



08/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 5465/2016

नोंदणी :

Regn.63m

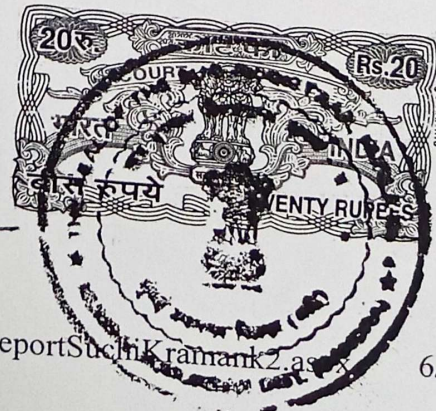
गावाचे नाव : 1) किरोळ

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 4600000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 4576796
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: फ्लॉट नं 306,3 रा मजला, चिंतामणी ग्लोरी, बर्वे नगर भटवाडी, रोड नं: घाटकोपर पश्चिम मुंबई 400084, सर्वे नं 27, हिस्सा नं 1(पार्ट), सर्वे नं 27 हिस्सा नं 2(पार्ट), सि टी एस नं 61/40,61(पार्ट), व्हिलेज किरोळ एकूण क्षेत्रफळ 40.97 चौ मी कारपेट((C.T.S. Number : 61/40, 61(PT) ;))
- (5) क्षेत्रफळ 1) 49.16 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:-मेसर्स चिंतामणी रियल्टी चे भागीदार चंद्रेश के ठक्कर तर्फे मुखत्यार म्हणून अमेय श्रीराम कुईकर वय:-34; पत्ता:-प्लॉट नं: ऑफिस नं 5/6, माळा नं: -, इमारतीचे नाव: नीलकंठ अपार्टमेंट, ब्लॉक नं: लक्ष्मी नारायण लेन , रोड नं: माटुंगा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-AAGFC6169C
2): नाव:-मेसर्स चिंतामणी रियल्टी चे भागीदार संतोष श्रीपती कुंभार तर्फे मुखत्यार म्हणून अमेय श्रीराम कुईकर वय:-34; पत्ता:-प्लॉट नं: ऑफिस नं 5/6, माळा नं: , इमारतीचे नाव: नीलकंठ अपार्टमेंट, ब्लॉक नं: लक्ष्मी नारायण लेन , रोड नं: माटुंगा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-AAGFC6169C
3): नाव:-मेसर्स चिंतामणी रियल्टी चे भागीदार अमेय श्रीराम कुईकर वय:-34; पत्ता:-प्लॉट नं: ऑफिस नं 5/6, माळा नं: -, इमारतीचे नाव: नीलकंठ अपार्टमेंट, ब्लॉक नं: लक्ष्मी नारायण लेन , रोड नं: माटुंगा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-AAGFC6169C
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-चंद्रकांत पुनाजी पादर वय:-38; पत्ता:-1, -, पवारवाडी , आर बी कदम मार्ग, बर्वे नगर पोस्ट ऑफिस जवळ. भटवाडी, घाटकोपर पश्चिम मुंबई, बरवे नगर , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400084 पॅन नं:-ANLPP1376L
2): नाव:-अनिता चंद्रकांत पादर वय:-30; पत्ता:-प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: पवारवाडी , ब्लॉक नं: आर बी कदम मार्ग, बर्वे नगर पोस्ट ऑफिस जवळ. भटवाडी, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-ATNPP7942G
- (9) दस्तऐवज करून दिल्याचा दिनांक 29/03/2016
- (10) दस्त नोंदणी केल्याचा दिनांक 07/06/2016
- (11) अनुक्रमांक, खंड व पृष्ठ 5465/2016
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 230000
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेर

सरी प्रत

दुय्यम निबंधक कुर्ला-४

जवळ उपनगरात विकला



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2016

A -1) महानगरपालिका : MUMBAI

1. दस्ताचा प्रकार :- AGREEMENT FOR SALE अनुच्छेद क्रमांक : 25(b)

