



Wednesday, May 13, 2009
10:26:29 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2530

गावाचे नाव कामोडे

दिनांक 13/05/2009

दस्तऐवजाचा अनुक्रमांक उरण - 02498 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: चंद्रकांत रामनाथ कातकाडे - -


नोंदणी फी	:	20880.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (45)	:	900.00
एकूण रु.		21780.00

आपणास हा दस्त अंदाजे 10:41AM ह्या वेळेस मिळेल


दय्यम निबंधक
सदर दस्तऐवज निबंधक
(पानवेल-2)

बाजार मुल्य: 2087442 रु. मोबदला: 871000 रु.
भरलेले मुद्रांक शुल्क: 107900 रु.

दस्तऐवज पत्र दिला.

सिपीक
दय्यम निबंधक, उरण
मुळ दस्तऐवज पत्र मिळाला

पत्रकाराची सही

697

CUSTOMER'S COPY

DEPARTMENT OF POSTS, INDIA (MAHARASHTRA CIRCLE)

NAME OF POST OFFICE M.B. DATE 12/5/09

FRANKING VALUE	Rs.	1	1	7	9	0	0.
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NO OF DOCUMENTS 1

PAN NO MYJPK 6412 H.

NAME OF STAMP DUTY PAYING PARTY
Chandrakant Karkade
Mum

NAME OF THE COUNTER PARTY Mangesh

NAME OF DOCUMENT
Agreement for Sale

PAY ORDER NO If any _____

DRAWN ON BANK _____

AMOUNT Rs. _____

FOR POST OFFICE USE ONLY

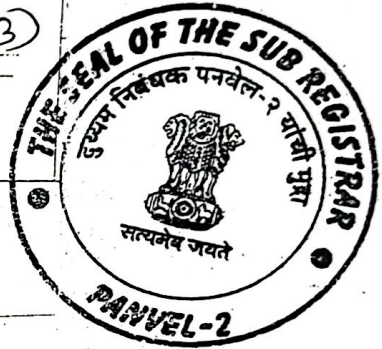
TRANSACTION I.D. 122170 (13:33)

FRANKING SR. NO. 715

POST OFFICE STAMP IMPRESSION _____

CLERK _____ AUTHORIZED SIGNATORY (PM/AM/SPM) _____

Asstt. Post Master (SB)
Panvel HO-410206



AGREEMENT FOR SALE

THIS AGREEMENT made at Navi Mumbai this 12th day of MAY, 2009, between **M/S. BHOOMI REALTORS**, a Partnership Firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at Shop No.-4, Subhaan Complex, Plot No.-25A, Sector No.-7, Kamothe, Tal.-Panvel, Dist.-Raigad, hereinafter called "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include Partners or Partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last Surviving Partner and his/her/their assigns of the One Part;

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POSTMASTER
 PANVEL HO
 PANVEL-410206
 12/5/09
 1079004-PB6772
 13:33
 STAMP DUTY MAHARASHTRA
 697 Chandrakant Karkade
 Asstt. Post Master
 Panvel HO-4102

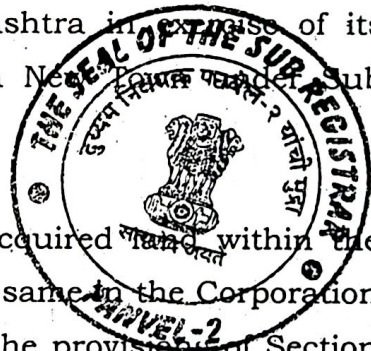
AND

SHRI/SMT./MISS./M/S. CHANDRAKANT RAMNATH KATKADE .

