

Santosh Takale



Friday, November 06, 2009

2:55:31 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7284

गावाचे नाव कामोटे

दिनांक 06/11/2009

दस्तावेजाचा अनुक्रमांक

उरण - 07078 - 2009

दस्तावेजाचा प्रकार

करारनामा

सादर करणाराचे नाव: संतोष शिवाजी टकले ---

नोंदणी फी

10000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

1240.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (62)

एकूण

रु.

11240.00

आपणास हा दस्त अंदाजे 3:10PM ह्या वेळेस मिळेल

दय्यम निबंधक

मुंबई नगरपालिका

(पत्रव्यवस्था-2)

बाजार मूल्य: 934000 रु. मोबदला: 1000000 रु.

भरलेले मुद्रांक शुल्क: 42600 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे,

बँकेचे नाव व पत्ता: बँक ऑफ महाराष्ट्र, तुर्भे ;

डीडी/घनाकर्ष क्रमांक: 897313; रक्कम: 1000000 रु. मुंबई नगरपालिका परत मिळाले.

उरण

मुंबई नगरपालिका परत मिळाले

पदाकाराची सही

PUNJAB & MAHARASHTRA CO-OP. BANK LTD
 (MULTI STATE SCHEDULED BANK)
 भारतीय सहकारी बँका/ Customer Copy
 भारतीय सहकारी बँका/ भारतीय सहकारी बँका
 शाखा/Br. पुणे दिनांक/Date 31/10/09
 मुद्रांक शुल्क/Stamp Duty ₹/Rs 42600
 सेवा शुल्क/Service Charges / Rs. 0
 No. of Documents 1
 रक्कम/Total ₹/Rs 42610
 शब्दांश/Amount in Words Forty two thousand six hundred
 मुद्रांक शुल्क भरणाचा पत्र/Name of Stamp Duty Paying Party Santosh S. Takale
 पत्र नं./Pan No.
 पत्ता/Address & Tel. No. Flat no-302, Sec-22
 सहकारी बँकेचा नाव/Name of Co-Operative Party Kamothe
 सहकारी बँकेचा पत्ता/Purpose of Transaction Agreement for Sale
 उपाययोजक/Name of U.P. Bank & Branch Agreement for Sale
 डी.डी. / P.O. / Cheque No. / Amt.
 Sign. of Purchaser
 सहकारी बँकेचा अधिकृत स्वाक्षरी अधिकारी/Authorized Signatory
 सहकारी बँकेचा पत्ता/Address of Branch
 सहकारी बँकेचा नाव/Name of Branch
 This document has to be presented at the time of delivery of the property.

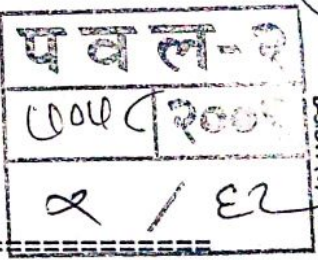


C-1

AGREEMENT FOR SALE

FLAT NO.302, THIRD FLOOR,
 BLDG. KNOWN AS "SHYAM AVENUE"
 PLOT NO.46, SECTOR-22,
 KAMOTHE, NAVI MUMBAI.

BUILDING CONSISTS	: GROUND + 4 FLOORS (WITH LIFT)
CARPET AREA IN SQ.MTRS	: 26.610
CUB.AREA IN SQ.MTRS	: 4.508
TOTAL AREA IN SQ. MTRS. (CARPET + CUB.AREA)	: 31.118
BUILT UP AREA IN SQ. MTRS.	: 37.341
SALE PRICE	: RS.10,00,000/-
STAMP DUTY	: RS.32,600/-
1% GRAMIN TAX	: RS.10,000/-
TOTAL STAMP DUTY	: RS.42,600/-
REGISTRATION FEE	: RS.10,000/-



(Handwritten signature)
 E-330

D-51/STP/M/C. R. 1052/06/05/1529-32
 Pundit And Maharashtra Co-operative
 Bank Ltd, Vashi Branch, Apna Bazar
 Bldg, Plot No.2, Vashi, Navi Mumbai.

