

86/519

पावती

Original/Duplicate

Wednesday, January 16, 2019

नोंदणी क्र.: 39म

11:56 AM

Regn.: 39M

पावती क्र.: 594 दिनांक: 16/01/2019

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल1-519-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: निकिता कुमारी -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 31560.00

JOINT S R PANVEL 1

सह दुय्यम निबंधक, वर्ग-२
(पनवेल-१)

बाजार मुल्य: रु.1514370/-

मोबदला रु.3400000/-

भरलेले मुद्रांक शुल्क : रु. 204000/-

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MHC/0591510201819E दिनांक: 16/01/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1560/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1401201908207 दिनांक: 16/01/2019

बँकेचे नाव व पत्ता:

दस्त परत मिळाला

पक्षकाराची सही
मूळ दस्त परत दिला

निबंधक,

पनवेल

श्री श्री श्री
ग्राम नाण्यामाठी श्री श्रीमती
ग्राम प्राधिकृत करत आहे तरी मदत दस्तऐवज सीडी व थबनेल
चा रकम देण्यात यावी ही विनंती

Nikita Kumari
पक्षकाराची सही



16/01/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्ता क्रमांक : 519/2019

नोंदणी :

Regn 63m

गावाचे नाव : करंजाडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेधार ते नमुद करावे)	1514370
(4) घु-मापन,घोटहिस्या व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: प्रभाव क्षेत्र 27.1 दर 52600/- सदनिका क्र. 309,तिसरा मजला,भावेखर आयकॉन,प्लॉट नं. 88,सेक्टर नं. 6,करंजाडे,नवी मुंबई,ता. पनवेल,जि. रायगड,चटई क्षेत्र - 26.173 चौ.मी. ((Plot Number : 88 ; SECTOR NUMBER : 6 ;))
(5) क्षेत्रफळ	1) 26.173 चौ.मीटर
(6)आकारणी किंवा जुळी 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:-मे. यशरंग डेव्हलपर्स तर्फे भागीदार वीपक धनजीसाई पटेल - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सिंधुला फो.ऑप.ही.सो.लि. , ब्लॉक नं: बी - 602 , रोड नं: हिरानंदानी हॉस्पिटल रोड, आवजवटी पवई जवळ, पवई, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AABFY1137D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निकिता कुमारी - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पोष पारा, पोस्ट ऑफिस जवळ, कुल्दी, सुल्दी एम. बर्धमान, पश्चिम बंगाल, पश्चिम बंगाल, बर्धमान. पिन कोड:-713359 पॅन नं:-EDAPK4435E 2): नाव:-सिद्धार्थ घोष- - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पोष पारा, पोस्ट ऑफिस जवळ, कुल्दी, सुल्दी एम. बर्धमान, पश्चिम बंगाल, पश्चिम बंगाल, बर्धमान. पिन कोड:-713359 पॅन नं:-ATFPG3627F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/01/2019
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2019
(11)अनुक्रमांक,खंड व पृष्ठ	519/2019
(12)बाजारमावाप्रमाणे मुद्रांक शुल्क	204000
(13)बाजारमावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, वर्ग-१
(पनवेल-१)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

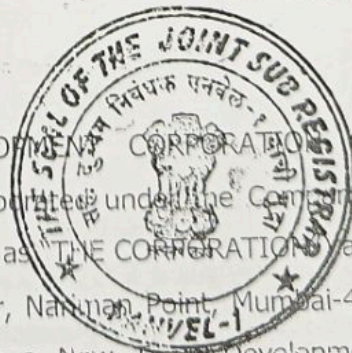
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and entered into at Panvel on this 14th day of Jan., YEAR 2019 between M/S. **YASHRANG DEVELOPERS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at B-602, Cinderella C.H.S. Ltd., Hiranandani Hospital Road, Near IIT Powai, Powai, Mumbai-400 076, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partner or partners 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 **MRS. NIKITA KUMARI (PAN NO:- EDA PK 4435 E) AADHAR NO (7262 6023 4022) & MR. SIDDHARTH GHOSH(PAN NO :- ATF PG 3627 F) (AADHAR NO- 8632 8782 3059)** Indian Inhabitant having his/her/their address at **ROOM NO GHOSH PARA, NEAR POST OFFICE, KULTI, LULTI M, BARDDHAMAN, WEST BENGAL, PIN CODE- 713 359**, 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.

