn Id : 53693693
Pmt DTime : 12-DEC-2014@15:34:44
ChallanIdNo: 69103332014121251164
District : 1301-RAIGAD

Stationery No: 14052898583851
Print DTime : 12-Dec-2014@15:35:39
GRAS GRN : MH0044416032014158
Office Name : IGR148-PNL3_PANVEL_3 JO

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,13,400/- (Rs One, One Three, Four Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 22,800/- (Rs Two Two, Eight Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 22,65,750/-
Prop Descr : FLAT NO 605 6 TH,FLOOR SOLITARE,SPACE PLOT NO A,103 SECTOR 6,KARANU
ADE PANVEL, RAIGAD NAVI, MUMBAI, Maharashtra, 410206

Duty Payer: PAN-AJMPV3143Q, BRIJESH JWALAPRASAD VISHWAKARMA
Other Party: PAN-ANFK7404P, KALRIDOSCOPE SPACE

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

Brijesh Vishwakarma
JP

प व ल-३	
०००९	२०१४
९ / ८८	



प व ल-३	
७००९	२०१४
५ / ८८	

AGREEMENT FOR SALE



Flat : 605
Building Name : "SOLITARE SPACE"
Total Consideration : 22,65,750/-

THIS AGREEMENT FOR SALE is made and executed at Navi Mumbai on this ^{१५}... day of ~~December~~, 2014 ("Agreement") By and Between M/S. KALEIDOSCOPE SPACE, (PAN NO. AANFK 7404P), a partnership firm having its registered office at 526, Chira Bazar, Sanghavi Sadan, 3rd Floor, Mumbai, through its one of the Partner MR. PARAMBODH JAIN (PAN NO. ADNPNJ 6759P), (hereinafter referred to as the "DEVELOPER" which expression shall unless repugnant to the context or meaning thereof mean and include it's successors, subsidiaries, nominees, executors and assigns) of the ONE PART.

01

AND

Parambodh Jain

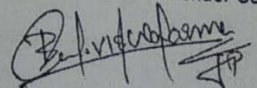
MR. BRIJESH JWALAPRASAD VISHWAKARMA (PAN: AJMPV3143Q) an Indian Inhabitant/s, residing at Flat 104, Gangotri Sadan, Bldg. No 2, Plot No 7& 12, Sector 12, Khanda Colony New Panvel, Navi Mumbai 410 206 (hereinafter Singly/Jointly, as the case may be, referred to as the "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof in the case of individuals mean and include the female gender and the plural, and his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them, the heirs executors and administrators of the last survivor of them and his/her/their/its permitted assigns, and in the case of a Company/Society its successors and permitted assigns, and in all cases all persons claiming by under or through such Allottee/s including his/her/their/its successors-in-interest) of the *Other Part*:

The "Developer" and "Allottee/s" shall hereinafter be collectively referred to as "Parties" and individually as "Party". The expression Allottee/s wherever used shall mean and include Allottee(s) of Flats/Shops/Units as the case may be. The use of singular expressions shall also include plural expressions and ~~masculine~~ includes the feminine gender wherever the context of this Agreement so demands.

WHEREAS:

- पथ ल-३
०००९ २०१४
- A. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "The Corporation") having its registered office at 2nd floor, "Nirmal", Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority under the provisions of Sub Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers for the area designated as Site for New Town under sub-section (1) of section 113 of the said Act.
- B. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec. 113 of the said Act for development and disposal.
- C. Vide Agreement to Lease dated 14th September, 2011 executed between the Corporation of the One Part and 1) Shri. Shravan Maruti Mhatre, 2) Shri. Balchandra Maruti Mhatre, 3) Smt. yashode Pandurang Pawar, 4) Smt. Nirmala Vasant Patil and 5) Smt. Hausabai Dharma Patil, (Hereinafter referred to as the said Original Lessee) as the second Part, the Corporation has granted to the said Original Lessee a license to enter on Plot bearing no. A-103, admeasuring about 599.94 Sq. Mtrs. at Sector - 6, Karanjade, Tal Panvel, Dist Raigad, Navi Mumbai, and as more particularly described in the schedule here under written (hereinafter referred to as the "said Plot") with a right and purpose of erecting residential / commercial building on the said plot the same as permissible under General





Development Control Regulations for New Bombay, 1975. The said Agreement to Lease was duly registered with the Sub Registrar of Assurances, Panvel 3 at Serial No. 09340-2011 dated 19/09/2011.

