

72/8914

Tuesday, December 08, 2020

1:15 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9858

दिनांक: 08/12/2020

गावाचे नाव: कांचनगाव

दस्तऐवजाचा अनुक्रमांक: कलन3-8914-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सानिका संजय आपटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

एकूण:

रु. 31160.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:29 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 4260288.06 /-

मोबदला रु. 6484000/-

भरलेले मुद्रांक शुल्क : रु. 194600/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 1160/-

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्र मांक: MH007815489202021S दिनांक: 08/12/2020

बँकेचे नाव व पत्ता: IDBI

Joint Sub Registrar Kalyan 3
सहदुय्यम निबंधक वर्ग-२ कल्याण-३

Shanika

कलन - ३	
दस्त क्र. ८९४	२०२०
३	५८

Kalyan Dombivli Municipal Corporation Ward No. 10/43 Village: -
Kanchangaon, bearing Revenue **New S. No. 25/2** (old S. No. **91/2**) admeasuring 29R 1P Akar Rs. 6.25 situate, lying, and being at Village Kanchangaon, Taluka Kalyan, District Thane, Building Known as "**AMBER VISTA**", Flat No. **706** On **Seventh** Floor, Carpet area admeasuring **48.45** sq. meters of Apartment & enclose balcony area **6.54** sq. meters & open Terrace area is **4.2** sq. meters, Govt. Value Rs. _____ /- a Stamp Duty **Rs.1,94,600/-** Agreement Value **Rs.64,84,000/-** pages _____ Agreement for flat Sale of "**AMBER VISTA**".

AGREEMENT FOR SALE OF APARTMENT

THIS AGREEMENT FOR SALE OF APARTMENT is made and entered into at Dombivli, this 08th day of December, 2020.

BETWEEN

M/S.GURUKRUPA ENTERPRISES a registered Partnership Firm, registered under the provisions of Indian Partnership Act, 1932 and having its registered office at **413, Zest Business Spaces, M.G. Road, Ghatkopar (E), Mumbai-400077**, hereinafter called as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include the present & future partners of the said Firm or their survivor and heirs, executors, administrators, and assigns of such survivor) **OF THE ONE PART**

AND

SANIKA SANJAY APTE aged 41 & **SANJAY PARSHURAM APTE** aged 47 of Indian Inhabitant, residing at **101, Suyog Apartment, Ursekar Wadi, Near Pooja Madhuban Talkies, Ram Nagar, Dombivli East 421 201.**, hereinafter for brevity's sake referred to as "**THE ALLOTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) **THE OTHER PART.**

Sanika

Sanjay

Partner



कॉलम-३	
नं. ८९४	WHEREAS 020
४	a) ५८

One Smt. Thakubai Gauru Patil & 7 Ors. were absolute seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 29R1P situate lying and being at Village Kanchangaon, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation and in the Registration Dist. Thane and Sub-Dist. Kalyan bearing S.N. 25/2 (old S.N. 91/2) and more particularly described in the schedule written hereunder and delineated on the plan hereto annexed and thereon shown surrounded by red coloured boundary line and hereinafter for brevity's sake referred to as the said property.

b) By a registered Agreement for Development dt. 19/09/2001 executed between the said Smt. Thakubai Gauru Patil & 7 others being the owners & one Shri. Eknath Butya Bhoir & another being the Developer the said owners have entrusted development cum sale rights in respect of the said property in favour the said Bhoir & another & handed over vacant & peaceful possession of the said property to them, so also executed an Irrevocable General Power of Attorney dt. 19/09/2001 with power to appoint substituted Attorney.

c) Pursuant to clause 16 of the said Agreement dt. 19/09/2001 the said Developer were entitled to assign their rights to other party/ies, so also in due course of time the said Developer paid the balance consideration to the said owners.

d) By a registered Agreement for Development dt. 23/05/2008 executed between one M/s. Gurukrupa Enterprises Mumbai being the Developers and (1) Mr. Eknath Butya Bhoir & another being the Owners, registered with the Sub-Registrar Kaiyan No. 3, on 23/05/2008 under Sr. No. 2955/2008, the said owners have entrusted the development cum sale rights in respect of the said property in favour of the said M/s. Gurukrupa Enterprises for the consideration & upon the terms & conditions more particularly setout therein.

e) So also handed over vacant & peaceful possession of the said property to the said M/s. Gurukrupa Enterprises, so also executed an irrevocable substituted General Power of Attorney dt. 23/05/2008 in favour of the Partners of the said M/s. Gurukrupa Enterprises.