पञ्जल
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WHEREAS CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956th (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd 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.-



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Nikita Kumari
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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;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 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 (1) SHRI BABAN MAHADU BHOIR (2) SMT. SHALINI ASHOK MHATRE (3) SMT. JANABAI PADMAKAR PARDHI & (4) SMT. PARVATI MAHADU BHOIR, hereinafter jointly and collectively referred to as "THE ORIGINAL LICENSEES" had been allotted a Plot of Land by the said Corporation bearing **Plot number 88 admeasuring 1699.10 Sq. Mts.**, under the **erstwhile 12.5% Gaothan Expansion Scheme of CIDCO LTD.** situated at **Sector No.-6, Node-Karanjade, Navi Mumbai, Tal.-Dist-Rajgad** and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "THE SAID") on the terms and conditions including the conditions of lease of the said Property as set out therein;

MR. RAJESH K. PATIL
Sub Registrar



And whereas the Original Licensees paid to the Corporation a sum of Rupees Twenty Thousand One Hundred Only) as and by way of full payment of Lease Premium and entered into an **Agreement** dated **07/10/2011** and after construction of building(s) on the said Plot of Land, Corporation shall execute the Lease Deed in favour of the

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: 3 :

Licensees granting the lease of the said Plot to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Parvel-2 under its Receipt No.-9194, Doc. No.-Uran-0971-2011 on dated 11/10/2011;

And whereas by virtue of a **Tripartite Agreement dated 17/10/2011** entered into between the Corporation of the One Part, the said Original Licensees of the Second Part and M/S. YASHRANG DEVELOPERS, through its Partners (1) SHRI KISHOR KRISHNAKANT GUPTA (2) SHRI PRAASHANT KRISHNAKANT THAKUR & (3) SHRI YASH NITIN SARDESAI, hereinafter and therein referred to as "THE NEW LICENSEES" of the Third Part, the Corporation agreed to grant to the New Licensees a lease of the aforesaid Plot of land on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by the New Licensees, the said Plot was leased and assigned in favour of the New

Licensees i.e. M/S. YASHRANG DEVELOPERS and CIDCO, who had transferred the said Plot in favour of the New Licensees, M/S. YASHRANG DEVELOPERS, the Promoters herein, instead and in place of the said Original Licensees. The said Tripartite Agreement is duly registered before the Joint Sub Registrar of Assurances at Parvel-2 under Receipt No. 9417, Doc. No. Uran-09289-2011 on 17/10/2011;



And whereas by virtue of Deed of Admission of Partnership (1) SHRI RAMESH NATHA PATEL (2) SHRI MAHESH NANDI BAMBHANITYA & (4) SHRI DEEPAK DHANJIBHAI PATEL have been admitted as partners of the said firm along with the said Original Licensees (1) SHRI KISHOR KRISHNAKANT GUPTA (2) SHRI PRAASHANT KRISHNAKANT THAKUR & (3) SHRI YASH NITIN SARDESAI and CIDCO vide its letter dated 23/05/2017, incorporated the names of incoming partners (1) SHRI RAMESH NATHA PATEL (2) SHRI MAHESH NANDI BAMBHANITYA (3) SHRI VINOD BHACHU BAMBHANITYA & (4) SHRI DEEPAK DHANJIBHAI PATEL together with the existing partners of the said firm M/S. YASHRANG DEVELOPERS;

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70) The Allottee(s) and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and shall execute the same.

71) All notices to be served on the Allottee(s) and the Promoters contemplated by this Agreement shall be deemed to have been served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:

ALLOTTEE(S):

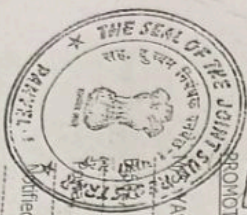
**MRS. NIKITA KUMARI
MR. SIDDHARTH GHOSH**

SHOSH PARA, NEAR POST OFFICE, KULTI, ULTI
M. BARDHAMAN, WEST BENGAL, PIN CODE - 713 359

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PROMOTERS:

ASHRANG DEVELOPERS
Candeella C.H.S. Ltd., Hiranandani Hospital Road, Near II
Powai, Mumbai-400 076.



Notified Email ID - bhaveshwar2012@gmail.com

It shall be the duty of the Allottee and the promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be

[Signature]

Nikita Kumari

[Signature]

deemed to have been received by the promoters or the Allottee, as the case may be.

72) That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

73) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the allottee(s) only.

74) 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.

