



28/11/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 11175/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) खरवई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1958400
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1420000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूरइतर वर्णन :, इतर माहिती: , इतर माहिती: मीजे खरवई स. नं. 27, हि. नं. 3/5, (जुना स. नं. 27 हि नं. 3/2) क्षेत्र 1020 चौ. मी., आकार 0रु 03पैसे, स. नं. 27, हि. नं. 1ब, क्षेत्र 1400 चौ. मी., आकार 2रु 66पैसे, स. नं. 27, हि. नं. 1अ, क्षेत्र 1480 चौ. मी., आकार 2रु 59पैसे, स. नं. 27, हि. नं. 2, क्षेत्र 760 चौ. मी., आकार 0रु 03पैसे, स. नं. 26, हि. नं. 1, क्षेत्र 1196 चौ. मी., आकार 3रु 95पैसे, स. नं. 27, हि. नं. 3/2, (जुना स. नं. 3अ पैकी) क्षेत्र 2980 चौ. मी., आकार 4रु 00पैसे (एकुण क्षेत्र 8836 चौ. मी.) या वरील पनवेलकर भुमी फेज-2 मधील पांपी विल्डींग, विल्डींग नं. 11, चौथा मजला, सदनिका क्र. 404, क्षेत्रफळ 427.12 चौ फुट कारपेट. ( ( Survey Number : 27 ; ) )
(5) क्षेत्रफळ	1) 427.12 चौ.फुट
(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 पनवेलकर भुमी तर्फे भागीदार श्री. अमित विनायक पनवेलकर यांचे तर्फे कबुली जवाबासाठी कुलमुखत्यार श्री. चेतन विश्वनाथ आजगांवकर -- वय:-35; पत्ता:-प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: नंदी कॉम्प्लेक्स, शीवधाम, अंबरनाथ, ता. अंबरनाथ, जि.ठाणे. , ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AANFP5533E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अखिलेशचंद्र हरिश्चंद्र यादव -- वय:-31; पत्ता:-प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: रूम नं. 2, मिश्रा निवास, दत्ता पाटील कंपाउंड, लेक रोड, भांडुप पश्चिम. मुंबई, ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AHLPY0151C
(9) दस्तऐवज करून दिल्याचा दिनांक	27/11/2014
(10) दस्त नोंदणी केल्याचा दिनांक	28/11/2014
(11) अनुक्रमांक, खंड व पृष्ठ	11175/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	98000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19600
(14) शेरा	



सह दुय्यम निबंधक वर्ग  
उल्हासनगर - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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AND

MR. AKHILESHCHANDRA HARISHCHANDRA YADAV. AGE:- 31  
 YEAR. PAN NO:- AJLPHY0151C Residing at Flat No. Room No.2, Mishra  
 Niwas, Datta Pail Compound, Talsetpada, Lake Road, Bhandup (West),  
 Mumbai-400078.

& hereinafter called and referred to as "PURCHASER/S" (which expression  
 shall unless it be repugnant to the context or meaning thereof mean and  
 include his/her their respective heirs, executors, administration and assigns)  
 THE PARTY OF THE SECOND PART.

WHEREAS the Vendors/developer/promoter are the owners in respect of the  
 following plots/properties 1). Survey No. 27, Hissa No. 3/5 (Old Survey No.  
 27, Hissa No. 3/2), Area Admeasuring about 1020 Sq. Meters. Revenue  
 Assessment Rs. 0-03 Paisa, 2). Survey No. 27, Hissa No. 1 B. Area  
 Admeasuring about 1400 Sq. Meters. Revenue Assessment Rs. 2-66 Paisa,  
 3). Survey No. 27, Hissa No. 1 A. Area Admeasuring about 1480 Sq.  
 Meters. Revenue Assessment Rs. 2-59 Paisa, 4). Survey No. 27, Hissa No.  
 2. Area Admeasuring about 760 Sq. Meters. Revenue Assessment Rs. 0-03  
 Paisa, 5). Survey No. 26, Hissa No. 1. Area Admeasuring about 1196 Sq.  
 Meters. Revenue Assessment Rs. 3-95 Paisa & 6). Survey No. 27, Hissa  
 No. 3-2 (Old No. 3A (P)), Area Admeasuring about 2980 Sq. Meters.  
 Revenue Assessment Rs. 4.00 Paisa, (total area 8836 Sq. Meters), all the  
 said plots lying and situate at Revenue Village- Kharvai, Taluka-Ambarnath,  
 Dist - Thane and more particularly described in the SCHEDULE hereunder  
 written, hereinafter for the sake of brevity the said six plots jointly called  
 and referred to as "THE SAID PROPERTY"

