





9082165095

**AGREEMENT FOR SALE**

THIS Agreement For Sale is made and entered into at PANVEL, Navi Mumbai, on this ..... day of February 2024 BETWEEN MR. BHAGAWAN ATMARAM PHANASE, Age-60 yrs.(PAN NO-AGAPP1201G) and MRS. SAVITRI BHAGAWAN PHANASE Age-51 yrs.(PAN NO-AIBPP8533C) Indian Inhabitant, residing at-2/79, Khimaji Nagaji Chawl ,Senapati Bapat Marg, Opp. Big Bazar, Lower Parel, Mumbai-400013., hereinafter referred to as "SELLER / TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include her heirs and legal representatives, successors and assigners etc.) Party of the **FIRST PART.**

AND

MRS. MANISHA ABHAY NIRKAR, Age-35 yrs. (PAN NO-AIUPN7170I) and MR. ABHAY ASHOK NIRKAR, Age-43 yrs.(PAN NO-AFBPN1136Q), adult Indian inhabitant, residing at- Room No.-9, Kamgar chawl Abhyudaya Nagar, Veer Shrikant Keshav Hadkar Marg, Behind Bldg.No.- 9, Kalachowki, Mumbai-400033. Hereinafter referred to as "PURCHASERS/TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigners) Party of the **SECOND PART.**



18. **AND WHEREAS** the Purchaser/s demanded from the Builder and the Builder has given inspection to the Purchaser/s of all the documents of title Lease Agreement , Tripartite Agreement , Title Certificate issued by the Advocate/s of the Builder relating to the said plot and plans, designs and specifications prepared by the ARCHITECT and of such other documents as specified under the Maharashtra Ownership Flats Act (hereinafter referred to as "THE SAID ACT ") and the rules made there under.

19. **AND WHEREAS** the Sellers herein and purchasers therein **MR. BHAGAWAN ATMARAM PHANASE and MRS. SAVITRI BHAGAWAN PHANASE** approached to builder for purchase the ownership flat and has examined and approved of the building and floor plan. , all documents, The nature and quality of Construction and fitting, fixtures, facilities and amenities provided to be provided thereto as per the general specifications written and agreed to purchase the **FLAT NO-001, GR. FLOOR, "DNYANSAGAR VILLA", PLOT NO.-118, SECTOR -02, ULWE, NAVI MUMBAI, TALUKA - PANVEL, DIST. RAIGAD.-410 206**, Admeasuring Area- 21.265 Sq.Mtr Carpet + 1.563 Sq. Mtrs. (herein after referred to as "The Said Flat" and the both parties hereto have hereunder recorded in writing the terms and conditions and consideration more particularly mentioned in the Agreement made between them.

20. **AND WHEREAS**, The purchaser therein **MR. BHAGAWAN ATMARAM PHANASE and MRS. SAVITRI BHAGAWAN PHANASE**, and Builder/Developer was entered in to the Agreement for sale dated-26/08/2013 which was duly registered Under Doc. No. **PVL-2/5495/2013**, Dated- **27/08/2013**.

21. **AND WHEREAS** after the completion of the construction builder applied for the **Occupation Certificate** to the CIDCO and CIDCO issued O.C on Dated-07/04/2015 Vide its Ref No.-**CIDCO/BP-11357/TPO(NM&K)/2015/376** And Unique Code No.- **20130302102231701** and thereafter builder issued **possession letter** Dated - **20/06/2015** and hand over the physical possession of the Said Flat to **MR. BHAGAWAN ATMARAM PHANASE and MRS. SAVITRI BHAGAWAN PHANASE**

22. **AND WHEREAS**, **MR. BHAGAWAN ATMARAM PHANASE and MRS. SAVITRI BHAGAWAN PHANASE** (Purchasers therein and sellers herein) is law full owner of the **FLAT NO-001, GR. FLOOR, "DNYANSAGAR VILLA", PLOT**

ALL THAT piece or parcel of flat bearing FLAT NO-001, GR. FLOOR, "DNYANSAGAR VILLA CHS. LTD.", PLOT NO.-118, SECTOR -02, ULWE, NAVI MUMBAI, TALUKA - PANVEL, DIST. RAIGAD.-410 206. Admeasuring Area-21,265 Sq.Mtr Carpet + 1,563 Sq. Mtrs.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written:

**SIGNED SEALED AND DELIVERED**

by the within named the Seller/Transferor

**MR. BHAGAWAN ATMARAM PHANASE**

**MRS. SAVITRI BHAGAWAN PHANASE**

**AND**

**SIGNED SEALED AND DELIVERED**

by the within named purchasers / Transferees

**MRS. MANISHA ABHAY NIRKAR**

**MR. ABHAY ASHOK NIRKAR,**

5495353  
27/08/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2  
दस्त क्रमांक : 5495/2013  
नोदणी :  
Regn:63m