2. सादरकर्त्याचे नाव :- CHANDRAKANT PUNAJI PADAR

करल-४

3. तालुका :- KURLA

4. गावाचे नाव :- KIROL

५४६५ | १ | ०३
२०१६

5. नगरभूमापन क्रमांक / सर्वे क्रमांक/ अंतिम भूखंड क्रमांक :- 61/40, 61(PT)

6. मूल्य दरविभाग (झोन) :- 104 उपविभाग :- 498

7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक

प्रति चौ मी दर :- _____ 93,100/- _____

8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 40.97 चौ. मी. कारपेट / 49.16 चौ. मी. बिल्ट अप

9. कार पार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____

10. मजला क्रमांक :- 3 उद्वाहन सुविधा :- आहे

11. बांधकाम वर्ष :- _____ घसारा :- _____

12. बांधकामाचा प्रकार :- आरसीसी / इतके पक्के / अर्धे पक्के कच्चे

13. बाजारमूल्यदर तक्त्यातील मार्गदर्शन सूचना क्रमांक :- _____ ज्यान्वये दिलेले घट/ वाढ

14. लिक्व्ह अँड लायसन्सचा दस्त 1. प्रतिमाह भाडे रक्कम :- _____

2. अनामत रक्कम / आगाऊ भाडे :- _____

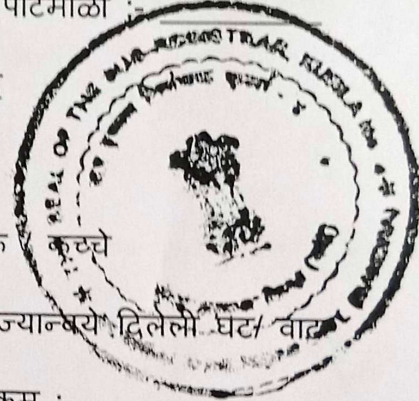
3. कालावधी :- _____

15. निर्धारित केलेले बाजारमूल्य :- 45,76,796/-

16. दस्तामध्ये दर्शविलेला मोबदला :- 46,00,000/-

17. देय मुद्रांक शुल्क :- 2,30,000/- भरलेले मुद्रांक शुल्क :- 2,30,000/-

18. देय नोंदणी फी :- 30,000/-



लिपिक

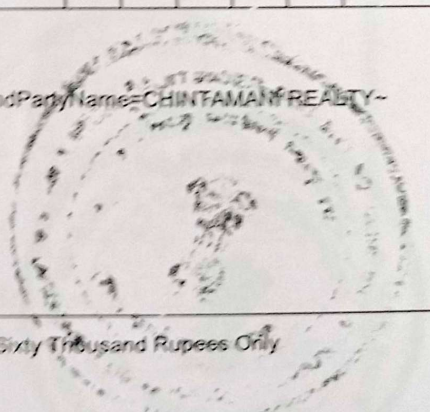
सह मुख्य निबंधक कुला-४
सह मुख्य निबंधक
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

करल-४		
५४६५	२	०३
२०१६		

GRN	MH008528998201516E	BARCODE		Date	29/03/2016-10:20:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)		3-8775			
	Registration Fee	PAN No. (If Applicable)					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name		CHANDRANANT MUNJI PADAR			
Location	MUMBAI	Flat/Block No.		FLAT NO 306, 3RD FLOOR, CHINTAMAN			
Year	2015-2016 One Time	Premises/Building		SHARF ROAD			
Account Head Details		Amount In Rs.	Road/Street	4 0 0 0 8 4			
0030045501	Stamp Duty	230000.00	Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4 0 0 0 8 4			
			Remarks (If Any)	Second Party Name=CHINTAMAN REALTY-			
			Amount In	Two Lakh Sixty Thousand Rupees Only			
Total		260000.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	REF No.	69103332016032910701	86224843	
Cheque/DD No			Date	29/03/2016-10:21:30			
Name of Bank			Bank Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			



Mobile No. : Not Available

Hadley

Arudat

(Signature)