AND WHEREAS the party of first part with the intention of development  
 over said property, had purchased/development rights of the said property  
 from previous owners 1) Shri. Vishwanath Ramchandra Pawalkar and two  
 others vide registered Sale dated 28/06/2012, duly registered with Sub-  
 Registrar of Assurance, Ulhasnagar - 2 under Serial No. 6648/2012, 2) Smt.  
 Janabai @ Taramati Gopal Jamdhare and 4 others vide registered Sale dated  
 15/01/2014, duly registered with Sub-Registrar of Assurance, Ulhasnagar  
 2 under Serial No. 510/2014, 3) Smt. Janabai @ Taramati Gopal Jamdhare  
 and 4 others vide registered Sale dated 15/01/2014, duly registered with  
 Sub-Registrar of Assurance, Ulhasnagar - 2 under Serial No. 509/2014, 4)  
 Mr. Mahendra Jethalal Danani and two others vide registered Agreement for  
 sale cum Development Agreement dated 05/11/2013, duly registered with

*(Handwritten signatures)*

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AGREEMENT FOR SALE

This Article of Agreement made At Badlapur, Taluka-Ambernath on This  
27<sup>th</sup> Day Of November 2014

BETWEEN

M's Parvelkar Bhooni, (Pan No. AANFP5533E), a Registered Partnership Firm, having its office, Nandi Commercial Complex, Opp. - DNS Bank, Shivdham, Ambernath (E.), Dist - Thane, through its one of partner Shri. Amit Parvelkar, hereinafter called and referred to as the "THE VENDOR/DEVELOPER/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm from time being its successors, survivors, executors, administration and assigns) the PARTY OF THE

FIRST PART



*[Handwritten signature]*

*[Handwritten signature]*

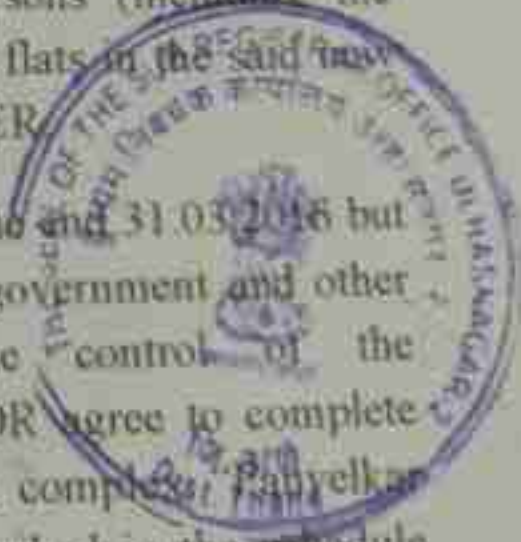
AND WHEREAS the Purchaser has seen site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same and is further aware that there are several buildings/wings to be constructed on the said property and the OWNER/PROMOTER/DEVELOPER will be carrying on the construction and completing the building in phase manner and that as and when the building are completed, the entire flats therein are sold out, the co-operative housing societies of such buildings will be formed and accordingly the conveyances of land on which the buildings are constructed will be conveyed to such respective co-operative societies/federal society etc and it shall be the sole discretion of the OWNER/DEVELOPER to form such societies and to execute the conveyance/s thereof and said fact is being brought to the clear knowledge and notice of the purchasers herein and the purchaser has granted his/her sincere and utmost co-operation in formation such co-operation housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

AND WHEREAS relying upon the said aforesaid representation, the VENDOR/DEVELOPER agreed to sell the Purchaser a Flat at the price and on the terms and condition herein after appearing.

AND WHEREAS the list of amenities, copy 7/12, certificate of Title issued by the Advocate of the OWNER/PROMOTER/DEVELOPER to the said property. And the floor plan approved by the municipal authority have been annexed hereto marked as Annexure "A", "B" "C" & "D" respectively.

AND WHEREAS upon completion of the proposed development of the said property as stated above the VENDOR/DEVELOPER has agreed to complete sell and cause to convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing/ acquiring the respective flats in the said building/s as the nominees of the OWNER/DEVELOPER.