Brief History about ownership of the said property.



Patil

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दस्त क्र. ६९४	२०२०
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Patwardhan	Patwardhan

(i) Since prior to the year 1935 one Mr. Balwant Patwardhan was the Landlord of the said property and one Shri. Gauru Kachru Patil was the tenant of the said Landlord.

(ii) The said landlord on the security of the said property raised loan in the year 1931 from Bal Laxman Patwardhan & in the year 1937 from one Shri. Gopal Ragho Vayal & the effect of the said mortgage was given into the Revenue Record of Rights vide ME 222, & 352 respectively.

(iii) The ALT & Addl. Tahasildar Kalyan vide his order u/s 32G of the Tenancy Act 1948 under No. 302, dt. 25/04/1962 fixed up the purchase price of the said property in favour the Tenant Purchaser Shri. Gopalya Kacharu Patil. And the effect of the said order was given into the Record of Rights vide ME No. 1259 dt. 20/11/1962.

(iv) The said Shri. Gopalya Kacharu Patil died intestate on 23/04/1984 leaving behind him his two widows viz. Smt. Thakubai & Jayabai 3 sons Santosh, Ravindra & Machindra & 3 daughters viz. Jyoti & Mina & married daughter Smt. Revti Pandurang Patil as his only heirs & legal representatives. And at the instance of the said heirs, the Revenue Authorities upon heirship enquiry vide Chole ME 28, dt. 02/09/1988 brought the names of the aforesaid heirs at Kabjeddar Sadar instead & place of the said deceased.

(v) The said tenant Purchaser paid the purchase price upon which the ALT issued 32m certificate of purchase under its No.198, and at the instance of the said Purchaser the Revenue Authorities gave effect by removing charge of landlord vide ME No. 171.

(vi) Part of the said property admeasuring 135 sq. mt. was falling in D. P. Road.

(vii) Pursuant to return filed u/s. 6(1) by the said owners the Competent Authority & Dy. Collector Ulhasnagar Nagrisankulan Thane vide his order u/s 8(4) of the ULC Act bearing No. ULC/ULN/6(1)/SR/135/चोळे dt. 17/05/2000 declared the said property as retainable.

(viii) This being the land of restricted tenure at the instance of the owners the SDO Thane vide his order No. TD/6/कुब/वि.प./SR/100/2000 dt. 29/12/2000 allowed the owner to develop the said property for non agricultural purpose.

Anamika

Sanjay
3

Patil



दस्ता क्र. ८९४ २०२०
६५८

z-e) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

z-f) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the covered parking(if applicable)

NOW THEREFORE THESE PRESENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Promoter shall construct the said building/s consisting of stilt and Fourteen upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority in this case the Kalyan--Dombivli Municipal Corporation from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to c-hange in law.

1. (a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. 706 of the type **2BHK** of carpet area admeasuring **48.45** sq. meters of Apartment & enclose balcony area **6.54** sq. meters & open Terrace area is **4.2** sq. meters on **Seventh** floor in the building "**AMBER VISTA**" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Scheduled B for the consideration of **Rs.61,84,000/-** (Rupees **Sixty One Lakh Eighty Four Thousand** only).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered Mechanism parking space situated at stilt being constructed in the layout for the consideration of **Rs.3,00,000/-**.