(Handwritten note)
 Rupees Twenty Two thousand six hundred only

भारत 66422
 119967
 R.00426001-PB5338
 SPECIAL
 ADHESIVE
 NOV 03 2009
 16:51
 INDIA
 STAMP DUTY
 MAHARASHTRA

THIS AGREEMENT is made and entered into
 Navi Mumbai, on this 6th day of October 2009,

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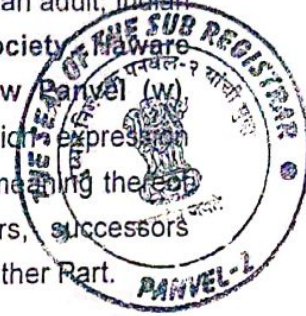
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BETWEEN

M/S. SHYAM ENTERPRISES through its Proprietor MR. GOVIND KARMAN GAJORA, having its Office at NL-5/15/06, Sector - 17, 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

MR. SANTOSH SHIVAJI TAKALE, aged 28 years, (PAN NO. AFFPT 4378 C), (Tel. No. 9869827972) an adult, Indian Inhabitant, residing at Q-302, Vrindavan Society Building, Sector - 9, Khanda Colony, New Panvel (w), hereinafter called 'THE PURCHASER' (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors executors, administrators and assigns) of the Other Part.



DESCRIPTION OF PROPERTY

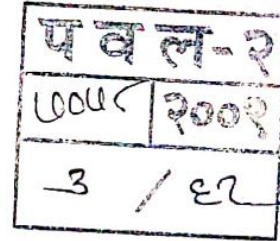
<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO</u>	<u>SECTOR</u>
302	THIRD	46	22

BUILDING : "SHYAM AVENUE"
NODE : KAMOTHE, NAVI MUMBAI.

CARPET AREA IN SQ.MTRS : 26.610
CUB.AREA IN SQ.MTRS : 4.508

TOTAL AREA IN SQ. MTRS.
(CARPET + CUB.AREA) : 31.118

BUILT UP AREA IN SQ. MTRS. : 37.341



BUILDING CONSISTS : GROUND + 4 FLOORS
(WITH LIFT)

SALE PRICE: Rs.10,00,000/-
(Rupees Ten Lakhs Only)

hereinafter referred to as 'THE SAID FLAT'

Santosh

Santosh

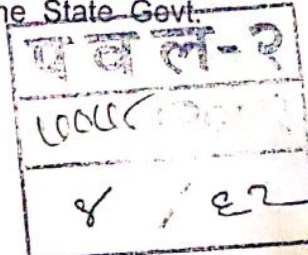
WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.



AND WHEREAS:

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.



AND WHEREAS:

By an Agreement to Lease dated: 11th day of September 2007, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SMT. HAUSABAI LIKRYA NAIK, (therein referred as the LESSEE hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being GES Plot No.46, Sector 22, Kamothe, Navi Mumbai, admeasuring 299.43 Sq.Mtrs. under the 12.5% Expansion Scheme at village Kamothe, Taluka -Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT')

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- b) The Society or any other organisation or limited company shall be formed and the Conveyance /Lease shall be executed by the Developers in favour of the society or organization or limited company only upon the completion of all the buildings and development of entire property more particularly described in the schedule hereunder written and Purchaser shall not insist upon the conveyance/Lease prior to the completion of the entire development of the said property more particularly described in the schedule hereunder written.

Aforesaid conditions are of the essence of this Agreement and only upon the Purchaser agreeing to the said conditions the Developers have agreed to sell the said FLAT to the Purchaser.

2. The Purchaser hereby agrees that he is satisfied himself about the title of the Developers to the said Property and declares that he shall not be entitled to raise any objection in matter relating to the title otherwise whatsoever.

3. The Purchaser agreed to Purchase and the Developers agrees to sell to the Purchaser a FLAT being:

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO</u>	<u>SECTOR</u>
302	THIRD	46	22

BUILDING : "SHYAM AVENUE"
NODE : KAMOTHE, NAVI MUMBAI.

CARPET AREA IN SQ.MTRS : 26.610
CUB.AREA IN SQ.MTRS : 4.508

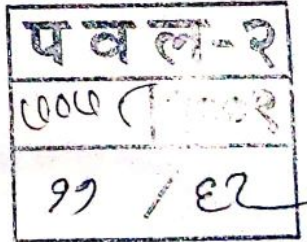
TOTAL AREA IN SQ. MTRS.
(CARPET + CUB.AREA) : 31.118

BUILT UP AREA IN SQ. MTRS. : 37.341

BUILDING CONSISTS : GROUND + 4 FLOORS
(WITH LIFT)

Signature

Signature



SCHEDULE

All that piece or parcel of land known as GES Plot No.46, Sector 22, in Village /Site Kamothe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing measurement 299.43 Sq.Mtrs. or thereabouts as follows that is to say:

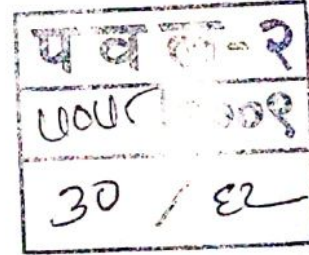


On or towards the North By : Plot No. 52 & 53

On or towards the South By : 11.00 Mtrs. wide Road

On or towards the East By : 9.00 Mtrs. wide Road

On or towards the West By : Plot No.47



SCHEDULE - II

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<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO</u>	<u>SECTOR</u>
302	THIRD	46	22

=====

BUILDING : "SHYAM AVENUE"
NODE : KAMOTHE, NAVI MUMBAI.

