



30/12/2017

सूची क्र.2

दुय्यम निबंधक - सह दु.नि.पनवेल 5

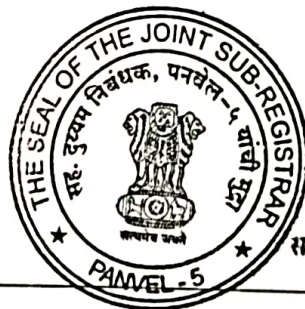
दस्त क्रमांक : 11805/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) कराडे खुर्द

(1) विलेखाचा प्रकार	कारणनामा
(2) मोबदला	1867350
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1146964
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: वि. क्र. 4, दर रु. 32,200/- प्रति चौ. मी..... सदनिका नं. 101,1 सा मजला,ची 2 विंग,बिल्डींग नं. 2,कमांडर: हिरा सिद्धी होम्म,मळई नं. 16,हिस्सा नं. 1,मीजे कराडे खुर्द,तातुका पनवेल,जिल्हा रायगड. क्षेत्रफळ 319.4 चौ. फुट. कारपेट एरिया.(( Survey Number : 16 ; HISSA NUMBER : 1 ; ))
(5) क्षेत्रफळ	1) 319.4 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. हिरा सिद्धी होम्म एलएलपी तर्फे भागीदार जगदीश मधुकर चौधरी तर्फे कबुली जबाबाचे मुखत्यार मुकेश अनिल चौधरी -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं. 1, श्री दुर्गा अपार्टमेंट, प्लॉट नं. 188, सेक्टर 10, सानपाडा, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAJFH3132M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वैशाली मुनिल पाटील -- वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दत्तकृपा 72, सरळ गल्ली चौक, तरडीगाव, तरडी मेन रोड, वाटर टँक जवळ, तरडी हिमाळे, शिरपूर, धुळे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, धुळे. पिन कोड:-425421 पॅन नं:-CCVPP6797A 2): नाव:-मुनिल प्रकाश पाटील -- वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दत्तकृपा 72, सरळ गल्ली चौक, तरडीगाव, तरडी मेन रोड, वाटर टँक जवळ, तरडी हिमाळे, शिरपूर, धुळे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, धुळे. पिन कोड:-425421 पॅन नं:-BJPPP4385Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	30/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	11805/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	93400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18680
(14)शेरा	



30/12/17  
सह दुय्यम निबंधक, पनवेल-5 (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

**AGREEMENT FOR SALE**

This AGREEMENT FOR SALE is made and executed at Panvel, Dist: Raigad on this 30<sup>th</sup> day of December 2017

BY AND BETWEEN

M/s. Heera Siddhi Homes LLP (PAN NO. AAJFH3132M) a Limited Liability Partnership Firm, duly registered under the Limited Liability Partnership Act 2008, having its registered office at Office No. 1, Shree Durga Apartment, Plot No., 186, Sector 10, Sanpada, Navi Mumbai Dist Thane (M.S.) 400705, through its Designated Partners Mr. JAGDISH MADHUKAR CHAUDHARI, hereinafter referred to as "THE PROMOTORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, subsidiaries', nominees, executors, administrators, and permitted assigns) of the ONE PART.

AND

1. MRS. VAISHALI SUNIL PATIL W/o MR. SUNIL PRAKASH PATIL

PAN NO: CCVPP6797A Age 35 YEARS, OCCUPATION: SERVICE

ADDRESS: DATTKRUPA 72, SARAL GALLI CHOWK TARDIGAON TARDI MAIN

ROAD NEAR WATER TANK TARDI HISALE SHIRPUR DHULE 425421

2. MR. SUNIL PRAKASH PATIL S/o :MR. PRAKASH AMRIT PATIL

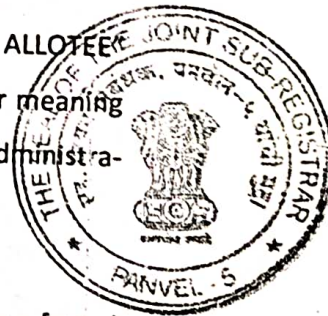
PAN NO: BJPPP4385Q Age 39 YEARS, OCCUPATION: SERVICE

ADDRESS: DATTKRUPA 72, SARAL GALLI CHOWK TARDIGAON TARDI MAIN

ROAD NEAR WATER TANK TARDI HISALE SHIRPUR DHULE 425421

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Both an adults, Indian Inhabitant hereinafter referred to as "THE ALLOTTEE" (which expression shall, unless it be repugnant to the context or meaning there of be deemed to include his/her/their heirs, executors, administrators, successor and permitted assigns) of the OTHER PART.