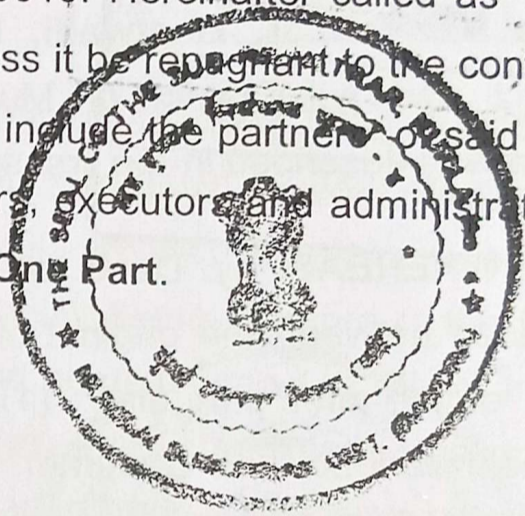
AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Ghatkoper, District Mumbai this 29th day of MARCH in the Christian Year Two Thousand SIXTEEN [2016]

करल-४		
५४६५	४	७३
२०१६		

BETWEEN

M/s. CHINTAMANI REALTY, a partnership firm through its partners 1) MR. CHANDRESH KAMALKANT THAKKAR, age 45 years, 2) MR. SANTOSH SHRIPATI KUMBHAR, age 34 years, 3) MR. AMEY SHRIRAM KURDUKAR, age 34 years, having their registered office at 5/6, Nilkanth Apartments, Laxmi-Narayan Lane, Matunga, Mumbai-400019. Hereinafter called as "the DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners of said the firm of M/s. CHINTAMANI REALTY, the heirs, executors and administrators of such proprietor, his or her assigns) of the One Part.

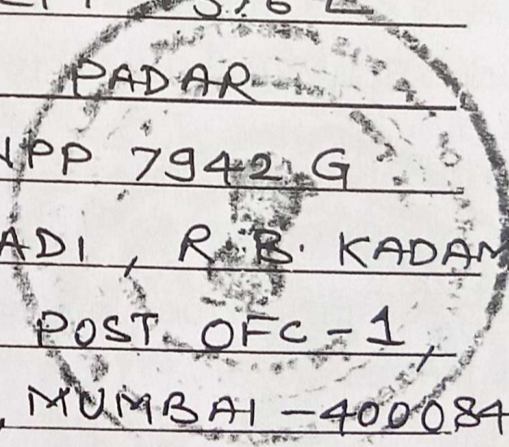


AND

1) MR. CHANDRAKANT PUNAJI PADAR
aged about 38 years, Pan No. ANLPP 1376 L

2) MRS. ANITA CHANDRAKANT PADAR
aged about 30 years, Pan No. ATNPP 7942 G

Indian Inhabitant, residing at PAWAR WADI, R. B. KADAM MARG, NEAR BARVE NAGAR POST. OFC - 1, BHAIWADI, GHATKOPER (W), MUMBAI - 400084



hereinafter referred to as the PURCHASER/S (which expression shall, unless it be repugnant to the context or meaning thereof be, in the case of one single individual or more than one individual, mean and include such single individual and in case of more than one, all of them, their survivors and their respective heirs, executors, administrators and assignees and in the case of

For M/s. CHINTAMANI REALTY

Chandresh *Santosh* *Ame*

Partners

1 *Padar* *Padar*

PURCHASER/S

a Partnership Firm, mean and include all the Partners for the time being constituting the such Firm, their respective survivors, heirs; executors, administrators and assignees and in the case of a Company duly incorporated under the Companies Act, 1956, mean and include its successors and assignees and also generally mean and include singular or plural as also masculine or feminine as the case may be and context may require) of the **OTHER PART**.

WHEREAS originally one Shri. Jagannath Shobharam Bhatt was the owner of the properties being all that piece and parcel of land admeasuring 660 sq. yards or 553 sq.mtrs, with 23 Apartments and other structures standing thereon situate at **Survey No.27, Hissa No.1 (pt). and Survey No.27 Hissa No.2(pt.) bearing City Survey No.61/40, 61 (pt). Village Kiroi, Taluka Kurla, Chhatkopar, Bhatwadi, Mumbai-400 084**, within the Registration District and sub-District of Mumbai City and Mumbai Suburban more particularly described in the first scheduled hereunder written.

