

75/2930

पावती

Original/Duplicate

Wednesday, April 03, 2013

नोंदणी क्र. :39म

9:51 AM

Regn.:39M

पावती क्र.: 3115

दिनांक: 03/04/2013

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन3-2930-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: डॉ. संदेश एच. मनवाडकर

नोंदणी फी

रु. 15600.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 16720.00

आपणास हा दस्तऐवज अंदाजे 10:13 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु.1560000 /-

मोबदला: रु.1500000/-

भरलेले मुद्रांक शुल्क :

रु. 93600/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.15600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 000819 दिनांक: 02/04/2013

बँकेचे नाव व पत्ता: ICICI Bank

मुळ दस्तऐवज परत दिला

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

लिपीक

सह दुर्यम निबंधक, हाणे क्र. ३

मुळ दस्तऐवज परत मिळाला

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पक्षकाराची सही

Manwadkar

293075
03/04/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3
दस्त क्रमांक : 2930/2013
नोंदणी :
Regn.63m

गावाचे नाव : 1) नेरुळ

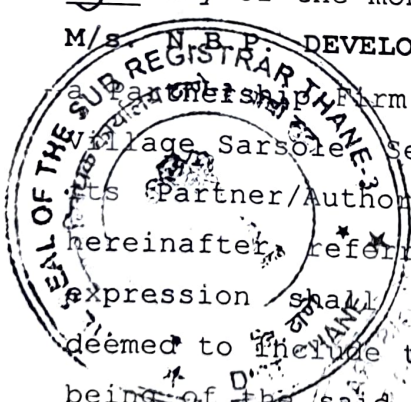
- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 1500000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1560000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: दुकान क्र. ४, तळ मजला, प्लॉट नं. २०० आणि २०१, सेक्टर - ६, सारसोळे, नेरुळ, नवी मुंबई ((Plot Number : 200 & 201 ;))
- (5) क्षेत्रफळ 1) 111.34 चौ.फूट
- (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:- - मेसर्स. एन बी पी डेव्हलपर्स तर्फे नरेंद्र एस. शाह वय:-66; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. २०१, सेक्टर- ६, सारसोळे, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAHPS2165B
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-डॉ. संदेश एच. मनवाडकर वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी-७, रूम नं. १, सिद्धिविनायक बिल्डिंग, गजानन नगर, विटावा, ठाणे-बेलापूर रोड, ठाणे 400605, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AKRPM8393H
2): नाव:-सौ. उज्वला संदेश मनवाडकर वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी-७, रूम नं. १, सिद्धिविनायक बिल्डिंग, गजानन नगर, विटावा, ठाणे-बेलापूर रोड, ठाणे 400605, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BSIPM7925B
- (9) दस्तऐवज करून दिल्याचा दिनांक 02/04/2013
- (10) दस्त नोंदणी केल्याचा दिनांक 03/04/2013
- (11) अनुक्रमांक, खंड व पृष्ठ 2930/2013
- (12) बाजारभावाप्रमाणे मुद्रांक 93600

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e-Stamping Certificate No. IN-MH17780434347191L
Stamp Duty paid Rs. 93600=00
Flat/Shop No. 4.
Admeasuring 93.34 sq. ft. built up area
plus 18.00 sq. ft. terrace/loft
Consideration - Rs. 15,00,000/-

AGREEMENT FOR SALE

THIS AGREEMENT MADE AND ENTERED AT NAVI MUMBAI, this
8th day of the month of APRIL 2013, BETWEEN
M/s. N.B.P. DEVELOPERS, (I.T.PAN No. AAHPS 2165 B),
a partnership firm, having its Office at Plot No.201,
Village Sarsole Sector-6, Nerul, Navi Mumbai, through
its Partner/Authorised Person MR NARENDRA S. SHAH,
hereinafter referred to as "THE DEVELOPER" (which
expression shall where the context so admits, be
deemed to include the partner or partners for the time
being of the said firm and their respective survivors
or survivor of them and the heirs, executors and
administrators of such last survivor, partner and
their or his or her assigns) of the ONE PART"



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and DR. SANDESH H. MANWADKAR & MRS. UJWALA S. MANWADKAR
Aged 39 years, Indian Inhabitant, residing at
B7/00L, SIDDHIVINAYAK BLDG, GAJANAN NAGAR,
VITAWA, KALWA, THANE- 400605.
hereinafter referred to as "THE PURCHASER" (which
expression unless it be repugnant to the context or
meaning thereof shall mean and include his heirs,
executors, administrators and assigns) of the **OTHER**
PART:

WHEREAS:

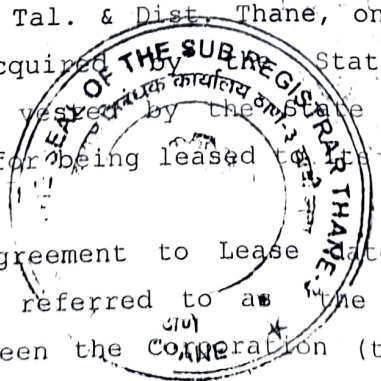
1. THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD., a Company incorporated under the
Companies Act, 1956 (I of 1956) hereinafter referred
to as 'THE CORPORATION') is the New Town Development
Authority declared for the area designated as a site
for the Town of Navi Mumbai by the Government of
Maharashtra in exercise of its powers under Sub-
Sections (1) and (3-A) of Section 113 of the
Maharashtra Regional & Town Planning Act 1966
(Maharashtra XXXVII of 1966).

2. The State Government has acquired lands and vested
such lands in the Corporation for development and
disposal.

3. The Corporation laid down plots in Sarsole Village,
Navi Mumbai, Tal. & Dist. Thane, on one such piece of
land so acquired by the State Government and
subsequently vested by the State Government in the
Corporation for being leased to intending Lessees.

4. By an Agreement to Lease dated 11th May 1994,
(hereinafter referred to as 'the said Agreement to
Lease') between the Corporation (therein referred to
as 'the Corporation') of the One Part and 1) SMT.

MALUBAI GANA VAITY, 2) (late) SHRI RAMA GANA VAITY, 3)



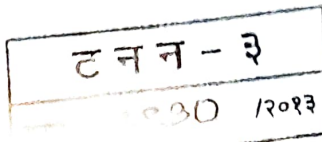
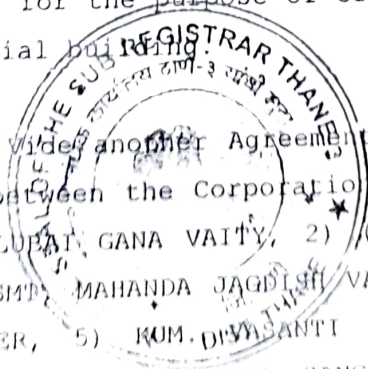
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SMT. MAHANDA JAGDISH VAITY, 4) SHRI SUNANDA BHARAT MEHER, 5) KUM. VASANTI GANA VAITY, 6) SHRI RAVINDRA GANA VAITY, 7) KUM. SANGITA GANA VAITY and 8) (late) SHRI BABAN KAMLYA VAITY (therein referred to as 'The Licensees') of the Other Part, the Corporation has agreed to lease under 12.5% Scheme, one such Plot No.200 admeasuring 100 sq. mtrs. in Village Sarsole, Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane (hereinafter referred to as 'the said Plot No.200') to the Licensees, in consideration of the premium of Rs.7,000/- (RUPEES SEVEN THOUSAND ONLY), payable to the Corporation subject to observance of the terms and conditions mentioned in the said Agreement to Lease dated 11th May 1994.

5. WHEREAS 1) SMT. MALUBAI GANA VAITY, 2) (late) SHRI RAMA GANA VAITY, 3) SMT. MAHANDA JAGDISH VAITY, 4) SHRI SUNANDA BHARAT MEHER, 5) KUM. VASANTI GANA VAITY, 6) SHRI RAVINDRA GANA VAITY, 7) KUM. SANGITA GANA VAITY and 8) (late) SHRI BABAN KAMLYA VAITY, the Licensees paid the said premium in full, agreed to be paid by them to the Corporation and the Corporation granted permission or Licence to them to enter upon the said Plot No.200 for the purpose of erecting a residential-cum-commercial building.

6. WHEREAS vide another Agreement to Lease dated 11th May 1994, between the Corporation of the One Part and 1) SMT. MALUBAI GANA VAITY, 2) (late) SHRI RAMA GANA VAITY, 3) SMT. MAHANDA JAGDISH VAITY, 4) SHRI SUNANDA BHARAT MEHER, 5) KUM. VASANTI GANA VAITY, 6) SHRI RAVINDRA GANA VAITY, 7) KUM. SANGITA GANA VAITY and 8) (late) SHRI BABAN KAMLYA VAITY (therein referred to as 'The Licensees') of the Other Part, the Corporation has agreed to lease under 12.5% Scheme, one such plot No.201 admeasuring 100 sq. mtrs. in Village Sarsole,