1. (b) The total aggregate consideration amount for the apartment including covered parking spaces is thus **Rs.64,84,000/-** (Rupees **Sixty Four Lakh Eighty Four Thousand** Only)

Arvind

Arvind

Arvind



कलन-३	
दफा नं. ८९४	२०२०
३२	४८

SCHEDULE 'A'

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT pieces or parcels of agricultural land admeasuring 29R 1P Akar Rs. 6.25 situate, lying, and being at Village Kanchangaon, Taluka Kalyan, District Thane within the limits of Kalyan-Dombivli Municipal Corporation and in the Registration District Thane and Sub-District Kalyan, bearing S. No. 25/2 (old S. No. 91/2) and bounded as under:

- On or towards the East by : S. No. 25/3
- On or towards the West by : S. No. 25/1
- On or towards the South by : S. No. 25/3
- On or towards the North by : S. No. 25/17

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

SANIKA SANJAY APTE
 PAN NO.: ALKPA1192L
 AADHAR NO.: 7078 1537 4814



SANJAY PARSHURAM APTE
 PAN NO.: AJCPA8975D
 AADHAR NO.: 6780 6988 2593



SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

M/S. GURUKRUPA ENTERPRISES
 THROUGH ITS PARTNERS
PRITESH K PATEL
 PAN NO.: AAHFG8066F



in the presence of WITNESSES:

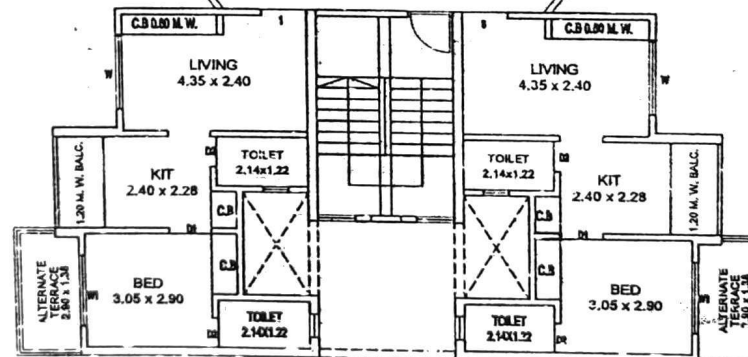
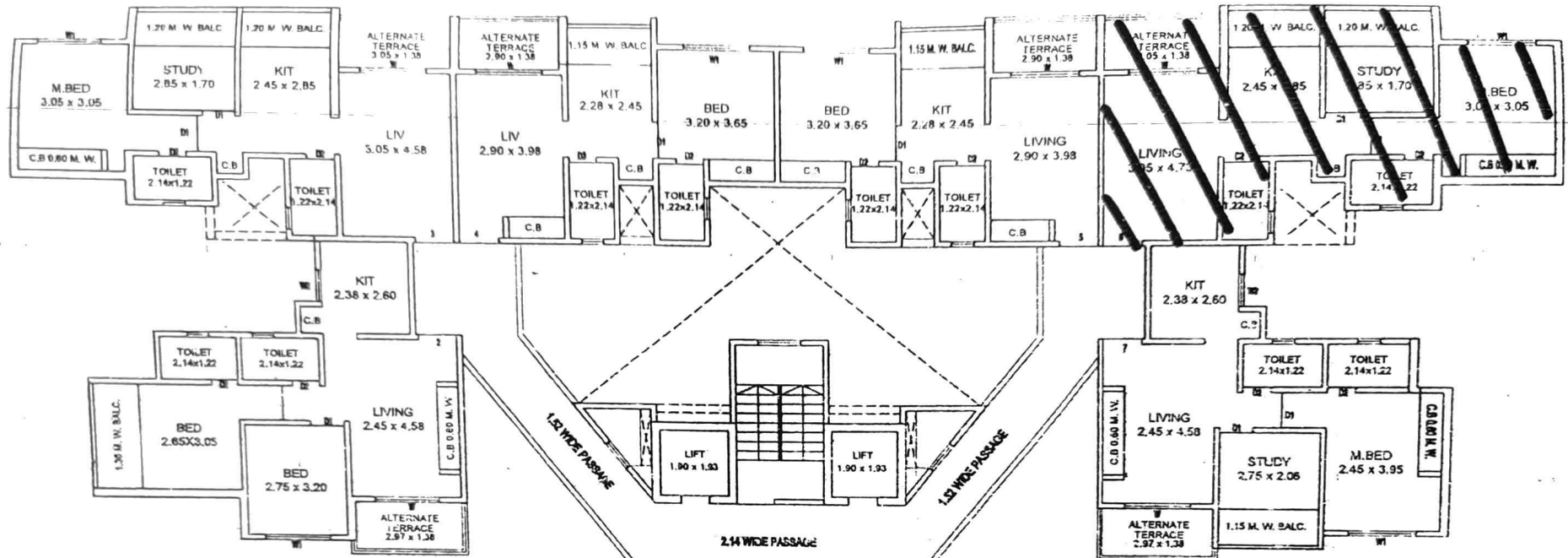
Name Lalit V. Niramkar
 Signature Lalit