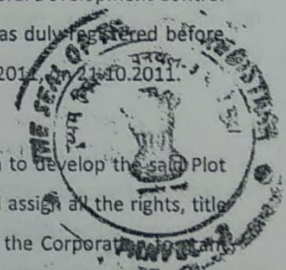
D. The said Original Lessee are not in position to develop the said Plot and hence approached M/s. R. K. Builders and Developers to sell, transfer and assign all the rights, title and interest in respect of the said Plot and upon the request of the said Original Lessee, the said M/s. R. K. Builders and Developers have agreed to purchase and acquire all the right, title and interest including leasehold rights in respect of the said Plot.

E. And thus Original Lessee requested to the Corporation to grant her the permission to transfer and assign all the rights, title and interest in or benefits under the said Agreement to Lease in respect of the said Plot in favor of M/s. R. K. Builders and Developers.

F. By and under Tripartite Agreement dated 19th October, 2011 executed between the Corporation of the First Part and the Shri. Shravan Maruti Mhatre and 4 others the Original Lessee, as the Second Part and M/s. R. K. Builders and Developers through its Proprietor Shri. Radhesh Kumar Diwakar the New Licensee of the Third Part the Corporation has granted approval and license to the said M/s. R. K. Builders and Developers to enter on the said Plot bearing no. A-103, admeasuring about 599.94 Sq. Mtrs. at Sector - 6, Karanjade, Tal Panvel, Dist Raigad, Navi Mumbai, for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for Navi Mumbai, 1975. The said Tripartite Agreement was duly registered before the Sub-Registrar of Assurance at Panvel 3, at serial No. 10493 -2011 dated 21.10.2011.

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R. K.

G. The said M/s. R. K. Builders and Developers are not in position to develop the said Plot and hence approached M/s. Space Realtors to sell, transfer and assign all the rights, title and interest in respect of the said Plot and thus requested to the Corporation to grant him the permission to transfer and assign all the rights, title and interest in or benefits under the said Agreement to Lease in respect of the said Plot in favor of M/s. Space Realtors.



H. By and under Tripartite Agreement dated 5th November, 2012 executed between the Corporation of the First Part and the M/s. R. K. Builders and Developers as the Second Part, and M/s. Space Realtors the Subsequent New Licensee of the Third Part, the Corporation has granted approval and license to the said M/s. Space Realtors to enter on the said Plot bearing no. A-103, admeasuring about 599.94 Sq. Mtrs. at Sector - 6, Karanjade, Tal Panvel, Dist Raigad, Navi Mumbai, for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for Navi

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Ben. V. K. W. K. S. J. P.

formalities, as may be required, and agreeing to make timely and complete payments of the sale price, in accordance with the Schedule of Payment as annexed hereto in Annexure-II, the Developer hereby agrees to sell and the Allottee hereby agrees to Purchase the Residential Flat / Shop detailed below, having a carpet area of approximately 26.744 sq. Mt., alongwith the undivided proportionate share/interest in the land underneath the building in which Flats is located. Unit details are as under:

Building Name : "Solitare Space"
 Flat No : 605
 Carpet Area : 26.744 Sq. Mt. (Plinth area less area under walls, kitchen, toilets, Verandas, Corridos and passages, stores, shaft, staircase, Door and other openings in walls, pillars, Built in cup Boards, Almirahs, etc).

The meaning of Carpet Area here is area from brick to brick of each wall and the thickness of plaster /POU. The Architecture certificates showing the Carpet Area shall be termed as final in terms of carpet Area.

Total Sale Price : Rs. 22,65,750/- (INR Twenty Two Lac Sixty Five Thousand Seven Hundred And Fifty Only)

1.2 The Allottee agrees and understands that the Sale Price of the Flat shall be calculated on the basis of the Carpet area stated in this Agreement is tentative and subject to change till the completion of the construction and the issuance of the occupation certificate by the competent authorities. The final carpet area of the Flat shall be confirmed by the Developer only after the construction is complete and the issuance of the completion certificate by the authorities.

1.3 The total price payable for the Flat shall be re-calculated upon confirmation by the Developer on the basis of the final Carpet Area. Any increase or reduction in the carpet area shall be payable or refundable as the case may be without any interest at the same rate per sq. ft. of carpet Area. If there is an increase in the carpet Area the Allottee shall pay to the Developer immediately upon demand raised by the Developer. If there is a reduction in the carpet area the refundable amount shall be adjusted by the Developer in any amount receivable from the Allottee or shall be adjusted by the Developer from the final installment as set forth in the Schedule of Payments. Apart from that the Allottee will also pay the amount of Stamp duty as per the increase or reduction in the Carpet area.