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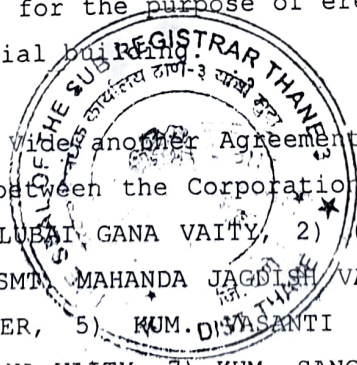
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SMT. MAHANDA JAGDISH VAITY, 4) SHRI SUNANDA BHARAT MEHER, 5) KUM. VASANTI GANA VAITY, 6) SHRI RAVINDRA GANA VAITY, 7) KUM. SANGITA GANA VAITY and 8) (late) SHRI BABAN KAMLYA VAITY (therein referred to as 'The Licensees') of the Other Part, the Corporation has agreed to lease under 12.5% Scheme, one such Plot No.200 admeasuring 100 sq. mtrs. in Village Sarsole, Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane (hereinafter referred to as 'the said Plot No.200') to the Licensees, in consideration of the premium of Rs.7,000/- (RUPEES SEVEN THOUSAND ONLY), payable to the Corporation subject to observance of the terms and conditions mentioned in the said Agreement to Lease dated 11th May 1994.

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6. WHEREAS vide another Agreement to Lease dated 11th May 1994, between the Corporation of the One Part and 1) SMT. MALUBAI GANA VAITY, 2) (late) SHRI RAMA GANA VAITY, 3) SMT. MAHANDA JAGDISH VAITY, 4) SHRI SUNANDA BHARAT MEHER, 5) KUM. VASANTI GANA VAITY, 6) SHRI RAVINDRA GANA VAITY, 7) KUM. SANGITA GANA VAITY and 8) (late) SHRI BABAN KAMLYA VAITY (therein referred to as 'The Licensees') of the Other Part, the Corporation has agreed to lease under 12.5% Scheme, one such Plot No.201 admeasuring 100 sq. mtrs. in Village Sarsole,



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WHEREAS the Developer is entering into separate Agreements with several other persons in respect of other Flats/Shops in the building/s to be constructed by the Developer on the said Plot.

WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the said Plot, and the plans, designs and specifications prepared by the "ARCHITECTS" and the Structural Engineer and of all such other documents as are specified under the Maharashtra Ownership Flats Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.

WHEREAS the Purchaser applied to the Developer for allotment of the ~~Flat/Shop~~ No. 4 admeasuring 93.349 sq. ft. built up area plus 18.00 sq. ft. ~~terrace~~/loft, on the GROUND floor, together with the proportionate interest in the common areas and facilities appurtenant thereto, in building named _____ to be constructed on Plot No.201[GES] situated at Village Sarsole, Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane, together with the common areas and facilities appurtenant thereto (hereinafter the said flat/shop are jointly referred to as the said premise, and are, more particularly described in the Schedule-II of Flat/shop and copy of the plans and specifications of the flat are annexed hereto and marked as "Annexure-C").

WHEREAS relying upon the said Application, the Developer agreed to the sell the said premise i.e. ~~Flat/Shop~~ No. 4 admeasuring 93.34 sq. ft. built up area plus 18.00 sq. ft. ~~terrace~~/loft, on the GROUND floor, together with the proportionate interest in the common areas and facilities appurtenant thereto, in building

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FIRST SCHEDULE-I ABOVE REFERRED TO
DESCRIPTION OF LAND

ALL that piece or parcel of land known as Plot No.201[GES], containing by admeasurement 100 Sq. Mtrs. or thereabouts lying and being situated at Village Sarsole, Sector-6, Nerul, Tal. & Dist. Thane and bounded as follows:

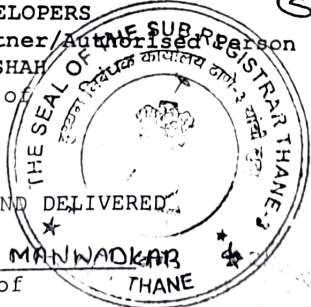
THAT IS TO SAY:
ON OR TOWARDS THE NORTH BY - Plot No.200
ON OR TOWARDS THE SOUTH BY - Plot No.202
ON OR TOWARDS THE EAST BY - 6.00 Mtrs.Road
ON OR TOWARDS THE WEST BY - Plot No.208

SCHEDULE-II OF FLAT/SHOP

Flat/Shop No. 4 admeasuring 93.34 sq. ft. built up area plus 18.00 sq. ft. terrace/loft, on the GROUND floor, together with the proportionate interest in the common areas and facilities appurtenant thereto, in building named _____ to be constructed on Plot No.201[GES] situated at Village Sarsole, Sector-6, Nerul, Navi Mumbai, Tal. & Dist. Thane, comprising of _____ bedroom/s + hall + kitchen + bathroom (with WC).

