



17/10/2016

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. उल्हासनगर 3

दस्त क्रमांक : 10138/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) मोरीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4457800
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2966000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे - मोरीवली अंबरनाथ पूर्व,तालुका अंबरनाथ,जिल्हा ठाणे येथील प्लॉट नं. आर एच - 1 यावरील बांधलेल्या "निसर्ग ग्रीन्स" मधील "लिली ए",बिल्डींग नं. 5,निवासी सदनिका नं. 1601,सोळावा मजला,क्षेत्र. 49.10 चौ. मी.(कार्पेट)अशी मिळकत. ((Plot Number : RH - 1 ;))
(5) क्षेत्रफळ	1) 49.10 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:-- - निसर्ग निर्माण डेव्हलपर्स तर्फे भागीदार श्री. मयुर आर. सतरा यांचे तर्फे कबुली जबाब म्हणून श्री. जितेन मणीलाल मोता वय:-44; पत्ता:-प्लॉट नं: 310, माळा नं: -, इमारतीचे नाव: देवदत्त बिल्डींग, ब्लॉक नं: प्लॉट नं. 83, सेक्टर - 17, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAOFM9742P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- - मुरलीधर भिकन कोळी वय:-41; पत्ता:-203, -, साई सिद्धी अपार्टमेंट, मोरिवली पाडा, अंबरनाथ पूर्व , तालुका अंबरनाथ, जिल्हा ठाणे , अंबेन्गाट: दक्षिण , MAHARASHTRA, THANE, Non-Government. पिन कोड:-421501 पॅन नं:-AMFPK5846F 2): नाव:-- - ज्योती मुरलीधर कोळी वय:-34; पत्ता:-प्लॉट नं: 203, माळा नं: -, इमारतीचे नाव: साई सिद्धी अपार्टमेंट, ब्लॉक नं: मोरिवली पाडा, अंबरनाथ पूर्व , रोड नं: तालुका अंबरनाथ, जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-EMZPK6122C
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2016
(11)अनुक्रमांक,खंड व पृष्ठ	10138/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	222900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



दुय्यम निबंधक पत्र-२
उल्हासनगर क.३

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.



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AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 17th day of Oct in the year Two Thousand Sixteen BETWEEN

M/S. NISARG NIRMAN DEVELOPERS, having PAN No. AAOFM9742P, a Partnership Firm duly formed under the Indian Partnership Act 1932, and having its registered Office at 310, Devavrata Building, Plot No.83, Sector-17, Vashi, Navi Mumbai-400 703 and its administrative Office at Sales Office, Nisarg Nirman Developers, Nisarg Greens, Plot No. RH-1, B-Cabin Road, Ambarnath (E), Thane-421501, through its Authorized Partner/s MR. MAYUR R. SATRA hereinafter referred to as the "**PROMOTERS**" (which expression shall, unless it be repugnant to the context or meaning thereof shall mean and include the partner of partners of the said firm for the time being, the survivor or survivors among them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**

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AND

Mr. Murlidhar Bhikan Koli Age 41 Yrs. (PAN Card no. AMFPK5846F) and Mrs. Jyoti Murlidhar Koli Age 34 Yrs. (PAN Card No. EMZPK6122C) both Adults, Indian Inhabitants, residing / having their address at Flat No. 203, Sai Sidhi Apt, Morivali Pada, Ambernath (E), Thane 421501, hereinafter referred to as the "PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed mean and shall include their heirs, executors administrators and permitted assigns and in case of firm its partner/s from time to time and their respective heirs, executors and administrators) of the OTHER PART.

WHEREAS:-

1. THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, CORPORATION constituted under the Maharashtra Industrial Development Act, 1961 (Mah. III of 1962) and having its Principal Office at "Udyog Sarathi" Marol Indl. Area, Mahakali Caves Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as "MIDC") is the Authority declared for granting lease of Plots.

2. By an Allotment Letter dated 12-12-2013, bearing reference no. MIDC/RO-2/Thane/AMB/RH-1/3180, the MIDC has allotted to Shri Yogesh Popatlal Thakkar and others as the Partners of M/s. Nisarg Nirman Developers, being the Promoters herein, a plot being Plot No. RH-1 admeasuring about 102071 Square meters in the Ambernath Industrial Area upon such terms and conditions thereon mentioned.