CARPET AREA IN SQ.MTRS : 26.610
CUB.AREA IN SQ.MTRS : 4.508

TOTAL AREA IN SQ. MTRS.
(CARPET + CUB.AREA) : 31.118

BUILT UP AREA IN SQ. MTRS. : 37.341

=====

BUILDING CONSISTS : GROUND + 4 FLOORS
(WITH LIFT)

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Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to _____
M/s. shyam Enterprises .

Unit/Plot No. 46 Road No. — Sector 22 Node Kamathe of
Navi Mumbai. As per the approved plans and subject to the following conditions for the
development work of the proposed Residential Bldg - C
Resi. Bldg Area: 428.8764 Commer. Bldg. _____

(Nos. of Residential Units 16 Nos. of Commercial units _____)



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-45 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, atleast 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 authorised 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 and / or GDCRs - 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 regulation no. 16.1(2) of the GDCRs - 1975.

COCC
34 / 12

The conditions of this certificate shall be binding not only on the applicant but also on its successors and for every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

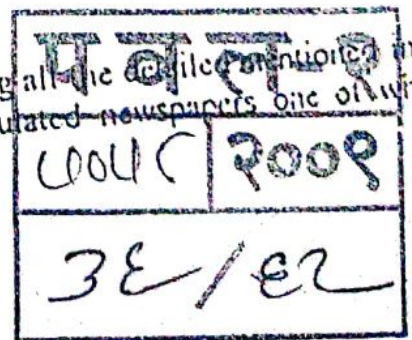
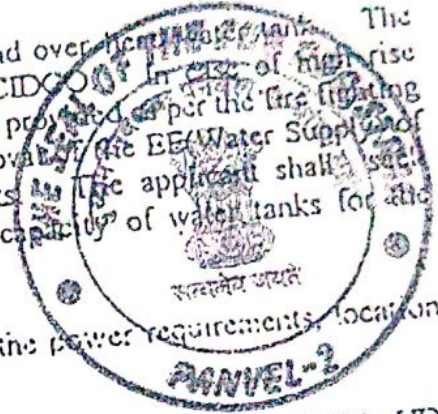
7. The amount of Rs. 1500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. "Every Building shall be provided with under ground and over head water tanks. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for fire fighting purpose".

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94. UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential Flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language



11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No FAR/102004/1607, No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

