

398/12252

पावती

Original/Duplicate

Friday, December 28 ,2012

नोंदणी क्र. :39म

12:07 PM

Regn.:39M

पावती क्र.: 12547

दिनांक: 28/12/2012

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-12252-2012

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आनंद कुमार बक्षी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31120.00

आपणास हा दस्तऐवज अंदाजे 12:27 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Sub Registrar Panvel 3

बाजार मूल्य: रु.2648000 /-

मोबदला: रु.3725000/-

भरलेले मुद्रांक शुल्क :


रु. 186250/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/ऑर्डर क्रमांक: 139536 दिनांक: 19/12/2012

बँकेचे नाव व पत्ता: State Bank Of India

2) देयकाचा प्रकार: By Cash रक्कम: रु 1120/-


सि.ए.क.
सहाय्य निबंधक, पनवेल-३

12252398
28/12/2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 12252/2012

नोंदणी :

Regn:63m

गावाचे नाव : 1) उलवे

- | | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 3725000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2648000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: सदनिका क्र 502, पाचवा मजला, रिध्दी सिध्दी रेसीडेन्सी, प्लॉट नं 27,सेक्टर 9, उलवे जी ई एस, ता पनवेल जि रायगड क्षेत्र 467 चौ फुट कारपेट + 88 चौ फुट कपबोर्ड + 48 चौ फुट फलावरबेड + 12 चौ फुट सर्विस स्लॅब + 82 चौ फुट टेरेस |
| (5) क्षेत्रफळ | 1) 68.59 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असलेले तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-आनंद कुमार बक्षी - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र 810, आकाशगंगा बिल्डींग, अनुशक्ती नगर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:- AKAPB5413G
2): नाव:-मे. शैलेश इंटरप्रायजेस तर्फे प्रोप्रा. शैलेश आर भाटीया - - वय:- 44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी एस लक्ष्मी निवास, सायन वेस्ट मंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAGPB7032D |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 28/12/2012 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 28/12/2012 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 12252/2012 |

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AGREEMENT FOR SALE

This AGREEMENT made at PANVEL, Navi Mumbai on this 28th day of Dec 20/12 Between M/s. Shailesh Enterprises through its proprietor SHRI. SHAILESH R. BHATIA (PAN : AAGPB7032D) having its place of business at G-5, LAXMI NIWAS, PLOT NO.3, SION(W), MUMBAI-400022 & branch office at SHOP NO.2, KRISHNA KUNJ, PLOT NO.129, SECTOR - 19, ULWE, NAVI MUMBAI hereinafter referred to as the 'DEVELOPERS' (which expression shall unless it be repugnant in the context of meaning thereof be deemed to mean and include the successors and assigns) of the first part

AND

Mr. ANAND KUMAR BAKSHI, AGE 36 YEARS (PAN : AKAPB5413G) Adult, Indian Inhabitant/s, residing at FLAT NO. 810, AKASH BHANGA BLDG., ANUSHAKTI NAGAR, B.A.R.C, MUMBAI 400094, hereinafter referred to as the 'PURCHASER/S' (which expression shall unless it be repugnant to the context and meaning thereof shall mean and include his / her heirs, executors, administrators and assigns/its successor/s and assign/s the partners of the firm, the surviving partners, heirs, executors, administrators of the deceased partner and assigns) of the second part.



For M/S. SHAILESH ENTERPRISES
 S.R. Bhatia
 Proprietor

Anand Bakshi

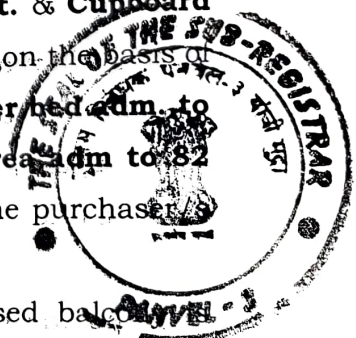
proposed building proposed to be developed and constructed by the developer on the said plot.

XVIII. The Purchaser/s has/have demanded from the DEVELOPER and the DEVELOPER has given inspection to the Purchaser of all the documents of title relating to the Said Plot; the said orders and the approved plans, and specifications prepared by the said Architects of the developer and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation and Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE MOF ACT") and the rules and regulations made thereunder including the documents referred to hereinabove.

XIX. Being satisfied with the inspection of said documents including said sanctioned plans, specifications, building permission and the commencement certificate, the Purchaser/s applied to the DEVELOPER for allotment of **Flat No.502**, on **5TH Floor**, **467 Sq. Ft. Carpet area** and **cupboard area adm. 88 Sq. ft.**, in the building to be constructed on the said plot.