AND WHEREAS by Deed of conveyance dated 21st September 1971 executed between the original owner Shri. Jagannath Shobharam Bhatt as party of the first part and (1)Shri. Baburam Amber Yadav @ Ahir (2) Dhaneshwaridevi w/o Baburam Yadav @ Ahir acquired the said property described in Scheduled hereunder absolutely and all that right, title and interest for consideration mentioned therein. The deed of Conveyance has been duly registered with the office of Sub-registrar Mumbai under Sr.No.BOM/R/4130/1/14/ 1971.

AND WHEREAS the said (1)Shri. Baburam Amber Yadav @ Ahir (2) Dhaneshwaridevi w/o Baburam Yadav @Ahir constructed building / chawl and constructed room and same sold to the respective purchaser somewhere the year 1976.

AND WHEREAS by Deeds of registered conveyance executed between the (1) Shri. Baburam Amber Yadav @ Ahir (2) Dhaneshwaridevi w/o Baburam Yadav @Ahir as party of the first part conveyed all that piece and parcel of land admeasuring 553 sq. mtrs being **Survey No.27, Hissa No.2, C.T.S No.61** more particularly described hereunder written along with the chawls /apartments/ structure standing thereon to the 23 room owners of Navyug

For M/s. CHINTAMANI REALTY

Chintamani
④

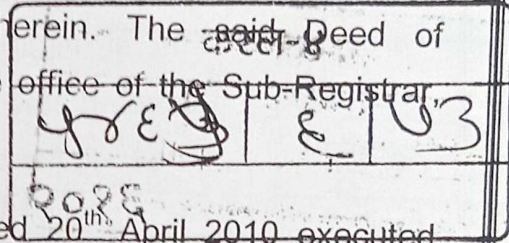
2 Aadar

Aadar

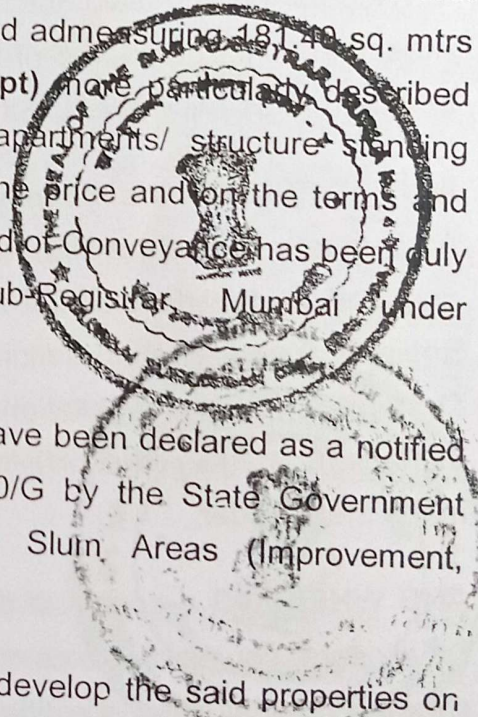
PURCHASER/S

Apartments Condominium (Navyug Apartments Malak Sanghatana) for the price and on the terms and conditions as contained therein.

AND WHEREAS by Deed of conveyance dated 20th March 1979 executed between the (1)Shri. Baburam Amber Yadav @ Ahir (2) Dhaneshwaridevi w/o Baburam Yadav @Ahir asparty of the first part conveyed all that piece and parcel of land admeasuring 178.78 sq .mtrs being **Survey No.27, Hissa No.2, C.T.S No.61** more particularly described hereunder written along with the chawls/ apartments/ structure standing thereon to the Navyug Apartments Condominium (Navyug Apartments Malak Sanghatana) for the price and on the terms and conditions as contained therein. The said Deed of Conveyance has been duly registered with the office of the Sub-Registrar, Mumbai under Sr.No.S-120/1979.