AGE - 26 YEARS, having address at
505, DHARMANAND TOWER, BHANDAR ALI,
OPP: PRABHAT CINEMA, THANE. (WEST)

hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successor(s) and permitted assigns) of the Other Part;

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956), (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as New Town Development Authority, under the provision of Sub Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town under Sub Section (1) of Section 113 of the said Act;



AND WHEREAS the State Government has acquired ^{land} within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

AND WHEREAS by virtue of being the Development Authority, the Corporation has been empowered under Section 118 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 Government under the said Act;

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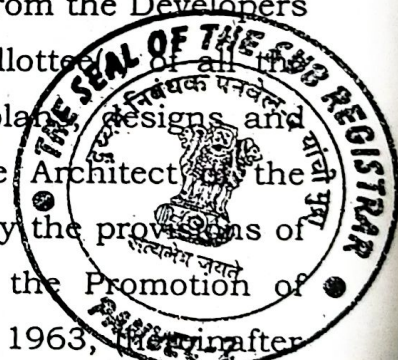
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AND WHEREAS the Allottee(s) has/have taken inspection of and satisfied himself/herself/themselves with regard to the Agreements and other documents, deeds and writings referred to in the foregoing recitals and is/are aware of the facts and purpose thereof and has/have agreed and consented to the same. The Allottee(s) has/have also taken inspection of and satisfied himself/herself/themselves with regard to the plans of 'SHUBH SHAGUN COMPLEX' and has/have authorised the Developers to carry out the amendments and modifications thereof as may be approved by the local Authority or Government.

AND WHEREAS at the request of the Allottee(s), the Developers in pursuance of the powers and authorities contained in the Agreements referred to hereinbefore have agreed to allot to the Allottee(s) Flat(s)/Shop(s) bearing number 601 in the C Wing on the SIXTH floor of the building known as 'SHUBH SHAGUN COMPLEX' on the said Plots at or for the consideration and on the terms and conditions contained herein for a lumpsum consideration of Rs. 871000/- (Rupees Eight lacs seventy one thousand - Only).

AND WHEREAS the Allottee(s) has/have demanded from the Developers and the Developers have given inspection to the Allottee(s) documents of title relating to the said Plots, the plans, designs and specifications prepared by the Developers and the Architect of the Society and such other documents as are specified by the provisions of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, hereinafter called "THE OWNERSHIP FLATS ACT") and the Rules made there under.



AND WHEREAS copies of the Certificate of Title issued by SHRI S. J. BONDRE, Advocate of the Developers is hereby annexed and marked 'Annexure-A'.

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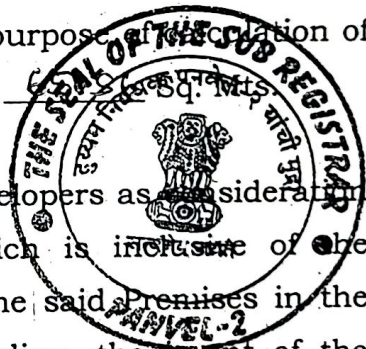
5) Building to be constructed on the said Plots shall always be known as 'SHUBH SHAGUN COMPLEX' herein referred to as "THE SAID BUILDING".

6) The said Building shall be constructed by the Developers in accordance with the building plans prepared by their Architect and sanctioned by the Concerned Authorities as aforesaid with such modifications thereto as the Developers may incorporate therein.

7) The Developers shall allot to the Allottee(s) and the Allottee(s) shall acquire from the Developers Flat(s)/ Shop(s) bearing number 601 in C Wing on the SIXTH floor of the building 'SHUBH SHAGUN COMPLEX' being constructed by the Developers of the said Plots (herein referred to as "THE SAID PREMISES"). The plan in respect of the said Premises is hereto annexed and marked 'Annexure-B'. The Building in which the said Premises is located hereinafter referred to as "THE SAID BUILDING".

8) The Carpet Area of the said Premises is 54.63 Sq. Mts. inclusive of area of window box, cupboard, terrace, and loft if any) and Terrace/Loft area 1.77 Sq. Mts. For the purpose of calculation of Stamp Duty the built up area of the Premises is 56.40 Sq. Mts.

9) The Allottee(s) shall pay to the Developers as consideration for the allotment of the said Premises, which is inclusive of the consideration for the proportionate share of the said Premises in the common areas and facilities of the said Building, the intent of the Parties being that the said Premises will be allotted to the Allottee(s) with all the appurtenant rights for the lumpsum price of Rs. 871000/- (Rupees Eight lac seventy one thousand Only) exclusive of stamp duty, registration charges, other charges payable to the Concerned Authorities, water, drainage and electrical service connection charges and deposits, electric cable laying expenses transformer/ electrical sub



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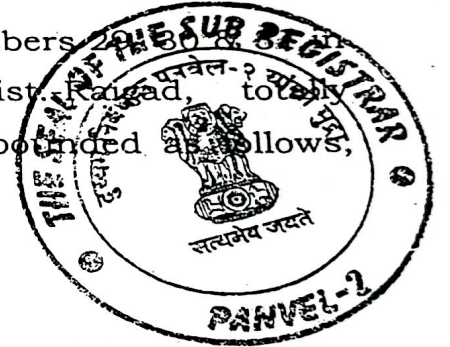
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cancellation. The amount thus payable will be only paid after the allotment of the said Premises to the Third Party.

