

03/11/2018

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 14187/2018

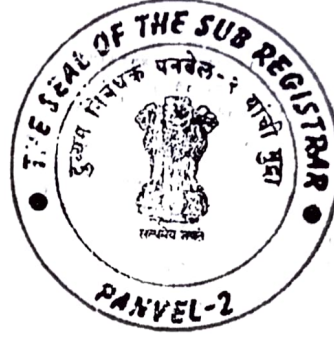
नोंदणी :

Regn:63m

## गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4760000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3074500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: प्रभाव क्षेत्र दर 62900/-सदनिका क्र. 1302,तेरावा मजला,कृष्णा सारंग गॅलॅक्झी,प्लॉट नं-104,सेक्टर-18 पी टी,उलवे,ता पनवेल,जिल्हा रायगड क्षेत्र 28.230 चौ मी कारपेट व 6.836 चौ मी बाल्कनी व 9.320 चौ मी नेचुरल टेरेस( ( Plot Number : 104 ; SECTOR NUMBER : 18 पी टी ; ) )
(5) क्षेत्रफळ	1) 28.230 चौ.मीटर
(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:-में राधे कृष्णा इन्फ्रास्ट्रक्चर तर्फे भागीदार अनिल अंबूमल बुधराणी व सागर चंपक देवी या यांच्या तर्फे अखत्यारी हितेश सुरेश ठक्कर - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 459, सेंट्रल फेसिलिटी बिल्डिंग-1, ब्लॉक नं: ए पी एम सी मार्केट-1, सेक्टर-19, रोड नं: तुर्भे, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AASFR0345K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद अशरफ - - वय:-44; पत्ता:-प्लॉट नं: बी-3, 302, माळा नं: -, इमारतीचे नाव: विष्णुहार सी. एच. एस., ब्लॉक नं: सेक्टर-21, रोड नं: नेरळ ईस्ट, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABRPY8214C 2): नाव:-परही हसन - - वय:-36; पत्ता:-प्लॉट नं: बी-3, 302, माळा नं: -, इमारतीचे नाव: विष्णुहार सी. एच. एस., ब्लॉक नं: सेक्टर-21, रोड नं: नेरळ ईस्ट, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AUAPH7464D
(9) दस्तऐवज करून दिल्याचा दिनांक	30/10/2018
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2018
(11)अनुक्रमांक,खंड व पृष्ठ	1/1/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2

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## AGREEMENT FOR SALE

FLAT NO. 1302, 13<sup>TH</sup> FLOOR,  
BLDG. KNOWN AS "KRISHNA SARANG GALAXY"  
PLOT NO.104, SECTOR-18(pt),  
ULWE, NAVI MUMBAI.

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BUILDING CONSISTS	: GROUND + 13 FLOORS (WITH LIFT)
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CARPET AREA IN SQ. MTRS.	: 28.230
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SALES PRICE	: RS. 47,60,000/-
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TOTAL STAMP DUTY	: RS. 2,85,600/-
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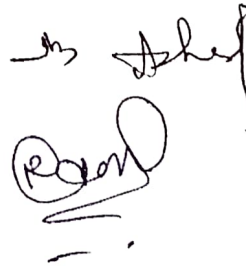
REGISTRATION FEE	: RS. 30,000/-
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THIS AGREEMENT is made and entered into at Navi Mumbai, on this 30<sup>th</sup>

Day of October 2018.

  
SCDadhia

  
Ravi

**Between**

**M/S. RADHE KRISHNA INFRASTRUCTURE, (Pan No. AASFR0345K)** a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office at Plot No.-93, Sector No.-23, Opp. Janata Market, Turbhe, Navi Mumbai-400 705, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART.

**AND**

**1) MR. MOHAMMED ASHRAF** aged 44 years, (PAN NO. ABRPY8214C) AND

**2) MRS. RUHI HASAN** aged 36 years, (PAN NO. AUAPH7464D) both an adult, Indian inhabitant, residing at B3, 302, Vighnagar CHS, Sector-21, Behind Tel. Exchange, Opposite of Meena Tai Hospital, Nerul (East), Navi Mumbai – 400706,

hereinafter referred to as "**THE ALLOTTEE(S)**" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.

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Whereas **AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "**THE CORPORATION**") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

A B  
SC Dethia

As Ashraf  
[Signature]

And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat bearing number **1302** on the **13<sup>TH</sup> Floor** in building known as "**KRISHNA SARANG GALAXY**" being constructed of the said Project.

And whereas the carpet area of the said Flat is **28.230 Sq. Mts.** and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, enclosed Balcony area **6.836 Sq.Mts.**, Natural terrace area **9.320 Sq.Mts.**, to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat/Shop.