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands the day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
BY the DEVELOPER
M/s. N.B.P. DEVELOPERS
through its Partner/Authorised Person
MR NARENDRA S. SHAH
in the presence of



N. S. Shah



SIGNED, SEALED AND DELIVERED
By THE PURCHASER
DR. SANDESH H. MANWADEKAR
in the presence of
MRS. UJWALA S. MANWADEKAR.

S. Manwadkar



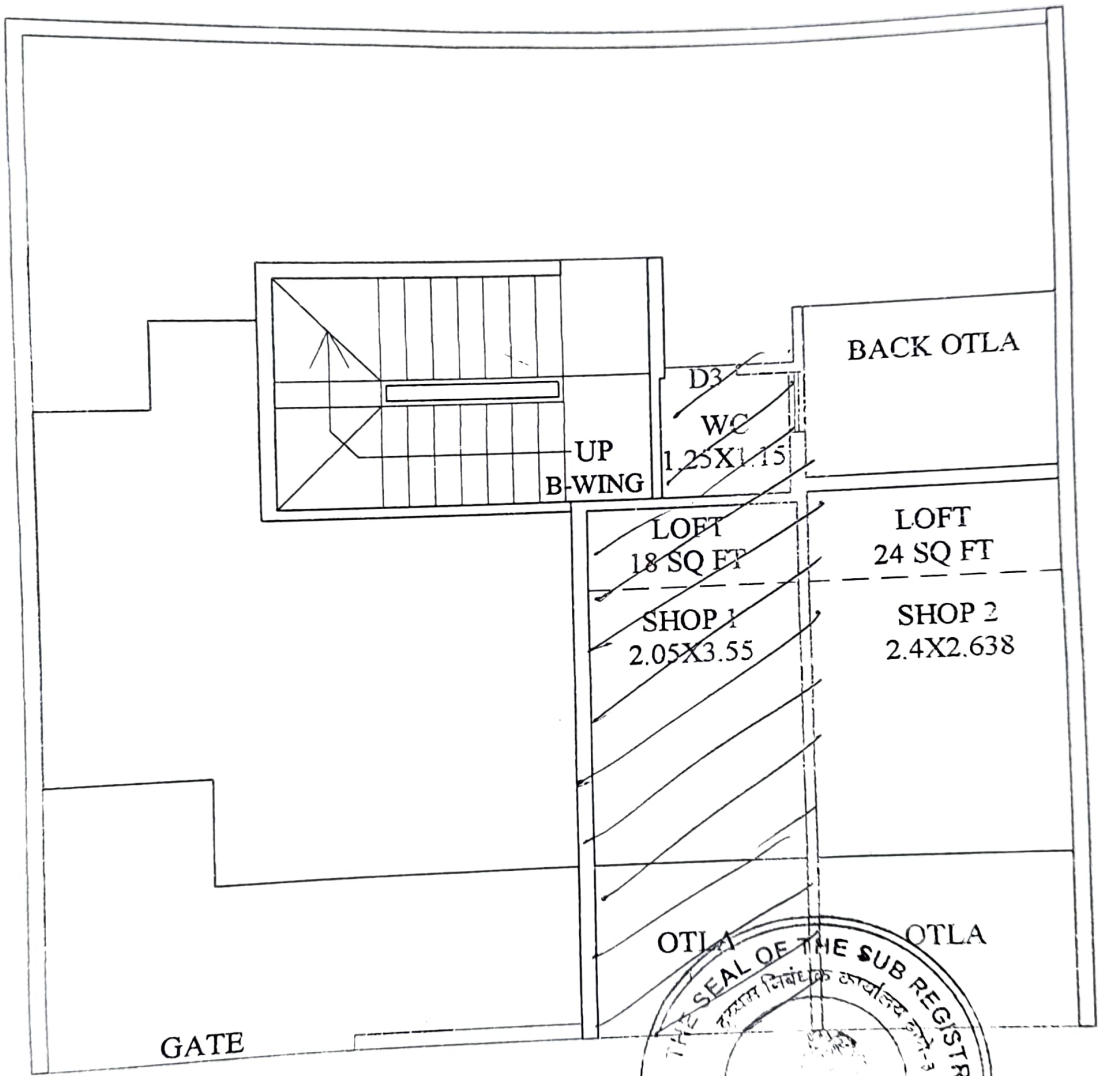
N. S. Shah

S. Manwadkar

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२२/१६

S. Manwadkar





GROUND FLOOR PLAN

PROP. RESIDENTIAL CUM COMMERCIAL BUILDG.
PLOT NO. 201 (G.E.S) SARSOLE, SECT. - 6, NERUL, NAVI - MUMBAI

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दस्तावेज क्र. २९३० / २०१३

Handwritten signature
Umanandkar