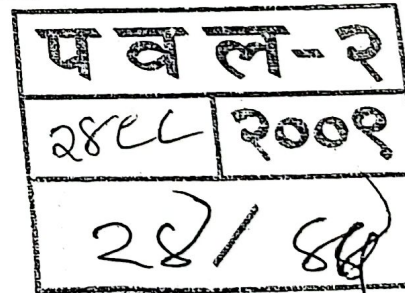
41) All costs, charges and expenses in connection with preparation, engrossing, stamping and registering conveyance and any other documents required to be executed by the Developers or by the Allottee(s) stamp and registration charges in respect of such documents transferring the Building in favour of the said Society in respect of the Premises as well as the entire professional cost of the Advocates of the Developers in preparing and/or approving all such documents shall be borne and paid by the Society or proportionately by the members of the said Society. The Developers shall not contribute anything towards such expenses. The Allottee(s) shall on demand pay to the Developers his/her/their proportionate share in regard to the above.

First Schedule hereinabove referred to

All that pieces and parcels of land bearing Plot numbers Sector No.-34, Phase-II, Kamothe, Tal.-Panvel, Dist. Raigad, to be admeasuring 3856 Sq. Mts. or thereabouts and bounded as follows, that is to say:



On or towards the North by : Market
On or towards the South by : 30.00 Mts. Wide Road
On or towards the East by : Plot No.-22
On or towards the West by : 20 Mts. Wide Road



Second Schedule hereinabove referred to

1) The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular the roof, gutters and rain water pipes and electric wires, drainage lines in under or upon the Building and enjoyed or used by the Allottee(s) in common with other occupiers of other Premises and the main entrance, passage, landings as enjoyed

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XXIVII) of 1966 to _____

Rishikesh Coop Housing Society.

Unit/Plot No. 29, 30, 31 Road No. _____ Sector 34 Node Kamothe. of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (G+7) Storeyed.

Residential net BUA = 4908.91 m². Commercial net BUA = 865.475 m².
Total proposed net Built up Area = 5774.366 m².

(Nos. of Residential Units 124 Nos. of Commercial units 33)

1. This Certificate is liable to be revoked by the Corporation if :-

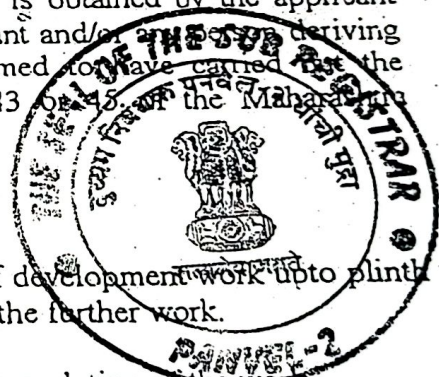
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation 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 the Corporation 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, 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 or and / or GDCRs - 1975 in force.

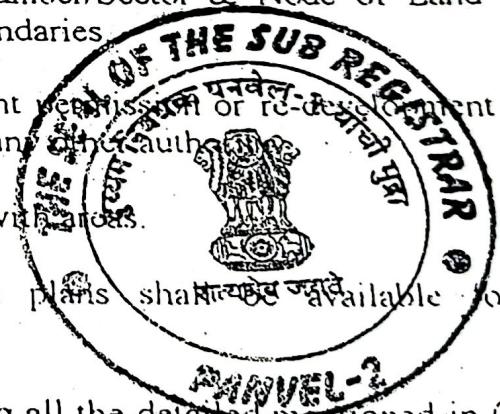
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or 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 10,000/- 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 tank. 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 EE(Water Supply) 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 the 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 plots.
 - 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.



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