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370/12995 पावती Original/Duplicate
Tuesday, December 29, 2020 नोंदणी क्र.: 39M
2:31 PM Regn.: 39M

पावती क्र.: 13974 दिनांक: 29/12/2020

गावाचे नाव: कांजुर
दस्तऐवजाचा अनुक्रमांक: करल2-12995-2020
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सायली संतोष तांबे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 3500.00
पृष्ठांची संख्या: 175

एकूण: रु. 33500.00

आपणास मूळ दस्त. थंबनेल प्रिंट. सूची-२ अंदाजे
2:51 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 5196280/-
मोबदला रु. 5227500/-
भरलेले मुद्रांक शुल्क : रु. 105000/-

सह दु. निबंधक कुर्ला 2
सह दु. निबंधक (वर्ग-२)
मुद्रांक २

1) देयकाचा प्रकार: By Cash रक्कम: रु. 3500/-
2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश पे ऑर्डर क्रमांक: MH009102777202021E दिनांक: 29/12/2020
बँकेचे नाव व पत्ता:

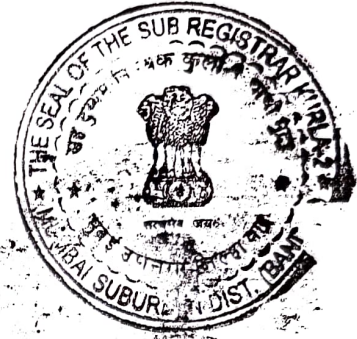
Santosh

ORIGINAL REGISTERED
DOCUMENT DELIVERED ON

18 JAN 2021

करल-२
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२०२०

Stamp Date



40660201216

AGREEMENT FOR SALE

Mumbai

This Agreement made and entered into at Mumbai on this 29th day of Dec Two Thousand Twenty
BETWEEN (1) **SHRI SHIVSHANKAR SHIVRAM SINGH**, Occupation: Business; (2) **SHRI RANDHIR SHIVRAM SINGH**, Occupation: Business; (3) **SHRI SACHIN SHIVRAM SINGH**, Occupation: Business; and (4) **SMT. SHARDADEVI SHIVRAM SINGH**, Occupation: Business, Nos. 2 to 4 through their constituted Attorney **SHRI SHIVSHANKAR SHIVRAM SINGH** hereinafter for short referred as "**Shivshankar Shivram Singh & Others**" all adults of Mumbai, Indian Inhabitants having their office at Shop No.1 & 2, Sanmanshree Co-Op. Housing Society Ltd., Sanman Singh Road, Bhandup(West), Mumbai - 400 078, hereinafter referred to as the "**PROMOTERS/BUILDERS**" (*which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean & include its successors and assigns*) of the **ONE PART**;

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Mumbai

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Title Deed
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SAYALI SANTOSH TAMBE aged about 21 years, residing at 10/A, Omkar Co-operative Housing Society, Keshavji Nagar, Bhatti Pada Cross Road, Bhandup (West), Mumbai - 400 078, hereinafter called the **PURCHASERS/ALLOTTEES** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean & include their heirs, executors, administrators and assigns) of the **OTHER PART**

WHEREAS the Promoters/Builders herein are the Owners of and are presently entitled to all that pieces and parcels of land or ground admeasuring 1000 Sq. Mtrs. or thereabout bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District;

AND WHEREAS save and except an area admeasuring about 188.56 Sq. Mtrs. rest of the land described hereinabove is declared as Slum Area by the Competent Authority under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 under the Notification No. SLM/1076/5280-G dated 21.10.1976 published in the Maharashtra Government Gazette dated 13.12.1979;

AND WHEREAS various Slum-dwellers on an area admeasuring about 4927.7 Sq. Mtrs. of land bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District came together and formed themselves into a Proposed Co-operative Housing Society in the name and style of "**Vaikuntddham Co-operative Housing Society (Proposed)**" and in the General Body Meeting of the said proposed Co-operative Housing Society Resolved to develop the said 4927.7 Sq. Mtrs. of land bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District under the Slum Redevelopment Scheme and appointed the Promoters/ Builders herein who are the owners of the said land as the Developers for Developing the same under Slum Redevelopment Scheme;

AND WHEREAS the Slum Rehabilitation Authority approved the SRA Scheme for development of the hereto before described 4927.7 Sq.