गावाचे नाव : 1) उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1022437
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1014000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :सदनिका नं: 001, माळा नं: तळ मजला, इमारतीचे नाव: ज्ञानसागर व्हिला , ब्लॉक नं: प्लॉट नं 118 सेक्टर 02 , रोड : उलवे ता पनवेल जि रायगड , इतर माहिती: क्षेत्र 21.265 चौ मी बांधीव , सी बी 1.563 चौ मी( ( Plot Number : 118 ; ) )
(5) क्षेत्रफळ	1) 21.26 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 गौतम एंटरप्रायजेस तर्फे प्रो.प्रा अवचर बी भाथी - - वय:-35; पत्ता:-प्लॉट नं: शॉप नं 3, माळा नं: -, इमारतीचे नाव: महावीर कुटीर , ब्लॉक नं: प्लॉट नं 19 सेक्टर 42 , रोड नं: सीवूड्स, नेरूळ , . . पिन कोड:- 400706 पॅन नं:-AMYPB4332Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भगवान आत्मराम फणसे वय:-49; पत्ता:-प्लॉट नं: 2/79, माळा नं: - , इमारतीचे नाव: खिमजी नागजी, ब्लॉक नं: -, रोड नं: सेनापती बापट मार्ग, लोअर परेल मुंबई , . . पिन कोड:-400013 पॅन नं:-AGAPP1201G 2): नाव:-सावित्री भगवान फणसे वय:-39; पत्ता:-प्लॉट नं: 2/79, माळा नं: - , इमारतीचे नाव: खिमजी नागजी, ब्लॉक नं: -, रोड नं: सेनापती बापट मार्ग, लोअर परेल मुंबई , . . पिन कोड:-400013 पॅन नं:-AIBPP8533C
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2013
(10)दस्त नोंदणी केल्याचा दिनांक	27/08/2013
(11)अनुक्रमांक,खंड व पृष्ठ	5495/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	51150



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५४४ २०१३  
३१४८

दस्तावेज प्रकार (Nature of Documents)	Agreement - 2
पंजीयनाचे तपशील (Registration Details) If Registrable Name of S.R.O.	Registrable / Non Registrable
ठरावाचा मुद्रिक नंबर (Frinking Unique No.)	
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	Flat 001 Ground floor Dnyansagar villa
मोबदला रक्कम (Consideration Amount)	10,22,437/-
मुद्रिक खरेदीदार/भाय पक्षधार-२ नांव (Stamp Purchasers Name)	Bhagawan & Pharase
दस्तावेज दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	Gautam Group Ltd.
हस्ताक्षर करणेच्या पक्षाचा नाव (If through some other person's Signature & Seal)	Plot 118 Sector 02 Ulwe
मुद्रिक शुल्काचे रकम (Stamp Duty Amt.)	51,150/-
दस्तावेज खरेदीदार/भाय पक्षधार-२ च्या नावावर (If through some other person's Signature & Seal)	SANK LTD.

प्राधिकृत हस्ताक्षर / Authorised Signatory

### AGREEMENT FOR SALE

FLAT NO.001, GROUND FLOOR,  
BLDG. KNOWN AS "DNYANSAGAR VILLA"  
PLOT NO.118, SECTOR-02,  
ULWE, NAVI MUMBAI.

BUILDING CONSISTS : GROUND + 4 FLOORS  
(WITH LIFT)

CARPET AREA IN SQ. MTRS. : 17.721  
BUILT UP AREA IN SQ. MTRS. : 21.265  
C.B. AREA IN SQ.MTRS. : 1.563

SALE PRICE : RS.10,22,437/-

STAMP DUTY : RS.51,150/-

REGISTRATION FEE : RS.10,250/-

THIS AGREEMENT is made and entered into at  
Navi Mumbai, on this 26<sup>th</sup> day of AUG. 2013.

