



सूची क्र. दोन INDEX NO. II

गावाचे नाव : निळजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,690,640.00
वा.भा. रु. 2,088,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 63/1 व इतर वर्णन: 41/108-विभाग क्र.23ब****मौजे निळजे, घेसर स नं 63/1, 96/1, 123/1, 2, 92/1, 24, प्रोजेक्ट कासारीओ मधील RIVER DALE बिल्डिंग, डी-विंग, सदनिका क्र.706, 7वा मजला, क्षेत्र 686 चौ फुट कारपेट.
- (3) क्षेत्रफळ (1) 686 चौ फुट कारपेट.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.लोढा ड्वेलर्स प्रा.लि.तर्फे कु.मु.सुरेंद्रन नायर यांचे कु.मु.म्हणुन रमेशचंद्र रावल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: 216, शहा अँड नाहर इस्टेट, डॉ.ई मोझेझ रोड, वरळी, मुंबई-18; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABCL1117D.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) लिलाधर कुंभारे - -; घर/फ्लॅट नं: अ-11; गल्ली/रस्ता: -; ईमारतीचे नाव: रजनी; ईमारत नं: -; पेठ/वसाहत: अनुशक्ती नगर; शहर/गाव: मुंबई-94; तालुका: -; पिन: -; पॅन नम्बर: AMWPK6155A.
- (7) दिनांक करून दिल्याचा 13/08/2011
- (8) नोंदणीचा 16/08/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 8279 /2011
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 144056.40
- (11) वाजारभावाप्रमाणे नोंदणी रु 27000.00
- (12) शेर



सद. दुय्यम निबंधक कल्याण-१
१-1011254 फा.क्र.१५ दि.१६/०८/११





Tuesday, August 16, 2011

9:32:52 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8470

दिनांक 16/08/2011

गावाचे नाव निळजे

दस्ताऐवजाचा अनुक्रमांक कलन1 - 08279 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: लिलाधर कुभारे - -

नोंदणी फी

: - 27000.00

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

: - 1900.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (95)

एकूण

रु.

28900.00

आपणास हा दस्त अंदाजे 9:47AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह. दुय्यम निबंधक कार्यालय-१

बाजार मुल्य: 2088500 रु. मोबदला: 2690640 रु.

भरलेले मुद्रांक शुल्क: 144500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एस वी आय बँक;

डीडी/धनाकर्ष क्रमांक: 796075; रकम: 27000 रु.; दिनांक: 27/07/2011

IDBI BANK

16/08/2011

ग्राहक प्रति Customer's Copy क.सं. Sr. No.
तारीख Date 05/08/11

खाता सं. Acct. No. 37200010056-
आईडीबीआई बैंक खाता स्टॉप ड्यूटी idbi bank A/C stamp duty

दस्तावेज के प्रकार Type of Document Agreement for sale

स्टॉप के प्रकार Type of Stamp विशेष एडेसिव Special Adhesive

फ्रैंकिंग मूल्य Franking Value रु. Rs. 1,44,500+100

सेवा प्रभार Service Charges रु. Rs. 20

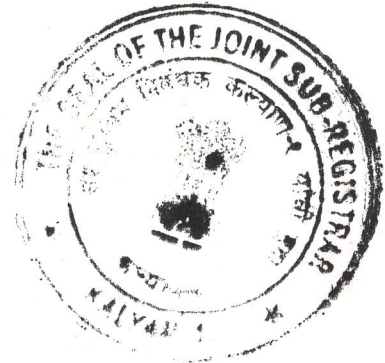
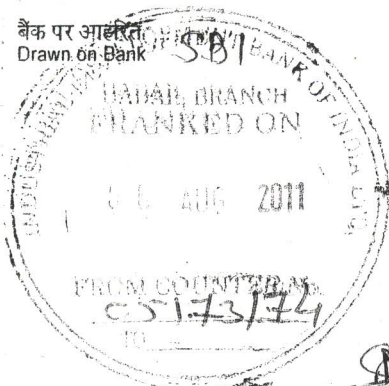
कुल Total रु. Rs. 1,44,620/-