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And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms and conditions appearing hereafter.



And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs.4,60,000/- (Rupees Four Lakh Sixty Thousand Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat/Shop with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/Shop.

*[Handwritten signature]*

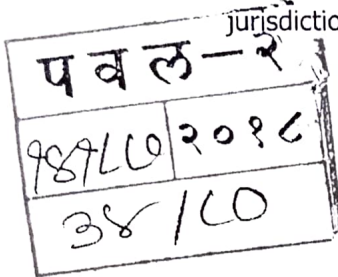
SC Doshi

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44) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

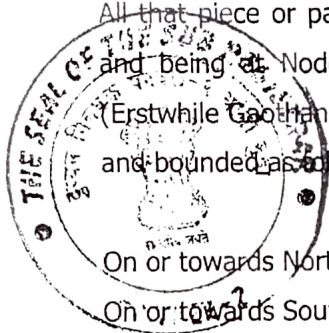
44) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement



**FIRST SCHEDULE ABOVE REFERRED TO**

**Description of the Land**

All that piece or parcel of land being Plot No.-104, Sector No.-18pt, situate, lying and being at Node-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad under 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 949.14 Sq. Mts. or thereabout and bounded as follows that is to say:



On or towards North by : Plot No.-105  
On or towards South by : Plot No.-103  
On or towards East by : 33 Mts. wide Road  
On or towards West by : 24 Mts. wide Road