Name Dhaval J. Jashi
 Signature Dhaval

SCHEDULED-B

कलम-3
 2020
 2020
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BUILDING DESCRIPTION	
PROPOSED BLDG. ON PLOT BEARING NEW S.NO. 25, OLD S. NO. 91, HISSA NO. 2, AT KANCHANGAON, DOMBIVLI (E), TAL. KALYAN, DIST. THANE 421 201.	
PROMOTER NAME	ARCHITECT
M/S. GURUKRUPA ENTERPRISES	M/S. SHAPATYA NIRMAAN
PROMOTER SIGNATURE	
<i>Prithvi</i>	



1ST, 3RD, 7TH, 9TH, 11TH FLOOR PLAN

AMBER VISTA



ALLOTEE/S NAME	SIGNATURE
1. Sanika S. Apte	<i>Sanika</i>
2. Sanjay P. Apte	<i>Sanjay</i>
3.	
FLAT NO.	706
FLOOR	7 th
PHASE	1
CARPET AREA	48.45 Sq.mt
TERRACE & BALCONY AREA	4.28 6.54 Sq.mt

ANNEXURE-F

कलन-३	
दस्ता क्र. ८९४	२०२०
४५	५८



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))**

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700000456

*Project: Amber Vista, Plot Bearing / CTS / Survey / Final Plot No.: OLD S N 91 NEW S N 25 HISSA NO 21
DOMBIVLI, Kalyan, Thane, 421201;*

1. **Gurukrupa Enterprises** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400077.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 18/07/2017 and ending with 31/07/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Prerananand Prabhu
(Secretary, MahaRERA)
Date: 3/1/2018 11:45:58 AM

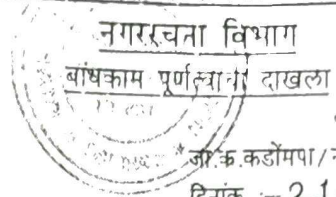
Dated: 18/07/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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५२	५८

कल्याण डोंबिवली महानगरपालिका, कल्याण



जा.क्र.कडोमपा/नरवि/सीसी/डोंवि/OCC/555/20
दिनांक :- 21/07/2020

प्रति,
श्रीमती. ठकुबाई गौर पाटील व इतर यांचे कु.मु.प.धा. श्री. एकनाथ बुट्या भोईर
श्री. एकनाथ बुट्या भोईर यांचे कु.मु.प.धा. श्री. ईश्वर एस. पटेल.
वास्तुशिल्पकार :- मे. स्थापत्य निर्माण तर्फे श्री. शिरीष गजानन नाचणे, डोंबिवली.
स्ट्रक्चरल इंजिनियर :- मे. शांती कन्सल्टंट तर्फे श्री. अरविंद पटेल, डोंबिवली.

वास्तुशिल्पकार मे. स्थापत्य निर्माण तर्फे श्री. शिरीष गजानन नाचणे, डोंबिवली यांचे अर्ज क्र. OCN/701/20, दि. १४/०७/२०२० चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मौजे कांचनगाव, स.नं. ९१ (जुना), २५ (नविन), हि.नं. २ येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील सुधारीत बांधकाम परवानगी जा.क्र.कडोमपा/नरवि/बांप/डोंवि/२०१६-१७/३१/१३२, दिनांक २८/१२/२०१८ अन्वये २९१०.०० चौ.मी. क्षेत्राच्या भूखंडावर एकूण ४७४४.७६ चौ.मी. क्षेत्राचे मंजूर केलेल्या नकाशाप्रमाणे ४७४४.७६ चौ.मी. क्षेत्राचे 'रहिवास' स्वरूपाचे बांधकाम पूर्ण केलेले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