1.4 The Allottee shall have ownership of the Flat consisting of the carpet area, as defined in Annexure II only. The Allottee shall also have undivided proportionate share/interest in the common areas and facilities within the said building and proportionate share of other common facilities, if any, which may be located within

(Signature)

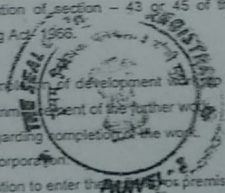
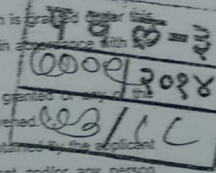
(Signature)
 P. V. S. Sharma
 JP

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s Kaleidoscope Space, through its Partners, Mr. Kamlesh P. Jain & others four, on Plot No.A-103, Sector-06, Node: - Karanjada(12.5% Scheme) of Navi Mumbai. As per the amended approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 07 Structure)
Residential BUA = 230.561 Sq. Mts.; Commercial BUA = 68.987 Sq. Mts. 9.
Total BUA = 299.548 Sq. Mt
(Nos. of Residential Units - 34; Nos. of Commercial units - 06)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall:-
 - 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDGRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDGRs -



38.6 A reference to this Agreement incorporates a reference to the Annexures and Schedules to this Agreement.

38.7 References (including defined terms) to the singular include the plural and vice versa and to a person includes body corporate and Vice-versa.

THE SCHEDULE OF THE PLOT ABOVE REFERRED TO

All THAT pieces & parcels of lands & grounds bearing Plot No. A-103, situated at Sector - 6, admeasuring about 599.94 Sq. Mtrs., Karanjade, Tal Panvel, Dist Raigad, Navi Mumbai. or thereabouts and bounded as follows that is to say:-

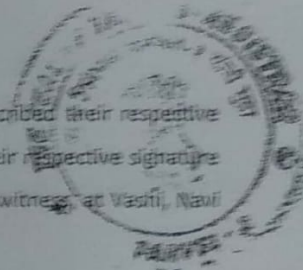
- On or towards the North by :- Plot No. A- 104
- On or towards the South by :- Plot No. A - 102
- On or towards the East by :- 11.00 Mtrs Wide Road
- On or towards the West by :- Plot No. 93

प व ल-३
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 ४९/८८

THE SCHEDULE OF THE FLAT/SHOP ABOVE REFERRED TO

Flat No. 605 on the 6th Floor, admeasuring 26.744 Sq Mt (Carpet area) in the Project Known as "Solitaire Space" to be constructed on Plot No. A-103, Sector - 6, Karanjade, Tal Panvel, Dist Raigad, Navi Mumbai.

In Witness Whereof the parties hereto have hereunto and set and subscribed their respective hands at the place and on the day, month and year mentioned under their respective signature signed and delivered by the within named allottee(s) in the presence of witness at Vasiti, Navi Mumbai on 16th Dec 2014 :



SIGNED SEALED AND DELIVERED]

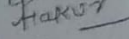
BY THE WITHIN NAMED DEVELOPERS]

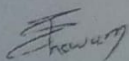
M/S. KALEIDOSCOPE SSPACE]

Through its Authorised Partner/s]

MR. PARAMBODH JAIN]

IN THE PRESENCE OF]

1. A.P. Thakur 

2. P. S. Chavan 



CIF NO.: Tie up no. (if applicable)

LOS Reference No.: PAL/Take Over/NEW/Resale/Top up

Applicant Name : Brijesh Vishwakarma

Co-Applicant Name: NA

Contract (Resi.) Mobile: 9820464268

Loan Amount: 17.78 lacs Tenure: 25 yrs

Interest Rate: 8.15 EMI:

Loan Type: SBI LIFE NO

Hsg. Loan Term Loan Maxgain

Realty Home Top up

Property Location: Parvel

Property Cost: 30 lacs

Name of Developer/Vendor:

RBO-II Zone-II Branch: Khanda Colony (Code No) 15664

Contact Person: Anita Mobile No.

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH-1		RESIDENCE VERIFICATION	
SEARCH-2		OFFICE VERIFICATION	
VALUATION-1		SITE INSPECTION	
VALUATION-2			

HLST /MPST/BM/FS/along with Mob No.: 916724394



STATE BANK OF INDIA

HL TO BE PACKED AT _____ BRANCH