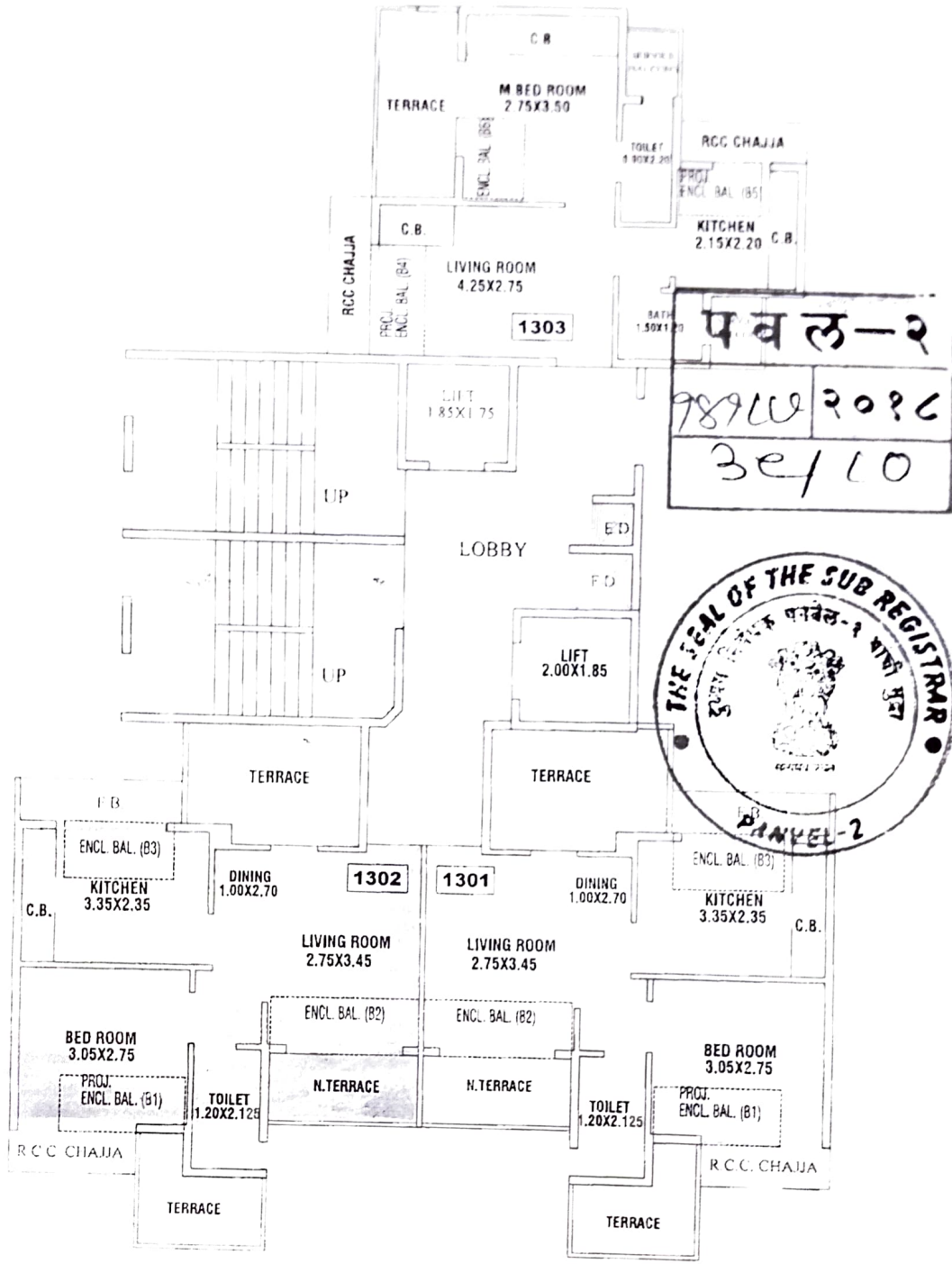
**SECOND SCHEDULE ABOVE REFERRED TO**

**Description of the Flat/Shop**

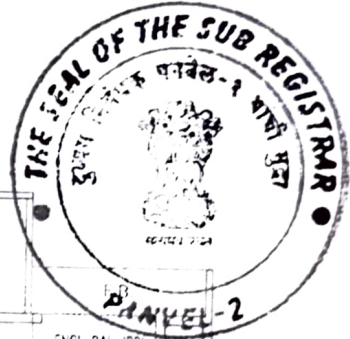
All that Residential/commercial premises bearing Flat No. **1302** on **13<sup>th</sup>** floor admeasuring carpet area **28.230** Sq. Mts. exclusive enclose Balcony area **6.836** Sq.Mts, Natural terrace area **9.320** Sq. Mts in the said building project known as "KRISHNA SARANG GALAXY" constructed on Plot No.-104, Sector No.-18pt in Node-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

*Handwritten signature*  
*SC Doshi*

*Handwritten signature*  
*B. H. H.*



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← 24.00 MT WIDE ROAD →

**KRISHNA SARANG GALAXY**  
 RESIDENTIAL CUM COMM. COMPLEX,  
 ON PLOT NO -104, SECTOR - 18  
 NODE - ULWE, NAVI MUMBAI.

FLAT NO - 1302	SIGNATURE OF DEVELOPER
FLOOR NO - 13TH FLOOR	<i>S. D. Deshpande</i>
Carpet Area - 28.130	NAME & SIGNATURE OF FLAT PURCHASER
Built-Up Area -	

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD**  
**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII) of 1966 to M/s.Radhe Krishna Infrastructure Through its Partners, Shri. Anil Ambumal Budharani & Others Eight, on Plot No.104, Sector-18(pt), Node:Ulwe(12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Ground + 13 Structure)

Residential BUA = 1298.739 Sq. Mts.; Commercial BUA = 124.952 Sq. Mts.

Total BUA = 1423.691Sq. Mts.

(Nos. of Residential Units - 36; Nos. of Commercial units - 04)

This Commencement Certificate is valid up to plinth level only. The order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if:-

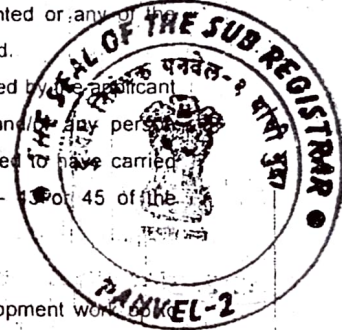
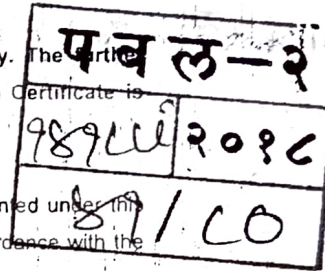
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work at plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs-1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16:1(2) of the GDCRs - 1975



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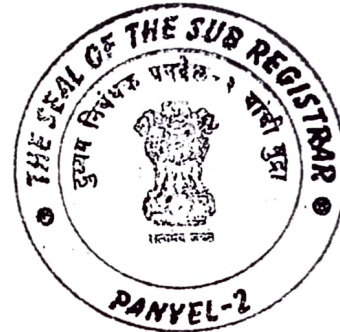
Date : 10 August, 2018

Unique Code : 20150302102379001

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of **Resi\_Commercial [ Resi+Comm ]** Building **G+13 [ Total BUA = 1423.52Sq.mtrs , Residential BUA = 1298.73 Sq.mtrs , Commercial BUA = 124.78 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 40No. , No. of Residential Units = 36No. , No.of Commercial Units = 4No. , Any Other Units = 0No. Ground+No. Of Floors = G+13 ]** Plot No. **104 , ]** , Sector - **18(PT)** at **Ulwe 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **Arif Hamid Punjabi** Architect has been inspected on **06 August, 2018** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **08 October, 2015** and that the development is for the use for which it has been carried out.

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Thanking you,

Yours faithfully,

Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO  
ASSOCIATE PLANNER (BP)

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