स्टॉप ड्यूटी अदाकर्ता का नाम व पता Name of stamp duty paying party

Liladhar Kumbhare

डीडी/चेक सं. DD /Cheque No. 796076

बैंक पर आहरित
Drawn on Bank



क्रेता / आवेदक के हस्ताक्षर Signature of Purchaser / Applicant
(बैंक के प्रयोग के लिए For Bank's Use only)

डीसी सं. DC No. तारीख Date:

फ्रैंकिंग मूल्य क.सं. Franking Sr. No.

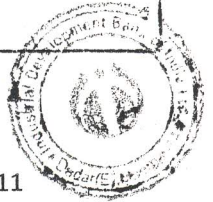
आइडीबीआई बैंक लि.
प्रधिकृत हस्ताक्षरकर्ता By (हस्ता. नाम व ईआईएन Sign Name & EIN) IDBI BANK LTD

Handwritten signature
प्रधिकृत हस्ताक्षरकर्ता
Authorised Signatory

क ल न १
दस्तावेज सं. 6206
2011
9 ey

| | |
|--|---|
| 1. Agreement for sale Registrable / Non Registrable | Agreement for sale Registrable / Non Registrable |
| 2. Description of the property (as per S.R.O.) | |
| 3. Description of the property (as per 1/100) | |
| 4. Description of the property (as per 1/100) | River Dale D-706 Casa P/O |
| 5. Description of the property (as per 1/100) | 2690640/- |
| 6. Name of the Purchaser | Laladhar Kumbhare |
| 7. Name of the Vendor (as per 1/100) | Lodha Dwellers Pvt Ltd. |
| 8. Name of the Vendor (if through Name & Address) | |
| 9. Stamp Duty Amt. (in words) | Rs. 1,44,500/- |
| 10. Signature of the Vendor (with Seal) | <i>Laladhar</i> |

AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made at Mumbai this 13th day of August, 2011

BETWEEN:

LODHA DWELLERS PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for and on its behalf and in its capacity as a Constituted Attorney for and on behalf of (a) LODHA CONSTRUCTION (DOMBIVALI), a Partnership Firm registered under the Indian Partnership Act, 1932, (b) LODHA PINNACLE BUILD TECH AND FARMS PRIVATE LIMITED, a company incorporated and registered under the Companies Act, 1956, (c) GALAXY PREMISES PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956 and (d) MAHAVIR PREMISES PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, all of them having their registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 (hereinafter collectively referred to as the "CONFIRMING PARTIES") and hereinafter referred to as "OWNER/BUILDER/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the ONE PART;



कलनर
दस्त ३.८२०६ २०११
२ ६१

[Handwritten signature]

For IDBI BANK LTD
Authorised Signatory
Laladhar

INDIA STAMP DUTY MAHARASHTRA
R.0144500/-
158202
08174

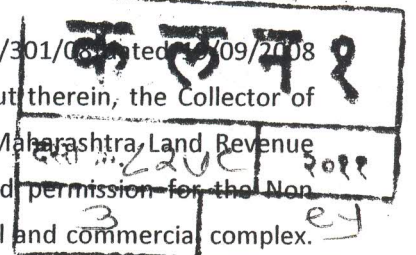
AND

Mr.LILADHAR KUMBHARE Residing / having its address at A-11,RANJANI,ANUSHAKTI NAGAR,MUMBAI-400094 and assessed to Income Tax under Permanent Account Number (PAN) _____ hereinafter referred to as "THE PURCHASER"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include; in case of an Individual, such individual's heirs, executors and administrators and permitted assigns; In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators and the permitted assigns of such last survivor of them; and In case of a Company, its successors in title and permitted assigns) of the **OTHER PART**;

[The Owner/Builder/Promoter and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties"].