NOW THIS AGREEMENT WITNESETH THAT by the and 31.03.2016 but subject to the availability of the building materials, government and other restrictions and /or circumstances beyond the control of the DEVELOPER/VENDOR, the DEVELOPER/VENDOR agree to complete the construction of the proposed building/s in the complete "Bhoomi Phase II" on the said land particularly described in the schedule hereunder written in accordance with the plans recited above and as per the general specification hereto but subject to such addition, alteration, modification if any that may be granted by the government / local planning



*[Handwritten signatures]*

13952/13	5
13950/13	6

the Sub-Registrar of Ulhasnagar-2 under the serial no. 13952/13, 5) Mr. Mahendra Jethalal Damani and two others vide registered Agreement for sale cum Development Agreement dated 05/11/2013, duly registered with the Sub-Registrar of Ulhasnagar-2 under the serial no. 13950/13 & 6) Mr. Mahendra Jethalal Damani and two others vide registered Agreement for sale cum Development Agreement dated 05/11/2013, duly registered with the Sub-Registrar of Ulhasnagar-2 under the serial no. 13954/13 for valuation consideration on the terms and conditions more particularly mentioned therein.

AND WHEREAS necessary building permission has been obtained by the PROMOTERS from KULGAON BADLAPUR MUNICIPAL COUNCIL of the said property bearing no K.B.N.P/BPA/00117/2012, Unit No. 350, Outward No. K.B.N.P/NRV/BP/2539-350, Dated 03/02/2012 and revised Building Construction Plan and Permission bearing outward no. K.B.N.P/UP/1039/2013-14, unique no. 128 dated 08/05/2013 issued by Kulgaon Badlapur Municipal Council for an area admeasuring about 640.61 Sq Meters out of the total area of the said property on the terms and conditions more particularly mentioned therein.

AND WHEREAS the said land is being converted to non- agriculture use by the order of the Collector Thane Vide its office order No MAHASUL K-1/T-14/NAP/SR-(138/13)220/13 dated 31-12-2013.

AND WHEREAS after inspection of the documents and plans and permission, the purchaser herein offered to purchase Flat/Shop No:- 404 on Fourth Floor, in "BLDG NO:11/POPPY" Wing for an area admeasuring about 427.12 Sq.ft (Carpet) of the said complex "Panvelkar Bhoomi Phase II" at and for price consideration of Rs.17,27,000/- (Rupees:- SEVENTEEN LAC TWENTY SEVEN THOUSAND ONLY) AND

WHEREAS the BUILDER/DEVELOPER has accepted the said offer made by the Purchaser.

AND WHEREAS the Purchaser has examined the approved plan of the building and floor, the nature and quality of construction, fittings, fixtures, facilities and amenities provided/ to the provided thereto as per the general specifications as well as the restricted and common facilities and amenities.



*[Handwritten signatures]*

2099A	2099B
99999	999
999	999

one to be appointed by the Purchaser or all other Purchasers together and one by the VENDOR, DEVELOPER. The Arbitrator so appointed shall appear before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

88. THIS agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1967) and Rules made there under and any other provisions of Law Applicable thereto.

89. Reliance Home Finance Ltd is sanctioned the Construction Finance Loan for our project "Panvelkar Bhoomi Phase II" located at land bearing S.No. 27, H.No.3/5,3/2.2, 1A & 1B & S.No. 26 H.No.1 at village Kharvai, Taluka- Ambernath, Dist. Thane. So that all the payments will be made by cheques/drafts drawn in favour of Reliance Home Finance Ltd. A/c M/s. Panvelkar Bhoomi Esatrow A/c No.914020016789078

**SCHEDULE (A)**

ALL THAT PIECE AND PARCEL OF N.A. Lands bearing 1) Survey No. 27, Hissa No. 3/5 (Old Survey No. 27, Hissa No. 3/2), Area Admeasuring about 1020 Sq. Meters, Revenue Assessment Rs. 0-03 Paisa, 2) Survey No. 27, Hissa No. 1 B, Area Admeasuring about 1400 Sq. Meters, Revenue Assessment Rs. 2-66 Paisa, 3) Survey No. 27, Hissa No. 1 A, Area Admeasuring about 1480 Sq Meters, Revenue Assessment Rs. 2-59 Paisa, 4) Survey No. 27, Hissa No. 2, Area Admeasuring about 760 Sq. Meters, Revenue Assessment Rs. 0-03 Paisa, 5) Survey No. 26, Hissa No. 1, Area Admeasuring about 1196 Sq. Meters, Revenue Assessment Rs. 3-95 Paisa, & 6) Survey No. 27, Hissa No. 3/2 (Old No. 3A (P)), Area Admeasuring about 2980 Sq. Meters, Revenue Assessment Rs. 4-00 Paisa. (total area 8836 Sq. Meters), all the said plots lying and situate at Revenue Village- Kharvai, Taluka-Ambemath, Dist - Thane, within the Provicnts of Kulggaon Badlapur Municipal Council.



*[Handwritten signature]*