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XX. The developer has accepted the proposal of the purchaser/s and agreed to sell and purchaser/s has/have agreed to purchase flat with adjoining terrace No. -- on the -- Floor in the building christened as '**RIDDHI SIDDHI RESIDENCY**' being constructed on the said plot. The flat is being sold on the basis of the **carpet area which is 43.397 sq. mtr. equivalent to 467 sq. ft. & Cupboard area adm. to 88 sq. Ft.** Though the flat is sold only on the basis of the carpet area, the builders have constructed **flower bed adm. to 48 sq.ft, service slab adm to 12 sq.ft, terrace area adm to 82 sq.ft** which is additional usable area available to the purchaser/s for which no additional cost/price is charged.



a). The carpet area of the flat including enclosed balcony **43.397 sq. mtr. equivalent to 467 sq. ft. (carpet)** and **cupboard area adm. to 88 sq. ft.**

Explanation: The enclosed balcony means the balcony that has been permitted to be enclosed as

For **M/S. SHAILESH ENTERPRISES**

S. B. Shinde, Proprietor

[Signature]

purchasers jointly or by the society to be formed for them at the cost and expenses of such members and or the society.

3. AGREEMENT TO SALE AND PURCHASE:

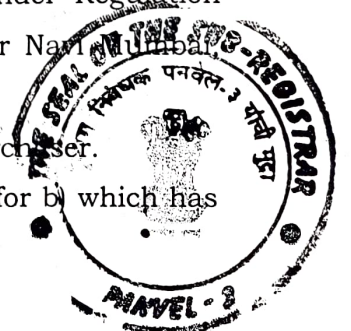
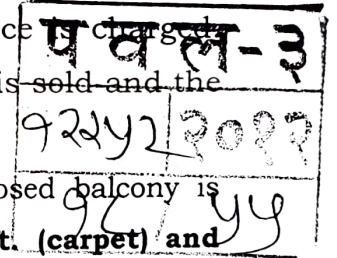
Subject to the rights of the DEVELOPER as stated in foregoing clauses and other clauses written hereunder, the DEVELOPER hereby agrees to sell to the Purchaser and the Purchaser, by accepting the rights of the DEVELOPER as stated in this Agreement, hereby agrees to purchase from the DEVELOPER, the **flat No. 502** on the **5TH Floor** in the building christened as 'RIDDHI SIDDHI RESIDENCY' being constructed on the said plot. The flat is being sold on the basis of the **carpet area which is 43.397 sq. mtr. equivalent to 467 sq. ft. & Cupboard area adm. to 88 sq. Ft.** Though the flat is sold only on the basis of the carpet area, the builders have constructed **flower bed adm. to 48 sq.ft, service slab adm to 12 sq.ft, terrace area adm to 82 sq.ft** which is additional usable area available to the purchaser/s for which no additional cost/price is charged. The carpet area on the basis of which the flat is sold and the additional usable area are as under;

- a). The carpet area of the flat including enclosed balcony is **43.397 sq. mtr. equivalent to 467 sq. ft. (carpet) and cupboard area adm. to 88 sq. ft.**

Explanation: The enclosed balcony means he balcony that has been permitted to be enclosed as per the approved plan under Regulation 16.3(5)(d) of the GDCR for Navi Mumbai, 1975.

- b). ONE car-parking has been allotted to the purchaser.

*No additional price has been charged/paid for b) which has been mentioned here only for clarity sake.



4. PURCHASER'S AGREEMENT TO PAY CONSIDERATION:

The Purchaser agrees to pay to the DEVELOPER said lump sum consideration of **Rs.37,25,000/- (Rupees THIRTY SEVEN LAKH TWENTY FIVE THOUSAND Only)** towards

becoming payable by way of betterment charges



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - 099999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021
PHONE 00-91-22-6650 0900
FAX 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date: 11 JUL 2016

Ref. No.

CIDCO/BP-8557/10195/TPO(NM)/2016/ 1983-1

Unique Code No	2	0	1	1	0	2	0	2	1	0	2	0	4	8	1	0	1
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 13 Floors) [(Residential BUA = 3185.630 Sq.mtrs, Com. BUA = 185.389 Sq.mtrs. (Total BUA = 3371.019 Sq.mtrs) Residential Units = 78 (Seventy Eight Nos.), Com. Units = 07 (Seven Nos.)] (Free of FSI = Fitness Centre BUA = 53.2960 Sq. Mtrs. & Society Office = 20.259 Sq. Mtrs.) on Plot No.27 Sector- 09 at ULwe (12.5% scheme) of Navi Mumbai completed under the supervision of Architect M/s Triarch Design Studio has been inspected on 29/04/2016 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 31/05/2012 and that the development is fit for the use for which it has been carried out.

Jagdish Patil
(Jagdish Patil)
Associate Planner (Bldg. Permission)
Navi Mumbai