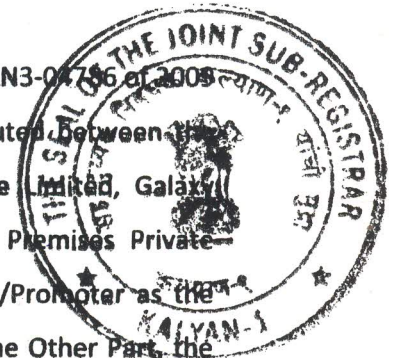
WHEREAS:-

- A. By orders bearing serial Nos. TNC-2707/PRA.KR.314/L-9 issued under Section 63 (1A) Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948, dated 26/12/2007,18/06/2009 and 04/08/2010 and subject to the terms and conditions set out therein, the Government of Maharashtra, Department of Revenue, inter alia, granted permission to the Builder/Promoter, for acquisition of 7.95 Hectares of Agricultural Land in Taluka Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project. Hereto annexed and marked as **Annexure '1'** is the copies of the said Orders dated 26/12/2007, 18/06/2009 and 04/08/2010.
- B. By and pursuant to various deeds and documents, the Owner/Builder/Promoter is seized, possessed and otherwise entitled inter alia to develop the said Property (as defined herein). The brief chain of title of the Owner/Builder/Promoter in respect of the said Property is set out in **Annexure "2"** hereto.
- C. By an Order bearing Serial No. Revenue/k-1/T-7/NAP/SR/301/08 dated 19/09/2008 and 01/10/2010 and on the terms and conditions set out therein, the Collector of Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said Property granted permission for the Non Agricultural (NA) use for the development of a residential and commercial complex. Hereto annexed and marked as **Annexure "3"** are the copies of the said NA Orders dated 19/09/2008 and 01/10/2010.

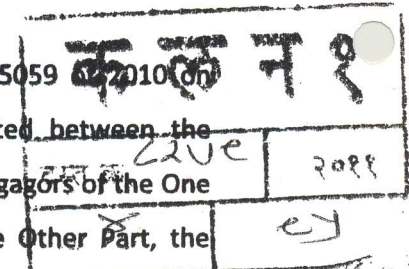


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- D. The Owner/Builder/Promoter is inter alia developing the Project by the name "Casa Rio" (as defined herein) on the said Property.
- E. The Project comprises of several residential and/or commercial buildings on the said Property inter alia named **Columbia, Mediterranea, Nautica, River View, Victoria, Angelia, Pacifica, Caspiana, Nyasia, Atlantica, Genevia, Persiana, Adriatica, Oceania, River Dale, Antarctica, Arctica, Viva, Magdalena, River Retreat, Aqua, Amazona, Volga, Marina, River Scape, Arabiana, Superia** and/or any other name and any other or further buildings constructed or to be constructed on the said Property.
- F. By and pursuant to various letters dated 19/04/2010, 29/04/2010, 21/05/2010 and 26/07/2010 the MMRDA has granted it's in principle layout approval for the development of inter alia the said Property as a Megacity Project subject to the terms and conditions set out therein.
- G. By a Memorandum of Mortgage dated 29/09/2009 registered under No.KLN3-04756 of 2009 on 01/10/2009 with the Office of the Sub-Registrar Kalyan-3 and executed between the Owner/Builder/Promoter, Lodha Pinnacle Build Tech And Farms Private Limited, Galaxy Premises Private Limited, Lodha Estate Private Limited and Mahavir Premises Private Limited as the Mortgagors of the First to Fifth Part, the Owner/Builder/Promoter as the Confirming Party and Punjab and Sind Bank (PSB) as the Mortgagee of the Other Part, the Mortgagors have mortgaged inter alia Survey No. 123 Hissa No. 1 and 2 as more particularly described in Serial No. 1 in the First Schedule in Annexure "2" hereto.