75) 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 Paravel will have the jurisdiction for this Agreement

[Signature]

Nikita Kumari

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FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

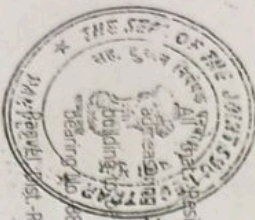
All that piece and parcel of land under erstwhile 12.5% Goathan Experiment Scheme bearing Plot bearing number 88, situated at Sector No.-6, Karanjade, Tal.-Panvel, Dist.-Raigad, admeasuring about 1699.11 Sq. Mts. or thereabout bounded as follows; that is to say:

- On or towards the East by : Plot No.-85
- On or towards the West by : Plot No.-87
- On or towards the N-rth by : Proposed 14 Mts. wide Road
- On or towards the S-uth by : Railway Boundary

प्लॉट नं	८५
प्लॉट नं	८७
प्लॉट नं	८८

SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat / Shop



Commercial premises bearing Flat number 309, situated at Sector No.-6, Node-Karanjade, Navi Mumbai, Tal. known as 'BHAVESHWAR ICON' being constructed on Plot No. 26.173 Sq. Mts. carpet area on the **THIRD** Floor of the

Handwritten signature: Datta
Handwritten signature: Nikita Kumar
Handwritten signature: Datta

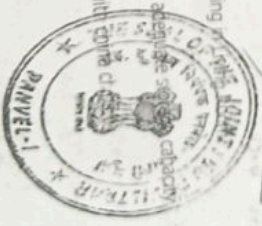
THIRD SCHEDULE ABOVE REFERRED TO

AMENITIES

'BHAVESHWAR ICON', Plot No.-88, Sector-6, Node-Karanjade, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

- 2' x 2' Flooring in all the Rooms.
- Beautiful decorative granite Kitchen platform with 5. S. Sink and tiles up to full height.
- Concealed glazed tiles up to full height and good quality sanitary fittings.
- Concealed glazed plumbing with hot and cold mixer arrangements.
- Main door with decorative laminate and
- Powder coated sliding window.
- Copper wiring with modular switches and telephone & TV points in living room and master bed rooms.
- Internal wall POP patra finish moulding
- Underground & overhead tank with adequate capacity
- Special water proofing treatment with
- Internal & External reputed paint.
- Good quality lift.

प्लॉट नं	८५
प्लॉट नं	८७
प्लॉट नं	८८



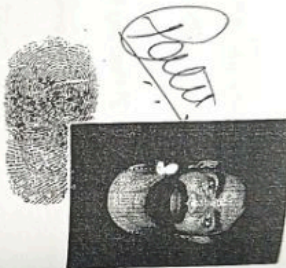
Handwritten signature: Nikita Kumar
Handwritten signature: Datta

In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED BY THE WITHINNAMED PROMOTERS M/S. YASHRANG DEVELOPERS P.A.N.-AABRY 1137 D THROUGH ITS PARTNER SHRI DEEPAK DHANJIBHAI PATEL

IN THE PRESENCE OF

- 1) S. P. Patil (Signature)
- 2) S. P. Patil (Signature)

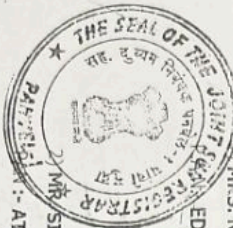


यश्रंग डेव्हलपर्स लि. २०१९

SIGNED, SEALED & DELIVERED BY THE WITHINNAMED ALLOTTEE(S)

MRS. NIKITA KUMARI EDAPK4435E

Nikita Kumari (Signature)



MR. SIDDHARTH GHOSH AATFG3627F



IN THE PRESENCE OF

- 1) S. P. Patil (Signature)
- 2) S. P. Patil (Signature)

RECEIPT

यश्रंग डेव्हलपर्स लि. २०१९

Received of and from the withinnamed Allottee(s) MRS. NIKITA KUMARI the sum of 30,000/- (Rupees THIRTY THOUSAND ONLY) payment of the consideration amount against sale of carpet area on the THIRPP building to be known as "BHAVESHWAR ICON" being constructed by the 88, Sector No.-6, Node-Karanjade, Navi Mumbai, Tal.-Panvel, Dist.-Mumbai, paid by him/her/them to us as per the following details:

Date	Cheque/RTGS/DD/PO No.	Drawn on (Bank & Branch)	Amount in
01-12-2018	000022	HDFC LOWER PAREL	30,000/-
Total Rupees THIRTY THOUSAND Only.			

We Say Received for M/S. YASHRANG DEVELOPERS (DEEPAK DHANJIBHAI PATEL) Partner

WITNESS:

- 1) S. P. Patil (Signature)
- 2) S. P. Patil (Signature)