AND WHEREAS by Deed of conveyance dated 20th April 2010 executed between the (1)Shri. Rajendra Manik Dambre (2) Malabai Devidas Padmane (3) Nirmala Kashiram Mange (4) Mrs. Pramila Manik Chimankar (5) Ms. Jayshree Ravindra Dambare and (6) Shri. Sanjay Manik Dambre of the first part conveyed all that piece and parcel of land admeasuring 181.40 sq. mtrs being **Survey No.27, C.T.S No.61/41 & 61(pt)** more particularly described hereunder written along with the chawls/ apartments/ structure standing thereon to the M/s. Chintamani Realty for the price and on the terms and conditions as contained therein. The said Deed of Conveyance has been duly registered with the office of the Sub-Registrar, Mumbai under Sr.No.3905/2010.



AND WHEREAS the above said properties have been declared as a notified slum as per Notification No. SLM/1075/5280/G by the State Government under the Provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

AND WHEREAS the owner being unable to develop the said properties on their own therefore they decided to appoint the developer who will undertake to redevelop the same under S.R.A Scheme, which is under regulation No. 33(10) of Development Control Regulation for Greater Mumbai 1991.

For M/s. CHINTAMANI REALTY

Chintamani

[Signature]

3

Ardae

Ardae

PURCHASER/S

Partners

AND WHEREAS the plans and specification, elevation, sections and details of the said buildings in respect of which I.O.A. No.SRA/ENG/2876/N/PL/AP dated 1st June, 2013 have been duly granted by Slum Rehabilitation Authority (herein after referred to as "the said Plans") and the copies of the plans and specifications of the flats /shops /offices and or other premises agreed to be purchase by the purchaser approved by the Municipal Corporation of Greater Mumbai / S.R.A have been annexed hereto and marked **Annexure "E"**.

AND WHEREAS while sanctioning the said plans the Slum Rehabilitation Authority/MCGM have laid down certain terms and conditions, stipulations and restrictions including the observance and performance of the terms and conditions subject to which they said layout and the amalgamated land have been approved and sanctioned, which have to be observed and performed by the Developers while developing the said properties and the said building and upon due observance and performance of which only the Completion and Occupations Certificates in respect of the said Building shall be granted by the Slum Rehabilitation Authority.

AND WHEREAS Developers have obtained Commencement Certificate herein marked as **Annexure "F"** and accordingly commenced the construction work of the said building in accordance with the said plans.

AND WHEREAS the purchaser /s approached the Developers for allotment of Flat No. 306 on 3RD Floor of the said building to be called **CHINTAMANI GLORY** being constructed by the Developers on plot of land situated at Survey No.27, Hissa No.1 (pt) and Survey No.27 Hissa No.2(pt.), bearing City Survey No.61/40, 61(pt) Village Kifol, Taluka Kurla, Ghatkopar, Bhatwadi, Mumbai-400 084.

AND WHEREAS relying on the said applications, declarations and agreements the Developers have agreed to sell to the Purchaser the said Flat No. 306 at the price and on the terms and conditions in that behalf.

AND AS per Sec.4 of MOFA, the **DEVELOPERS** are required to execute written Agreement for sale of the said Flat to the Purchaser being in fact these Presents and Purchaser shall register the same with the Registering

For M/s. CHINTAMANI REALTY

Chintamani Realty

(Signature)

5

Hudae

Adar

PURCHASER/S

3) The Parties do hereby agree, record and confirm that the Recital Clauses written hereinabove are integral part of this Agreement and wherever the context so requires, the same shall constitute, be construed and be deemed to be the part and parcel of the terms and conditions of these Presents.

4) The Purchaser/s hereby agree/s to purchase and acquire from the Developers and the Developers hereby agree to sell to the Purchaser/s the said **Flat No. 306**, adm. **40.97** sq.mtrs. Carpet Area on the **3RD** floor of the said building called "**CHINTAMANI GLORY**" as shown on the floor plan thereof hereto annexed and marked **Annexure "E"** (hereinafter referred to as "the said Premises") for the total consideration of **Rs. 4600000/-** (Rupees Forty Six lacs only Only) Which includes the proportionate price of the common areas and facilities/ limited common areas and facilities appertaining to the said Premises. The nature, extent and description of common/ limited common areas and facilities are more particularly described in the Fourth Schedule hereunder written. The Purchaser hereby agree/s to pay to the Developers the said purchase price of in the following manner: -