The "Promoters" 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.

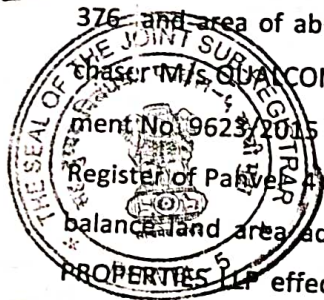
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WHEREAS Mr. Milind Kashinath Vaidya was absolute owner and possessor of the piece and parcel of open land area admeasuring 2 Hector 28 Aar 01 Point bearing Survey No. 16 Hissa No. 00 situated at Mouje Karade khurd, Taluka Panvel Dist Raigad and by Virtue of Reg. Document No. 820/2007 Dated 22/01/2007 duly registered with the Joint Sub-Register of Panvel Mr. Milind Kashinath Vaidya has sold and conveyed aforesaid land to Mr. Sudhir Vishwanath Gupte, and in the revenue record effect of the sale deed recorded at Mutation Entry No. 176.

AND WHEREAS by Virtue of Reg. Document No. 9620/2015 Dated 03/08/2015 duly registered with the Joint Sub-Register of Panvel- 4Mr. Sudhir Vishwanath Gupte has out of above referred land sold and conveyed area admeasuring 00 Hector 88 Aar 10 Point (8810 Sq. Mtr.) out of total area 2 Hector 28 Aar 01 Point to M/s QUALCON ECOSTAR REALTYLLP (PAN: AAABK142R) Having Reg. office at office No. A/112, FP - 188, City Point, Dhole Patil Road, Pune 411 001, That effect of above referred sale deed is given to revenue record of the said land and by Mutation Entry No.

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पान - AAABK142R  
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376 and area of above referred land was mutated in the name of Purchaser M/s. QUALCON ECOSTAR REALTY LLP, and by Virtue of Reg. Document No. 9623/2015 Dated 03/08/2015 duly registered with the Joint Sub-Register of Panvel- 4 Mr. Sudhir Vishwanath Gupte has sold and conveyed balance land area admeasuring 1 Hector 40 Aar to M/S. MEGAPLEX PROPERTIES LLP effect of said sale deed was given to revenue record of said land by Mutation entry No. 377 and balance area of 1-40.0 is mutated M/s. MEGAPLEX PROPERTIES LLP.

AND WHEREAS Original Survey No. 16 Hissa No.00 was Sub divided into new Survey No. 16/1 & 16/2 as per the "AKAAR PHOD PATRAK" issued by Assistance superintendent of land records Panvel app 424/2016 dated. 07/04/2016 prior to sub division original Survey No. 16/0 was admeasuring 2 Hector 28 Aar 01 Point ( 1.96 Hector-Aar Cultivable and 0-32-10 Hector-Aar-Point Pot Kharab) after sub division Survey No. 16/1 is area admeasuring 00-88.10 Hector-Aar-Point (0-75.70 H-R-P Cultivable & 0-12.40 H-R-P Pot Kharab) Assessment Rs. 12.50Ps. Total area admeasuring 00-88.10 Hector-Aar-Point of Survey No. 16/1 is recorded in the name of M/s. QUALCON ECOSTAR REALTY LLP through its Partner Mr. Keyur Kirit

