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AGREEMENT FOR SALE

FLAT NO.202, SECOND FLOOR,
BLDG. KNOWN AS "BALAJI KRUPA"
PLOT NO.169 & 170, UNDER 12.5% EXPANSION SCHEME
SECTOR-21, KAMOTHE, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD.

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BUILDING CONSISTS : GROUND + 4 FLOORS (WITH LIFT)

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CARPET AREA IN SQ.MTRS. : 19.578

BUILT UP AREA IN SQ. MTRS. : 23.493

C.B., F.B., TER., ELE., SS. AREA IN SQ.MTRS.: 5.478

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SALE PRICE : RS.21,20,000/-

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STAMP DUTY : RS.1,27,200/-

REGISTRATION FEE : RS.21,200/-

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THIS AGREEMENT is made and entered into at
Navi Mumbai, on this 14th day of Nov 2018.

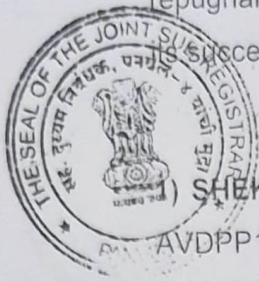
S.S. Patil

S.S. Patil

BETWEEN

M/S. SAISHA ENTERPRISES, (PAN NO.ACNFS9107M),
 through its Partner SHRI. SHIVJI AMBA GAMI, a
 Partnership Firm, registered under the Partnership Act, 1932,
 having its office address: Plot No.169 & 170, Sector-21,
 Kamothe, Tal. Panvel, Dist. Raigad, hereinafter referred to as
 'THE BUILDERS' (which expression shall unless it be
 repugnant to the context or meaning thereof mean and include
 successors and assigns), of the One Part,

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AND

SHEKHAR MANOHAR PATIL, aged 36 years, (PAN NO. AVDPP1216D), (AADHAAR NO.8363 9309 8224), 2) SUCHITA SHEKHAR PATIL, aged 32 years, (PAN NO. CTCPP3255R), (AADHAAR NO.2489 6280 0024), both adults, Indian Inhabitants, residing at : At Post - Varsoli (Tadali), Tal.Alibag, Dist.Raigad - 402 201, hereinafter called 'THE PURCHASERS' (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the Other Part.

DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
202	SECOND	169 & 170	21

BUILDING : "BALAJI KRUPA"
 NODE : KAMOTHE, NAVI MUMBAI.
 : TALUKA-PANVEL, DIST. RAIGAD.

UNDER 12.5% EXPANSION SCHEME

CARPET AREA IN SQ.MTRS. : 19.578
 BUILT UP AREA IN SQ. MTRS. : 23.493
 C.B., F.B., TER., ELE., SS. AREA IN SQ.MTRS.: 5.478

BUILDING CONSISTS : GROUND + 4 FLOORS (WITH LIFT)

**SALE PRICE: Rs.21,20,000/- (Rupees Twenty One Lakhs
 Twenty Thousand Only)**

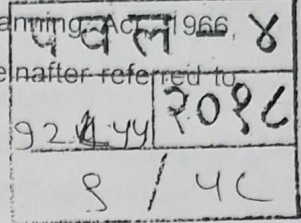
hereinafter referred to as 'THE SAID FLAT'

S. Patil

S.S. Patil

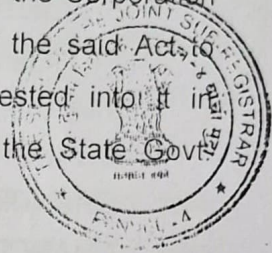
WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.



AND WHEREAS:

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.



AND WHEREAS:

By an Agreement to Lease dated: 7th October 2014, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. DATTATREY CHANDRAKANT GUPTA, 2) SHRI. PRAKASH CHANDRAKANT GUPTA, 3) SHRI. PRAFFULA CHANDRAKANT GUPTA, 4) SMT. SUNANDA SATISHCHANDRA DURVE, 5) SMT. PRABHA @ SNEHAL SUBHASH KULKARNI, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.169 & 170, Sector-21, admeasuring 149.90 Sq.Mtrs., Kamothe, Navi Mumbai, Taluka – Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT')

AND WHEREAS:

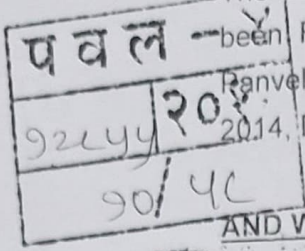
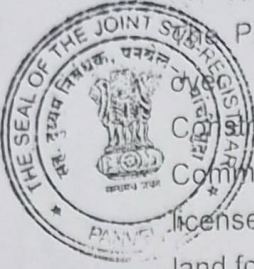
THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

S. Patil

S.S. Patil

AND WHEREAS:

The said Agreement to Lease dated 7th October 2014, has been Registered at the Office of Sub Registrar Assurance Panvel-2, Vide Receipt No.7277, Document No.PVL2-7133-2014, Dated: 07.10.2014.