[Signature]

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Mtrs. of land under the SRA Scheme and issued the Letter of Intent No. SRA/ENG/1532/S/PL/LOI and the Promoters/Builders are implementing the said scheme approved under the said LOI dated 18th July, 2008 and Intimation of Approval is issued by the Executive Engineer (1) Slum Rehabilitation Authority on 15.10.2008 bearing No. SRA/ENG/2146/S/PL/IOA, A copy whereof is annexed hereto as **Annexure 'A'** wherein the Revenue Village of the said land was erroneously stated "Bhandup" which has been rectified in subsequent LOI as stated hereunder;

AND WHEREAS the Commencement Certificate was issued on 18.12.2008 bearing No. SRA/ENG/2146/S/PL/AF initially for Plinth Level for Rehab Wing D and Wing E and Wing F of Composite Building No. 1. With the passage of time, Commencement Certificate was also issued for Wings A, B & C and further Commencement Certificate extended from time to time, copy whereof is annexed hereto as **Annexure 'B'**;



AND WHEREAS on 4.2.2011 Part Occupation Certificate is issued for Wing E & F; copy whereof is annexed hereto as **Annexure 'C'**;

AND WHEREAS on 11.4.2017 Full Occupation Certificate is issued for Wing D, E & F; copy whereof is annexed hereto as **Annexure 'C-1'**;

AND WHEREAS out of the said land admeasuring 6000 Sq. Mtrs. of land bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District, after accounting for the land admeasuring about 4927.7 Sq. Mtrs. for the development/re-development under the scheme approved under No. SRA/ENG/1532/S/PL/LOI dated 18th July, 2008, the Promoters/Builders herein were left with and had available with them the land admeasuring 1072.3 Sq. Mtrs. bearing Survey No. 146 (Part), CTS No. 163 (Part), of Village Kanjur, Taluka Kurla, Mumbai Suburban District which is more particularly described Firstly in the Schedule of Property hereunder written;

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sell to the Purchasers/Allottees Flat No. **401** of the carpet area admeasuring **36.77** Sq. Meters on **Fourth** Floor in Wing **"A"** in the Building **"PALLADIUM"** (hereinafter referred to as **"the Flat"**) as shown on the Floor Plan thereof hereto annexed and marked **Annexure 'J-1'** for the consideration of **Rs.52,27,500/- (Rupees Fifty Two Lakh Twenty Seven Thousand Five Hundred Only)** including one car parking space, the proportionate price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Form Schedule annexed herewith.



(ii) The Purchasers/Allottee/s hereby agree/s to purchase from the Promoter/s and the Promoter/s hereby agree/s to sell to the Purchasers/ Allottee/s **Stilt Stacked** Parking space bearing No. **12** situated at **Stilt/Ground** being constructed in the layout the consideration whereof is included in the lumpsum sale price of the said flat hereinabove written.

1(b) The Purchasers/Allottees has paid on or before execution of this Agreement a sum of **Rs.12,00,000/- (Rupees Twelve Lakh only)**, as advance payment or Application Fee and hereby agree to pay to the Promoter/s the balance amount of **Rs.40,27,500/- (Rupees Forty Lakh Twenty Seven Thousand Five Hundred Only)** in the following manner :-

- (i) Rs.3,68,250/- paid to the Promoter/s on the execution of this Agreement.
- (ii) Rs.7,84,125/- paid to the Promoter/s on completion of the Plinth of the Building of Wing in which the said Flat is located.
- (iii) Rs.13,06,875/- as to aggregate payment of 70% of the consideration) including the amount paid as per clause 1(b) & 1(b) (i) & (ii) above to be paid to the Promoter/s as under:

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31/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 12995/2020

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5227500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5196280
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 401, माळा नं: 4 था मजला,ए-विंग, इमारतीचे नाव: पॅलाडीअम, ब्लॉक नं: जंगल मंगल रोड, रोड : भांडुप पश्चिम,मुंबई-400078, इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 36.77 चौ. मी. कारपेट,एक कार पार्किंग सहित((C.T.S. Number : 163 ;))
(5) क्षेत्रफळ	1) 40.45 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:-रणधीर सिंह,सचिन सिंह, शारदादेवी सिंह यांच्या तर्फे कु मु म्हणून आणि स्वतः करीता शिवशंकर शिवराम सिंह तर्फे मुखत्यार म्हणून सदानंद अशोक पाटणे वय:-40; पत्ता:-प्लॉट नं: शॉप नं-1, माळा नं: -, इमारतीचे नाव: सन्मान श्री को ऑ हौ सो लि, ब्लॉक नं: सन्मान सिंह रोड, रोड नं: भांडुप पश्चिम मुंबई, MUMBAI, MUMBAI. पिन कोड:-400078 पॅन नं:-AAAAS5080P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सायली संतोष तांबे वय:-21; पत्ता:-प्लॉट नं: .10/ए, माळा नं: -, इमारतीचे नाव: ओमकार को ऑ हौ सोसायटी, ब्लॉक नं: केशवजी नगर, रोड नं: भट्टी पाडा क्रॉस रोड, भांडुप पश्चिम, मुंबई, MUMBAI, MUMBAI. पिन कोड:-400078 पॅन नं:-BGVPT0788E
(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	12995/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	105000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