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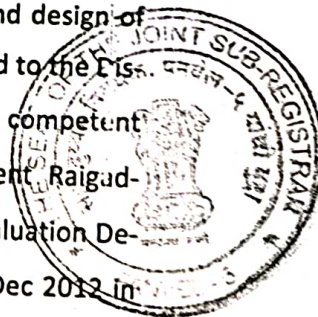
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Modi and Land of Survey No. 16/2 that is the land subject matter of this report area admeasuring 01 Hector 40 Aar (01-20-30 H-R-P Cultivable & 00-09-70 H-R-P Pot Kharab) Assessment Rs.19.87 Ps. Total area admeasuring 01-40-00 Hector-Aar-Point recorded in the name of M/s. MEGAPLEX PROPERTIES LLP through its partner Mr. Bhimesh Naresh Mehta as per Mutation Entry No. 434 certified on 26/10/2016 (Note : the after this mutation entry Original Survey No. 16/0 was divided In to Survey No. 16/1 & 16/2).

AND WHEREAS M/s QUALCON ECOSTAR REALTY LLP through its designated partner has applied to the District Collector of Raigad, Having office at Alibaug under the provision of The Maharashtra Land Revenue Code, 1966 for grant of permission to convert said land for Non Agricultural purpose. That Upon the scrutiny of the said application with due process of law The District Collector of Raigad by his order dated 28/12/2015 bearing No. MASHA/L. N. A. 1(B) S. R.255/2015 granted permission for conversion of said land from Agricultural to Non-Agricultural for Residential and Commercial use. (Here in after referred to as the said layout). Effect of the said N.A. order is given to revenue record of the said land by Mutation Entry No. 338.

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AND WHEREAS M/s QUALCON ECOSTAR REALTY LLP with help of their Architect has again prepared revised Plan to convert the said land for Non Agricultural Purpose and also prepared plans specifications and design of the building/s to be constructed on the said land and submitted to the District Collector of Raigad Having office at Alibaug and the other competent authorities such as Town Planning and Valuation Department Raigad-Alibaug for its approvals and accordingly Town Planning and Valuation Department Raigad- Alibaug has given their No Objection on 9<sup>th</sup> Dec 2012 in respect of above referred application and recommended it to District Collector of Raigad- Alibaug for necessary approval and order.



AND WHEREAS That after no objection and recommendation from Town Planning and Valuation Department Raigad-Alibaug M/s QUALCON ECOSTAR REALTY LLP through its designated partner by virtue of Registered sale deed bearing Reg. Document No. 9472/2016 Dated 10/12/2016

5/11/16

Promoter/s

5/11/16

5/11/16

## SCHEDULE 'A'

BUILDING NO.2, 1BKH, B2 Wing, FLAT No.101 on the 1<sup>st</sup>FLOOR, Area ad-  
measuring 319.4Sq. ft.(29.67Sq.mt)CARPET AREA. being constructed in the  
building of said Project. (Herein after referred as "The Said Flat") along  
with covered/stilt Car Parking No. Area admeasuring X Sq.  
Mtr.

Boundaries of the said apartment bounded as follows that is to say:-

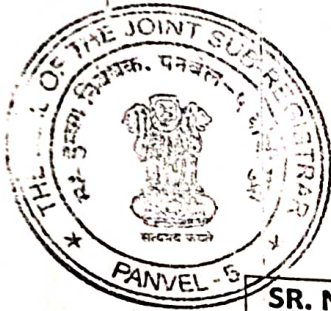
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On or towards the East by : FLAT NO. B2- 104

On or towards the West by: BOUNDARY ROAD

On or towards the North by: FLAT NO. B2-102

On or towards the South by: 50 FEET ROAD

SCHEDULE 'B'  
FLOOR PLAN OF THE APARTMENT

## AREA DETAILS

SR. NO.	PARTICULARS	SQ.FT.
1	LIVING ROOM	13'8" X 9'1 1/2"
2	BALCONY LIVING ROOM	6'6 1/2" x 3'10 1/2"
3	KITCHEN	6'9" X 6'5"
4	BEDROOM	9' 1/2" X 9' 1/2"
5	BATH ROOM	3' 3 1/2" x 3'11"
6	W/C	3'x 3'11"

Yagdish

Shree

Shree