AND WHEREAS:

Physical possession of the said plot has been handed to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

AND WHEREAS:

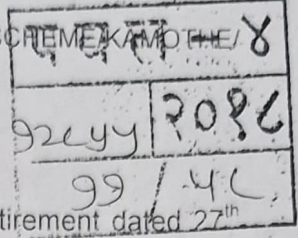
By Tripartite Agreement dated: 30th December 2014, between the CIDCO THE FIRST PART, 1) SHRI. DATTATREY CHANDRAKANT GUPTA, 2) SHRI. PRAKASH CHANDRAKANT GUPTA, 3) SHRI. PRAFFULA CHANDRAKANT GUPTA, 4) SMT. SUNANDA SATISHCHANDRA DURVE, 5) SMT. PRABHA @ SNEHAL SUBHASH KULKARNI, the Original Allottees of the SECOND PART & the M/S. SAISHA ENTERPRISES, through its Partners 1) SHRI. PANKAJ NARSHI PATEL, 2) SHRI. NARSHI BHIMJI PATEL, 3) SHRI. HARESHSINGH GOPALSINGH BIST, (therein referred to as the New Licensees and hereinafter referred to as 'BUILDERS') of THE THIRD PART. The said original Allottees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

AND WHEREAS:

The said Tripartite Agreement dated 30th December 2014, has been registered at the Office of Sub Registrar Assurance, Panvel-2 vide Receipt No.10039, Document No.PVL2-9802-2014, Dated.30.12.2014.

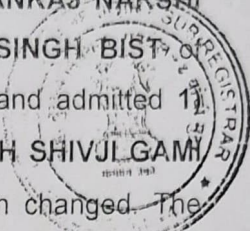
AND WHEREAS:

The CIDCO has transferred the said Plot in favour M/S. SAISHA ENTERPRISES, through its Partners 1) SHRI. PANKAJ NARSHI PATEL, 2) SHRI. NARSHI BHIMJI PATEL, 3) SHRI. HARESHSINGH GOPALSINGH BIST, vide CIDCO Letter NO. CIDCO/VASAHAT/12.5% SCHEME/KAMOTHE/641/2015/2522, Dated: 12.02.2015.



AND WHEREAS:

By executing Deed of Admission Cum Retirement dated 27th April 2016 the Original Partners 1) SHRI. PANKAJ NARSHI PATEL, 2) SHRI. HARESHSINGH GOPALSINGH BIST of M/S. SAISHA ENTERPRISES have retired and admitted 1) SHRI. SHIVJI AMBA GAMI, 2) MR. MAHESH SHIVJI GAMI as a Partners and the Partnership has been changed. The share of three Partners were 1) SHRI. PANKAJ NARSHI PATEL was 33.50%, 2) SHRI. NARSHI BHIMJI PATEL was 33.50%, 3) SHRI. HARESHSINGH GOPALSINGH BIST was 33.00% now as per new Partnership the share of Partners are 1) SHRI. NARSHI BHIMJI PATEL – 2%, 2) SHRI. SHIVJI AMBA GAMI – 49%, 3) MR. MAHESH SHIVJI GAMI – 49%.



AND WHEREAS:

The Partnership Firm M/S. SAISHA ENTERPRISES have applied to CIDCO for change of Partnership and CIDCO has change in their CIDCO record, vide Letter No. CIDCO/VASAHAT/12.5% SCHEME/KAMOTHE/641/2016, Dated: 19.08.2016.

AND WHEREAS:

The BUILDERS have entrusted the architect works to ATUL PATEL (hereinafter called "The Said Architect") & RCC works to S. R. RAO, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot

A handwritten signature in black ink, appearing to be 'S. S. Patil'.

S. S. Patil S. S. Patil



PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist – Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

Date : 09/09/2018

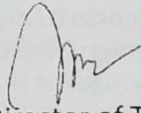
NO. 2018/PMC/TP/BP/ 8679 /2018

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Residential BUA = 215.914 M²), (Residential Units – 11), (Commercial BUA = 8.478 M²), (Commercial Unit – 01), (Total BUA = 224.392 M²), (Total Units – 12), (Ground + 4 floors) on Plot No – 169 & 170, Sector – 21, Kamothe (12.5%), Navi Mumbai. Completed under the supervision of Architect Mr. Atul Patel, has been inspected on 10/08/2018 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 08/10/2015 and that the development is fit for the use for which it has been carried out.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.


Assistant Director of Town Planning
Panvel Municipal Corporation

C.C. TO :- 1) M/s. Saisha Enterprises,
A-1702, Keshav Kunj IV,
Plot No – 5/9, Sector – 44A,
Seawood, Nerul, Navi Mumbai.

2) Architect,
Atul Patel Architects,
Studio # 1209, the landmark,
Plot No- 26A, Sector – 7,
Kharghar, Navi Mumbai – 410 210.

3) Tax Department , PMC.