3. By a Corrigendum dated 25-03-2014, bearing reference no. MIDC/RO-2/Thane/AMB/RH-1/984, the MIDC has revised certain terms and conditions of the said Allotment Letter dated 12-12-2013 to the Promoters herein, upon such terms and conditions as mentioned therein.

4. By an Agreement to Lease dated 22-05-2014 executed between the said Maharashtra Industrial Development Corporation, (for the sake of brevity, hereinafter referred to as the MIDC) therein referred to as "the Grantor" of the One Part and the Promoters herein, therein referred to as "the Licensees" of the Other Part (hereinafter referred to as the said Agreement), the MIDC agreed to grant to the said Promoters herein a lease of all that piece and parcel of land known as Plot No. RH-1 admeasuring about 102071 Square meters in the Ambernath Industrial Area, within Village limits of Ambernath and within / outside the limits of Municipal Council in rural area Taluka & Registration Sub District Ambernath/ Ulhasnagar, District and Registration District Thane (hereinafter referred to as the said plot) and which is more particularly described in the First Schedule hereunder written, upon performance and observance by the Promoters of the obligations and the terms and conditions contained in the said Agreement. The said Agreement to Lease is registered with the Sub-Registrar of Assurance at Ulhasnagar-3 under serial no. 3601-2014 dated 22-05-2014.

[Signature]

[Signature]

[Signature]

Development) Act, 2016, this Agreement shall be regulated and be always subject to the provision as contained in the said Real Estate (Regulation And Development) Act, 2016 and the rules framed there under shall become applicable.

2. a) The Promoters shall under normal conditions construct building/s on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the MIDC and other concerned authorities with variations and modifications as the Promoters may consider necessary or desirable as may be required by MIDC or such other Public Body or Authority, and /or any other changes or alteration which the Promoters in their absolute discretion deem fit either in the whole Building or part thereof or in the said premises, and the Purchasers hereby give irrevocable consent to the Promoters to incorporate all such changes, modifications etc as may be required by, MIDC or any other authority. The Purchasers doth hereby specifically agree with the Promoters that the Promoters shall be entitled to make any or all such changes, additions, variations, alteration, amendments & modifications therein as they may consider necessary or as may be required to be done /considered proper by MIDC or any other local /public body /authority. The Purchasers shall give their full consent in respect of all such variations / modifications /alterations / amendments that are required by the Promoters. The said plans and specifications have been kept at the office of the Promoters for inspection.

2. b) The Promoters have further informed the Purchasers and the Purchasers are aware that the Promoters are developing the said Plot and selling the premises constructed thereon in accordance with the terms and conditions and rules and regulations of MIDC as are mentioned in the Agreement to Lease dated 22-05-2014, and the Purchasers hereby agree, declare and confirm to observe and perform all the term and conditions mentioned in the above documents.

3. The Purchasers have, prior to execution of this Agreement satisfied themselves about the title of the Promoters to the said Plot described in the First Schedule hereunder written and the Purchasers shall not be entitled to further investigate, the title of the Promoters and no requisitions or objections shall be raised on any matter relating thereto.

4 (a) The Purchasers hereby agree to purchase Flat No. **1601** on the **16th Floor**, in Building No. **5** Known as **Lily A**, in the First Phase, admeasuring **49.10** Square meters or thereabouts (Carpet Area) equivalent to **529** Square feet (Carpet Area), including proposed enclosed balconies (as applicable) in the Project known as "**NISARG GREENS**" (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs.4457800/- (Rupees Forty Four Lakh Fifty Seven Thousand Eight Hundred Only)** including the proportionate price of the common areas and facilities and amenities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Annexure F annexed hereto, which shall be paid by the Purchasers to the Promoters as per the Payment Schedule given in the Third Schedule hereunder written. (Time being essence of the contract). The above consideration does not include various other charges, expenses more