२६/८/१३

S.B. Phansalkar



आयडीबी बँक लि. / IDBI BANK LTD.  
प्राधिकृत हस्ताक्षर / Authorised Signatory

Industrial Development Bank of  
India Ltd. (Public Sector Co.)  
2nd Floor, Naraina Post,  
Mumbai-400021.  
D-5/ST/PM/C.R.1007/03/05/1029-1032

INDIA  
STAMP DUTY  
MAHARASHTRA  
10120  
124500  
R.00511501-PB5280  
AUG 23 2013  
SPECIAL  
ADHESIVE  
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4899  
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BETWEEN

MRS. GAUTAM ENTERPRISES, a Proprietary Firm, through its Proprietor SHRI. AVACHAR B. BHATHI, having address at Shop No.3, Mahavir Kutir, Plot No.19, Sector-42, Seawoods, Nerul, Navi Mumbai, hereinafter referred to as 'THE DEVELOPERS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns), of the One Part,

AND

1) MR. BHAGAWAN ATMARAM PHANASE, 2) MRS. SAVITRI BHAGAWAN PHANASE, 1) aged 49 years, (PAN NO. AGAPP1201G), both adults, Indian Inhabitants, having address at 2/79, Khimji Nagji Chawl, Senapati Bapat Marg, Opp. Big Bazaar, Lower Parel, Mumbai- 400 013, hereinafter called 'THE PURCHASERS' (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the Other Part.

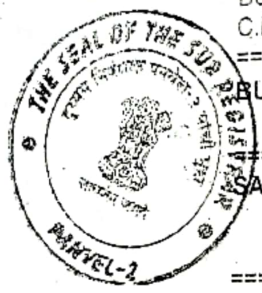
DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NOS	SECTOR
001	GROUND	118	02
BUILDING "DNYANSAGAR VILLA"			
NODE : ULWE, NAVI MUMBAI			
CARPET AREA IN SQ. MTRS.			: 17.721
BUILT-UP AREA IN SQ. MTRS.			: 21.265
C.B. AREA IN SQ.MTRS.			: 1.563

BUILDING CONSISTS : GROUND + 4 FLOORS (WITH LIFT)

SALE PRICE: Rs.10,22,437/- (Rupees Ten Lakhs Twenty Two Thousand Four Hundred Thirty Seven Only)

hereinafter referred to as 'THE SAID FLAT'



2013

*S.B. Phanase*



प व ल - ३	NO. CIDCO/BP- 11357 ATPO (NM&K)/2012/335=---
4884	2093
38/8F	

DATE: / /

**COMMENCEMENT CERTIFICATE**  
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII) of 1966 to M/s. Gautam Enterprises, Prop. Mr. Avachar B. Bhatli for Plot No -118, Sector - 02, Node - Ulwa (12.5% Scheme), of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+4Floor)

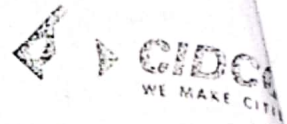
Residential BUA = 278,448 Sq.m, Commercial BUA = 20,324 Sq.m, Total BUA= 298.772 Sq.m.

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.

(Nos. of Residential Units - 16, Nos. of Commercial units - 02)

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 upto 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 building or 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 GDCRs- 1975 in force.





# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1978 SOC - 014574)

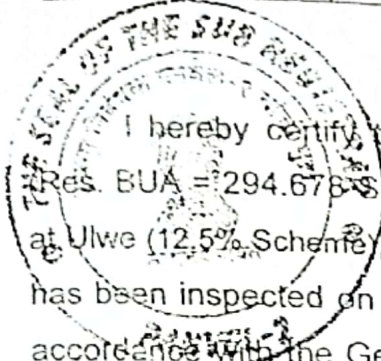
REGD. OFFICE:  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE: 00-91-22-66500900  
FAX: 00-91-22-2202 2509

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

2002	2098
Ref. No.	
CIDCO/BP-11857/TPC (NM & K)/2015/ 376 = - -	

Date: - 7 APR 2015

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	3	1	7	0
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## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 4th floor) (Res. BUA = 294.678 Sq.mtrs.) No. of Residential Units = 17 Nos., on Plot No.118, Sector at Ulve (12.5% Scheme), Navi Mumbai, completed under the supervision of Destination Arch has been inspected on 28/01/2015 and I declare that the development has been carried accordance with the General Development Control Regulations and the conditions stipulate the Amended commencement certificate dated 15/01/2015 and that the development is fit use for which it has been carried out.

10344	2024
22/30	

*Manjula*  
7/4/15  
(Manjula Nayak)  
Town Planning Officer (BP)  
Navi Mumbai & Khopta







## --:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन. बी. ओ. एम/सिडको/एच् एस् जी (टी. सी.) / ६३८५ / जे टी आर/सन, २०१५ - २०१६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

ज्ञानसागर व्हिला सहकारी

गृहनिर्माण संस्था मर्यादित

भूखंड क्र. ११८, सेक्टर-०२,

उलवे, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरु-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई



सही

[सुभाष पाटील]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: ०२ / ०३ / २०१६