अ.क्र	मजले	सदनिका/दुकाने	बांधीव क्षेत्र (चौ.मी.)
१	तळमजला	स्टिक्ट	---
२	पहिला मजला	०८ सदनिका	३५९.१५
३	दुसरा मजला	०८ सदनिका	३५९.१५
४	तिसरा मजला	०८ सदनिका	३५९.१५
५	चौथा मजला	०८ सदनिका	३५९.१५
६	पाचवा मजला	०७ सदनिका	३२०.९२
७	सहावा मजला	०८ सदनिका	३५९.१५
८	सातवा मजला	०८ सदनिका	३५९.१५
९	आठवा मजला	०७ सदनिका	३२०.९२
१०	नववा मजला	०८ सदनिका	३५९.१५
११	दहावा मजला	०८ सदनिका	३५९.१५
१२	अकरावा मजला	०८ सदनिका	३५९.१५
१३	बारावा मजला	०७ सदनिका	३५९.१५
१४	तेरावा मजला	०८ सदनिका	३५९.१५
१५	चौदावा मजला	०४ सदनिका	१८१.६३
१६	अतिरीक्त बाल्कनी क्षेत्र		८.८७
एकूण - १०५ सदनिका			४७४४.७६



अटी :-
१) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करावी लागेल.

कल्याण - ३	
दस्तावेज क्र. ८९४	२०२०
५३	५८

- २) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महापालिकेची राहणार नाही.
- ३) जा.क्र.कडोमपा/नरदि/बांप/डोंवि/२०१६-१७/३१/१३२, दिनांक २८/१२/२०१८ या सुधारीत बांधकाम परवानगी मधील अटी व शर्ती आपणावर बंधनकारक राहतील.
- ४) प्रकरणी बांधकाम परवानगी आदेशपत्रातील अट क्र. ३४ बाबत सादर केलेले हमीपत्र आपणावर बंधनकारक राहिल.
- ५) प्रकरणी Covid -19 बाबत शासनाकडील संपूर्णपणे लॉकडाऊन उठविणेबाबत आदेश प्राप्त होत नाही, तोपर्यंत इमारतीमधील सदनिकेचा / दुकानांचा प्रत्यक्ष ताबा देऊ नये, याची नोंद घ्यावी.

सहाय्यक संचालक, नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-

- १) उप आयुक्त ('इ' वर्कनन्स) यांना महानगरपालिका संकेत स्थळावर प्रसिध्द करणेबाबत.
- २) कर निर्धारक व संकलक, क.डों.म.पा कल्याण
- ३) प्रभाग क्षेत्र अधिकारी 'फ' प्रभाग कार्यालय, क.डों.म.पा कल्याण





08/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 8914/2020

नोंदणी :

Regn:63m

गावाचे नाव : कांचनगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6484000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4260288.06
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: 706, सातवा मजला, अंबर विस्ता, व्हर्टिकल फेस 1, मौजे कांचनगाव, खांबलपाडा, डोंबिवली पूर्व, ता. कल्याण, जि. ठाणे, कार्पेट क्षेत्र 48.45 चौ. मी व एन्क्लोस बाल्कनी 8.54 चौ. मी व 4.2 चौ. मी टेरेस, 1 स्टेक पार्किंग सहित ((Survey Number : New 25/2 Old 91/2 ;))
(5) क्षेत्रफळ	1) 48.45 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:- गुरुकृपा एंटरप्राइसेस (पॅ) भागिदार प्रीतेश के. पटेल वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: झेस्ट बिज़नेस स्पेसिज, ब्लॉक नं: 413, रोड नं: एम. जी. रोड, चाटकोपर पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAHFG8066F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सानिका संजय आपटे वय:-41; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुयोग अपार्टमेंट, ब्लॉक नं: 101, रोड नं: रामनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ALKPA1192L 2): नाव:- संजय परशुराम आपटे वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुयोग अपार्टमेंट, ब्लॉक नं: 101, रोड नं: रामनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJCPA8975D
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	08/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	8914/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	194600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

पुणे दुय्यम निबंधक वर्ग-२ कल्याण क्र-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