J.Khole

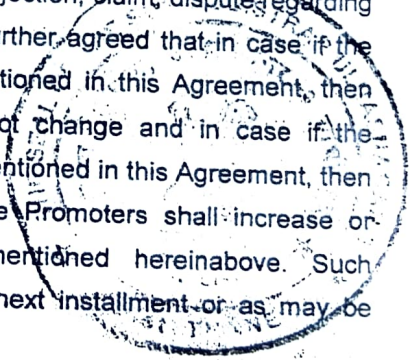
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particularly mentioned in this Agreement and the same shall be paid by the Purchasers over and above the consideration mentioned herein on their respective due dates

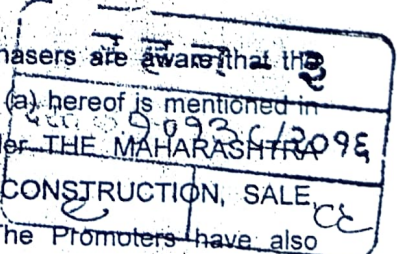
4 (b) In addition to the area mentioned above, the Promoters have also proposed to provide certain areas which are presently sanctioned by MIDC including Ornamental Projections, Elevational Projections and Flower Bed etc. having a cumulative aggregate area of 15.09 Square Meters equivalent to 162 Square Feet abutting the said premises which shall be fused to the said premises and the same are subject to the final approval from MIDC at the time of obtaining the final Occupancy Certificate from MIDC. The said areas are as shown in the Typical floor plan of the said premises annexed hereto. The said areas shall be provided to the Purchasers without any monetary consideration being charged for the same.

4(c) The carpet area mentioned hereinabove means and include area representing the dimensions from brick to brick of each wall and the thickness of plaster/ POP, area under RCC column and shear wall and other such structural members of the premises etc. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties.

4(d) The Promoters have informed the Purchasers and the Purchasers are aware that the carpet area mentioned in this Agreement is on the basis of unfinished wall surface, area under RCC column and shear wall and other such structural members of the premises and the carpet area of the said premises upon completion shall include the plastering on the Wall, POP, if any, the areas under the wall and under RCC columns, shear walls and other structural members. Therefore, the Promoters have informed the Purchasers and the Purchasers are aware that there is likelihood that there can be some discrepancy in the Carpet area mentioned in this Agreement and the carpet area of the said premises upon completion. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties. The Purchasers hereby agree, declare, confirm and undertake not to raise any objection, claim, dispute regarding such discrepancy in respect of the said carpet area and it is further agreed that in case if the difference in carpet area is within 5% of the carpet area mentioned in this Agreement, then monetary consideration mentioned in this Agreement shall not change and in case if the discrepancy in the carpet area exceeds 5% of the carpet area mentioned in this Agreement, then the monetary consideration payable by the Purchasers to the Promoters shall increase or decrease proportionately to the monetary consideration mentioned hereinabove. Such differential amount shall be paid / adjusted in the immediate next installment or as may be mutually agreed by the parties.



4 (e) The Promoters have informed the Purchasers and the Purchasers are aware that the carpet area of the said premises mentioned hereinabove in clause 4 (a) hereof is mentioned in accordance with the definition of the Carpet area as defined under THE MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) (AMENDMENT) ACT, 2008. The Promoters have also informed the Purchasers categorically and the Purchasers have agreed/ understood that from



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J. Koli

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On or towards the North by : MIDC Road RW 20 meters & Modern Education Society School
 On or towards the South by : MIDC / Private Land
 On or towards the East by : MIDC / Private Land
 On or towards the West by : MIDC / Private Land

SECOND SCHEDULE

(Description of the premises)

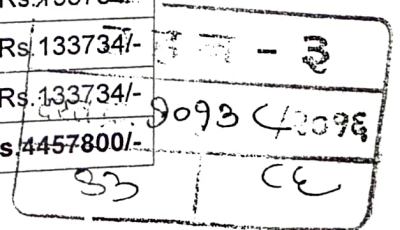
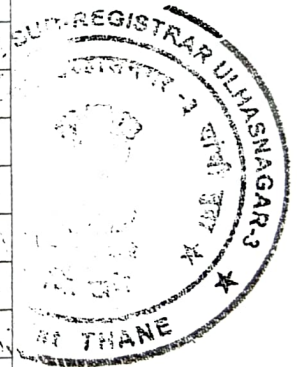
Flat No. **1601** on the **16th Floor**, in Building no. **5** Known as **Lily A**, in the First Phase, admeasuring **49.10** Square meters or thereabouts (Carpet Area) equivalent to **529** Square feet (Carpet Area) in the Project known as "**NISARG GREENS**" constructed on the plot more particularly described in the First Schedule mentioned hereinabove.