ADDN. TOWN

1/4

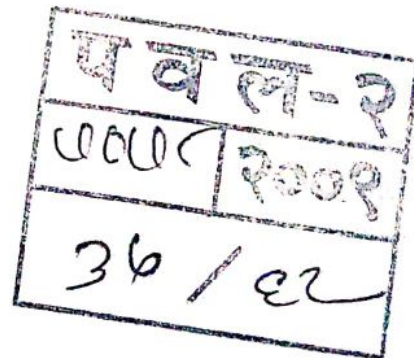
Nav Mumbai & Shri Chhota



C.C. TO: ARCHITECT
M/s. Dimensions

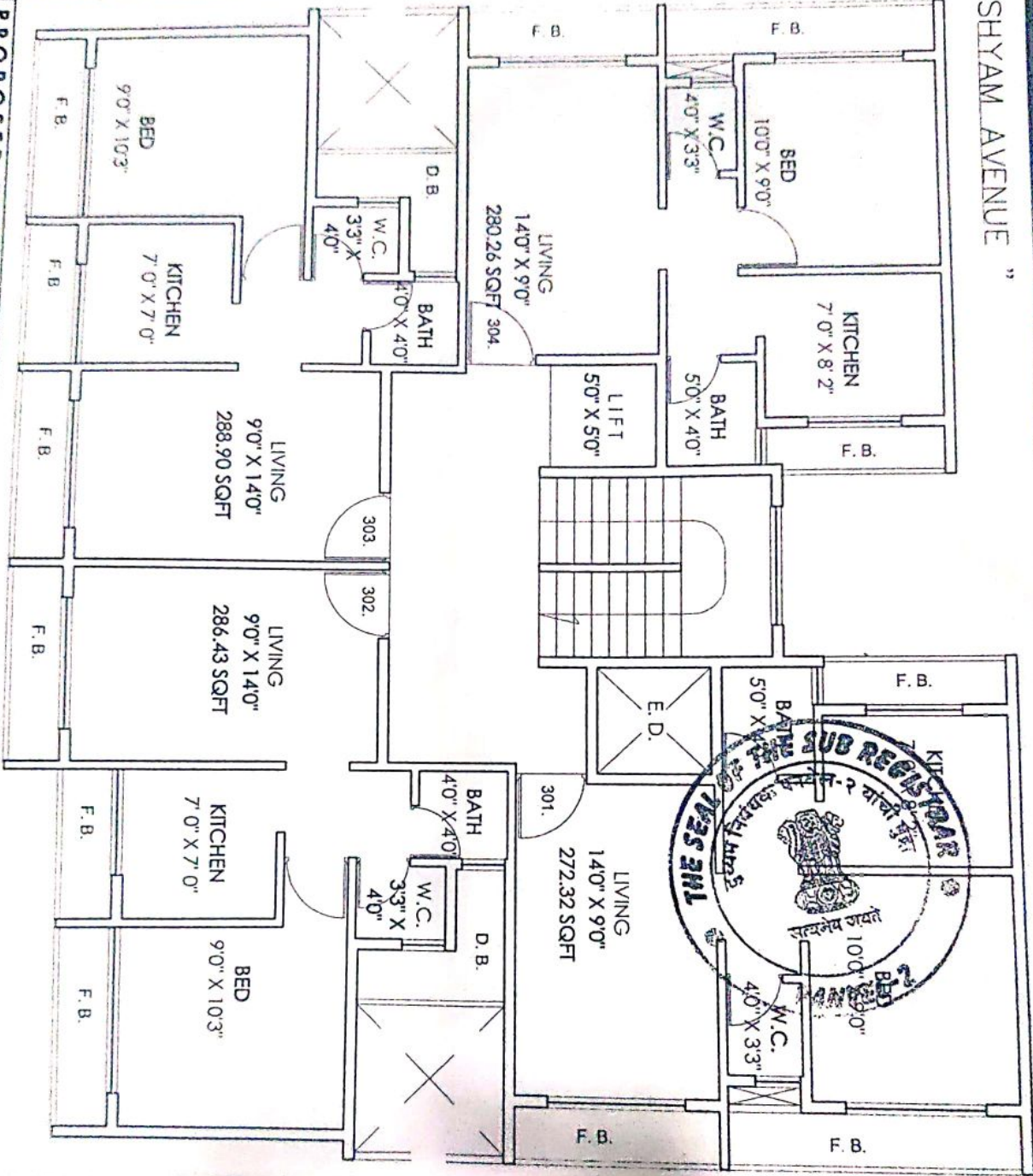
C.C. TO: Separately to :

1. M(1S)
2. CUC
3. EE(KIR/PNL/KLMDRON)
4. EE(VS)



SHYAM AVENUE "

PROPOSED RESIDENTIAL COMPLEX



Handwritten notes and stamps at the bottom of the page, including the number "23/82" and other illegible markings.

दस्तावेजांचा क्रमांक व वर्ष: 7078/2009

Friday, November 06, 2009

2:57:44 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63

Regn. 63 m.e

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,000,000.00
बा.भा. रु. 934,000.00
- (2) भू-मापन, फोटोहरिसा व घरक्रमांक (असल्यास) (1) वर्णना: उपविभागाचे नाव -15अ/22**सदनिका क्र.302,तिसरा मजला,"शाम एव्हेन्यु",प्लॉट 46,सेक्टर 22,कामोठे,ता.पनवेल,जि.रायगड.जी+4
- (3)क्षेत्रफळ (1)37.341 चौ.मी.बांधीव
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.शाम एंटरप्रायझेस तर्फे प्रोफा.गोविंद करमन गजोरा तर्फे चेतनभाई धनसुखमाई पटेल घर/प्लॉट नं: एनएल-5/15/6,से 17,नेरुळ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; न्यायालयाचा हुकुमनामा किंवा आदेश पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACWPP 0108 Q .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संतोष शिवाजी टकले - -; घर/प्लॉट नं: क्यु-302,से 9,खांदा कॉलनी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AFFPT 4378 C .
- (7) दिनांक करून दिल्याचा 06/11/2009
- (8) नोंदणीचा 06/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7078 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.42600.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु.10000.00
- (12) शेरा



सहदुय्यम निबंधक
(पनवेल-2)