PAYMENT SCHEDULE

SR. NO.	STAGE	PAYMENT IN %
01	PLINTH LEVEL	20%
02	FIRST SLAB	7%
03	SECOND SLAB	7%
04	THIRD SLAB	7%
05	FOURTH SLAB	7%
06	FIFTH SLAB	7%
07	SIXTH SLAB	7%
08	SEVENTH SLAB	7%
09	EIGHTH SLAB	7%
10	BRICK WORK	7%
11	INTERNAL PLASTER	3%
12	EXTERNAL PLASTER	3%
13	TILING AND FLOORING	3%
14	PLUMBING	3%
15	ELECTRICAL AND PAINTING	3%
16	POSSESSION	2%
	TOTAL	100%

For M/s. CHINTAMANI REALTY

Chand *[Signature]*

[Signature]

7

[Signature]

Aadar

PURCHASER/S

Partners

mentioned herein by the Developers will be sufficient proof of receipt of the same by the Developers.

- 37) All the costs charges and expenses in connection with the formation of the Co-operative Society or Limited Company or other Body Corporate or the Association under the MAO. Act, as the case may be, as well as the cost of preparing, engrossing, stamping and registering the Deed of Conveyance and/or other documents for transferring the said Plot and the said Building to the Society/ Limited Company/Body Corporate to be executed by the Developers and the Owners, Stamp Duty and Registration charges in respect of the such documents as well as the entire professional costs of the Attorneys of the Developers in preparing and approving all such documents shall be borne by the purchaser /s. The Developers shall not contribute anything towards ~~costs~~ expenses.

The parties will lodge this Agreement for Registration within the time prescribed in the Registration Act. The stamp duty on this agreement will pay by the purchaser alone.

- 39) This Agreement shall always be subject to the provisions contained in said Act and the rules made thereunder and the MAO. Act and the rules made thereunder and the MAO. Act and the rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

Flat No. 306, adm. 40.37 sq.mtrs. Carpet Area on the 3RD floor of the said building to be called **CHINTAMANI GLORY** being constructed by the Developers on plot of land situated at Survey No.27, Hissa No.1 (pt) and Survey No.27 Hissa No.2(pt.), bearing City Survey No.61/40, 61(pt) Village Kiroi, Taluka Kurla, Ghatkopar, Bhatwadi, Mumbai-400 084, in the Registration Sub-District and District of Bombay City and Bombay Suburban.



For M/s. CHINTAMANI REALTY

Chintamani

[Signature]

[Signature]

[Signature]

[Signature]

PURCHASER/S

ANNEXURE "F"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

E-2 JAN 2014

No. SRA/ENG/2876/N/PL/AP

COMMENCEMENT CERTIFICATE

E-2 JAN 2014
COMPOSITE BLDG.

TO,

M/s. Chintamani Realty,
501, Varad Annex Above,
Titan Showroom,
Near Navpada Police Stn.,
Thane.

With reference to your application No. 068 dated 22/06/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. करल-४
C.T.S. No. 61(pt.), 61(40) & 61(41)

of village Kirol T.P.S. No. -
ward 'N' Situated at Bhatwadi, Goregaon (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI
UIR No. SRA/ENG/2474/N/PL/LOI dt. 23/05/2012
IDA UIR No. SRA/ENG/2876/N/PL/AP dt. 01/06/2013
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest layout or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extension period shall be in no case exceed three years provided further that such clause shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:
(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.
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI P.R. BANDGAR
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

P. R. Bandgar
Executive Engineer (SRA) (E.S.)

For M/s. CHINTAMANI REALTY

SRA/ENG/2876/N/PL/AP. - 9 OCT 2014

This C.C. is further extended upto 7th upper floors includi
Over-Head water tanks and lift machine room for Rehab
wing 'B' of Composite building as per approved plans dt. 01/06/13.

10/10/2014
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2876/N/PL/AP 24 JUL 2015

This C.C. is further extended up to top of 3rd upper floors
of scale wing 'A' of Composite Building as per amended plans
dated. 1/6/2013.

Executive Engineer
Slum Rehabilitation Authority

2014		
42	8e	U3
2013		