THIRD SCHEDULE

(PAYMENT SCHEDULE)

The said consideration of **Rs.4457800/-** (Rupees Forty Four Lakh Fifty Seven Thousand Eight Hundred Only) shall be paid by the Purchasers to the Promoters as per the following scheduled manner:-

Stages	Amount (Rs.)
On Booking	Rs.445780/-
On Completion of Plinth/Foundation	Rs.1114450/-
On Completion of 1st Slab Work	Rs.222890/-
On Completion of 3rd Slab Work	Rs.222890/-
On Completion of 5th Slab Work	Rs.222890/-
On Completion of 7th Slab Work	Rs.222890/-
On Completion of 9th Slab Work	Rs.222890/-
On Completion of 11th Slab Work	Rs.222890/-
On Completion of 13th Slab Work	Rs.222890/-
On Completion of 15th Slab Work	Rs.222890/-
On Completion of 17th Slab Work	Rs.222890/-
On Completion of 19th Slab Work	Rs.222890/-
On Completion of Brick Work	Rs.133734/-
On Completion of Plastering Work	Rs.133734/-
On Completion of Tiling & Plumbing	Rs.133734/-
On Completion of Door, Windows & Wiring	Rs.133734/-
On Offering Possession	Rs.133734/-
Total	Rs.4457800/-



Signature

J. K. Kadi

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No.EE /AMB /RH-1/ A-35909 /2016,
Office of the Executive Engineer &SPA
MIDC Civil Division , Ambernath .
Date:- 2 / 02 / 2016

To,
M/s. Nisarg Nirman Developers .,
Plot No RH-1, Residential Zone ,
Ambernath Indl Area,
Ambernath .

Sub: COMMENCEMENT CERTIFICATE
Ref:-1) This office letter No. C-56204 Dt. 24/08/2015.
2) Your letter Dt. 29/01/2016.

Sir,

In connection with the above mentioned subject, you have submitted a copy of "Environment Clearance Certificate" for proposed construction work at Plot No. RH-1, Ambernath and requested to grant commencement certificate vide letter @ Sr.No.2 under reference. Your request for grant of commencement certificate to carry out development work @ Plot No.RH-1 under section 45 of M R&T.P. Act, 1966 is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set-back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid for the period of one year from the date of extension of validity of building plans granted by this office vide letter @ Sr. No. 1 under reference i.e. up to 25/06/2016.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. & such number of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office only .
8. The construction water rate will be 1.5 times the normal water rate till the occupancy certificate is obtained.

Your's faithfully,

(R.V.Kendre)

Executive Engineer &
Special Planning Authority
MIDC Civil Division, Ambernath.

Copy submitted to :