- H. By a Deed of Mortgage dated 21/06/2010 registered under No.KLN1-05059 of 2010 on 21/06/2010 with the Office of the Sub-Registrar Kalyan-1 and executed between the Owner/Builder/Promoter and Lodha Construction (Dombivali) as the Mortgagors of the One Part and Kotak Mahindra Prime Limited (KPML) as a Mortgagee of the Other Part, the Mortgagors have mortgaged inter alia a portion of the said Property (indicated as (\$)) in Annexure "2" hereto), to Kotak Mahindra Prime Limited on the terms, conditions and covenants stated therein.



- I. By a Deed of Mortgage dated 18/02/2011 registered under No.KLN1-01634 of 2011 on 18/02/2011 with the Office of the Sub-Registrar Kalyan-1 and executed between the Owner/Builder/Promoter therein referred to as Mortgagor 1 of the First Part and the person/s specified in Schedule A thereto therein referred to as Mortgagor 2 of the Second Part, the Mortgagor 1 and Mortgagor 2 therein collectively referred to as the Mortgagors and IL&FS Trust Company Limited therein referred to as the Security Trustee of the Third

eu - cy

दस्त क्र. [कलना-8279-2011] चा गोषवारा
वाजार मुल्य : 2088500 मोवदला 2690640 भरलेले मुद्रांक शुल्क : 144500

पावती क्र.: 8470 दिनांक: 16/08/2011
पावतीचे वर्णन
नांव: लिलाधर कुंभारे - -

दस्त हजर केल्याचा दिनांक : 16/08/2011 09:27 AM
निष्पादनाचा दिनांक : 13/08/2011
दस्त हजर करणा-याची सही :

27000 : नोंदणी फी
1900 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

28900: एकूण

दु. निबंधकाची सही, कल्याण 1

दस्ताचा प्रकार : 25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 16/08/2011 09:27 AM
शिवका क्र. 2 ची वेळ : (फी) 16/08/2011 09:32 AM
शिवका क्र. 3 ची वेळ : (कवुली) 16/08/2011 09:33 AM
शिवका क्र. 4 ची वेळ : (ओळख) 16/08/2011 09:33 AM

दस्त नोंद केल्याचा दिनांक : 16/08/2011 09:33 AM

ओळख :

खालीलच इमम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) सधिन टेकाले - - घर/प्लॉट नं: डोंबिवली

गळवी रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसहहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) गंगाम निकम - - घर/प्लॉट नं: डोंबिवली

गळवी रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसहहत: -

शहर/गाव: -

तालुका: -

पिन: -




निबंधकाची सही
कल्याण 1

प्रमाणित करण्यात येते की,
द.क्र. 8279 / 2011 मध्ये
..... (ह.स.) गणने आहेत.
पुस्तक..... दस्त क्र. 8279
..... / 2011 वर नोंदला

सह. मुख्य निबंधक कल्याण-1
दि. 15/08/2011





16/08/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

कलन1

दस्त क्र 8279/2011







er-ly

9:33:07 am

कल्याण 1

दस्त क्रमांक : 8279/2011

दस्ताचा प्रकार : करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|--|--|---|
| 1 | <p>नाव: लिलाधर कुंभारे - - पत्ता: घर/फ्लॉट नं: अ-11 गल्ली/रस्ता: - ईमारतीचे नाव: रजनी ईमारत नं: प्ल./वसाहत: अनुशक्ती नगर शहर: गाव: मुंबई-94 ता.मुंबई: पिन: पॅन नम्बर: AMWPK6155A</p> | <p>लिहून घेणार वय 37 सही</p>  |  |  |
| 2 | <p>नाव: मे लोढा डवेलर्स प्रा.लि.तर्फे कु.मु.सुरेंद्रन नायर यांचे कु.मु.मणून रमेशचंद्र रावल - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: 216, शहा अँड नाहर इस्टेट, डॉ.ई.मोझेझ राड, पारली, मुंबई-18 ईमारतीचे नं:</p> | <p>लिहून देणार वय 42 सही</p>  |  |  |