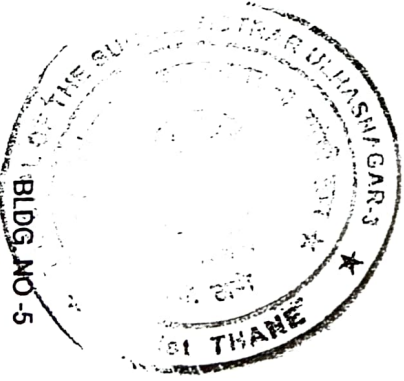
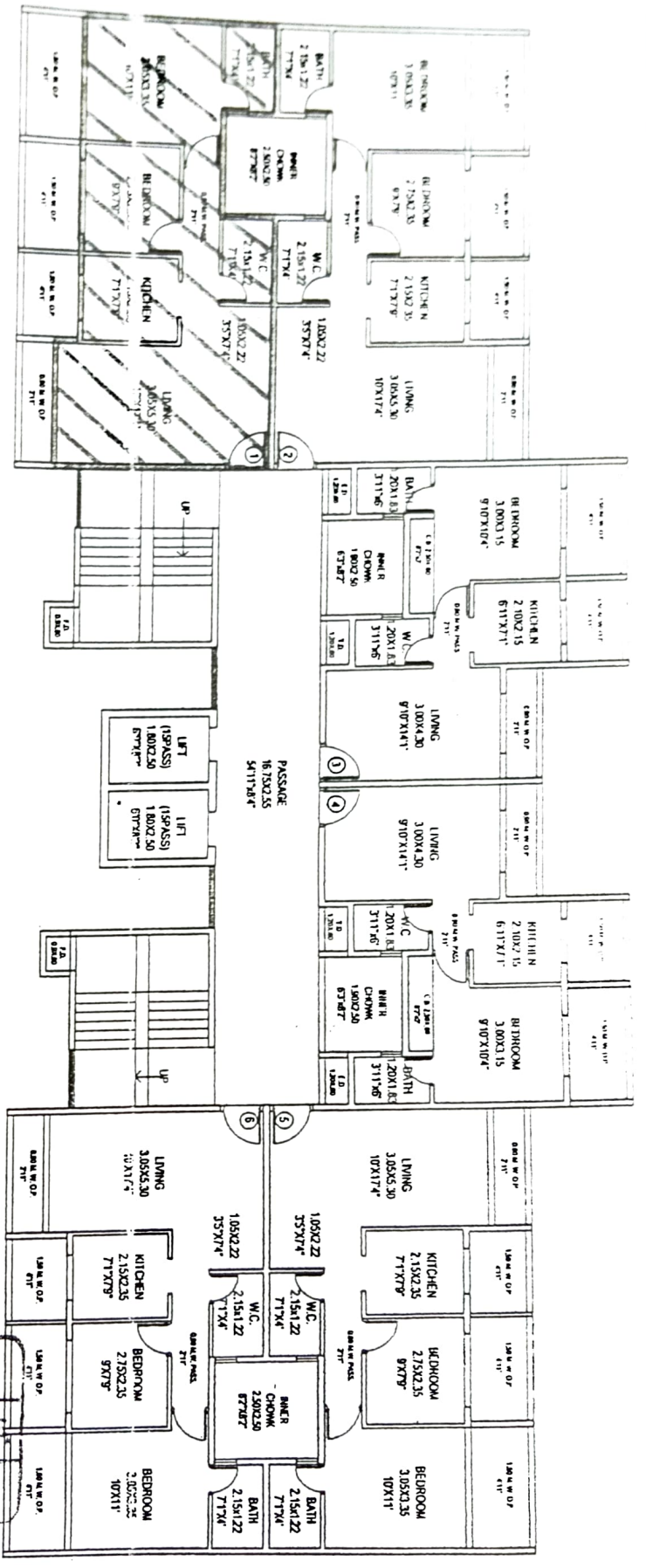
1. Chief Fire Officer, MIDC, Andheri, Mumbai for information

Copy f.w.c.'s to

1. The Regional Officer, MIDC Thane 2 , for information.
2. The Deputy Engineer , MIDC Sub Division , Ambernath for information .
3. Architect M/s. Home works , Mumbai. For information.

PROJECT : RESIDENTIAL CUM COMMERCIAL
 DEVELOPER : NISARG NIRMAN DEVELOPERS
 R.C.C CONSULTANT : EPICONS CONSULTANTS PVT. LTD.

NISARG GREENS
 PLOT NO RH-1 B-CABIN ROAD
 MORIVALI, AMBERNATH (EAST)
 BLDG. NO-5
 LLY - A
 TYPICAL FLOOR
 (2ND, 4TH, 6TH, 14TH
 16TH, 18TH)



HOMEWORK

ARCHITECTS

INTERIOR DESIGNER

A-101, TROUBLE, 8TH ROAD, SHREE SOCIETY,
 CHENNAI - 600071, INDIA
 TEL: (91-22) 25242294, 25242233
 FAX: (91-22) 25229174
 info@homeworkarchitects.com

Handwritten notes and numbers: 26606, 26, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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LOS ID :

HL / CL / PL / ED / 20 - 20

Applicant Name : Murlidhar Koli

Co - Applicant Name : Jyoti Koli

Contact Number (R) (O)

Applicant CIF :

Co - Applicant CIF :

Loan Account No. :

Collateral :

Loan Amount : 15,00,000/-

Tenure : 180 months

Interest Rate :

EMI :

Loan Type : TL

SBI LIFE : YES / NO

Individual Housing Loan Maxgain Flexi

Realty Optima Others: Top-Up.

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	09/06/22	VastuKerala
SITE		
LOAN A/C		
T.D.		
D.E.		

Note: Disbursement 6,000

Khushi West 01406.

Mobile No / Email :



VIKHROLI WEST BRANCH (01406)

Top Up - 15,00,000/- 180 M.

YL APH LTP 2022 6000921732

Annexure-A

SBI Home Top Up Loan- Application Form

C 1	f	of	Current photograph of 3 rd applicant
N	N	Name:	

J.Kelly

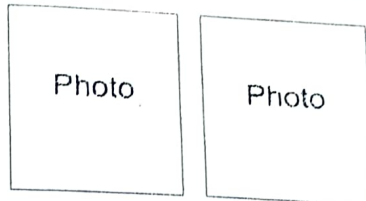
State Bank of India

Dear Sir/Madam,

We have availed Home Loan of Rs.(Rs.only) from State Bank of India as per the details furnished below. I/We need funds for the purpose of Renovation & furnishing of a House. I/We, therefore, request you to sanction loan of Rs. 15,00,000/- (Rupees.) under SBI Home Top-Up Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

Existing Home Loan account number	36560075095				
Existing Home Top-Up or Home plus or Home Equity account number, if any	37723174767				
Savings Bank/ Current Account Number	10127102450				
Personal details of applicants:					
Parameters	Age (years)	Educational Qualifications	No. of Dependents	Current Employment /Occupation	Current Residential Address & contact no.
1st Applicant	47	12 th +ITI	03	Service	1601, A' wings 'LIL' NISARG Green CHS, B-Cabin Road, Ambaunath(E)
2nd Applicant	30	BA	—	House wife	As per 1 st applicant
3rd Applicant	—	—	—	—	
Salary account is maintained with SBI	Yes / No			Yes	

PERSONAL ASSETS AND LIABILITIES STATEMENT
P-SEGMENT LOANS



Description of immovable property
(Please enclose Xerox copy of sale deed or land tax paid receipt)

Area of Land & House	Address /Location	Owned / Leased	Market Value	Encumbrance, if any, for loan availed
1030 Sq Feet	1601, 'A' Wing, 'LILY' Nisarg Green CHS, B Cabin Road, Ambarnath (E)	Owned	Rs. 60,00,000/-	NO

Descript of Liquid Assets

ASSETS		LIABILITIES		
	AMT		LOAN FRM	AMT
PF	200000/-	HOUSING LOAN	SBI	31,41,721/-
PPF	—	CAR LOAN	—	—
GOLD ORNAMENTS	—	PERSONAL LOAN	SBI	3,67,633
MUTUAL FUNDS	—	PF LOAN	—	—
INSURANCE	—			
SHARES/ DEBENTURES	—			
OTHERS (PL SPECIFY)	—	OTHER LOAN (PL SPECIFY)	—	—
TOTAL (Rs.)	200000/-	TOTAL (Rs.)		35,09,354/-

I certify that the above information is true and correct

Name of Borrower / Guarantor Murilidhar B. Koli Signature of Borrower/Guarantor

Brief Opinion Report

After perusal of the relative documents and on discreet enquiries made by me it is observed that Shri /Smt/Kum _____
Aged _____ Years resident of _____

_____ is a person of interity and has capacity to repay the _____ loan (Scheme) of Rs _____ Applied for His/Her Net worth is Rs _____ Which is good for the loan amount & therefore he/she the capacity to stand as Borrower / Guarantor to Shri/Smt/Kum _____

Market value of the property	Rs.
Other liquid assets	Rs.
TOTAL	Rs.
Less : Liabilities	Rs.
Net Worth	Rs.

Asst./Dy. Manager (Advances)
Place :
Date :

Chief Manager