



...BUILDERS.....

"Bonzer Avenue" Plot No. 41 to 44, Belavali, Near Carmel School, Badlapur (E).
Email : bonzeravenue@gmail.com

POSSESSION LETTER

Date :- 9th December,2015

To,
Mr. Manohar Shankar Patil

Ref No :- Agreement for sale dated 09/12/2015 entered between us in respect of **Flat No. 403 in B Wing** , at property known as **Bonzer Avenue** situated at Plot No.41 to 44 near Carmel School, Belavli , Badlapur (E) 421 503.

Sir ,

This is put on record the pursuant to the aforesaid Agreement , we have given possession to you **Flat No. 403 in B Wing** at the aforesaid property . at the time of taking possession , you have verified and checked that we have provided in the said premises all the fittings , fixtures and facilities to be provided by us under the said agreement and that fitting fittings fixtures etc. are quite in good working condition. All the works in respect of the said premises of which we give the possession today to you is completed in all respect . The workmanship of all the works is in the said flat is up to the mark and nothing is to be done by us in connection with the aforesaid flat. You shall carry out if any repairs of additions or alterations are hence forth required at your cost and we shall not be liable or required to carry out any repairs , additions or renovations in said flat. We may say that the aforesaid flat of which the possession is given by us are quite in order and perfect in all the respect and nothing remains to be done by us in the said flat .

We wish you a pleasant and successful use of the flat .

Thanking you,

Yours Faithfully ,

ERA BUILDERS

Partners

File No. 403

541/1140

पावती

Original/Duplicate

Tuesday, December 08, 2015

नोंदणी क्र. :39म

5:31 PM

Regn.:39M

पावती क्र.: 1201

दिनांक: 08/12/2015

गावाचे नाव: बेलवली

दस्तऐवजाचा अनुक्रमांक: उहन4-1140-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री. मनोहर शंकर पाटील - -

नोंदणी फी

रु. 23900.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 24720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:49 PM ह्या वेळेस मिळेल.

सहस्रमुखी मंत्रालय-२

बाजार मूल्य: रु.2388758.4 /-

मोबदला: रु.2390000/-

भरलेले मुद्रांक शुल्क : रु. 119500/-

उल्हासनगर-४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.23900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005431124201516R दिनांक: 08/12/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 820/-

Handwritten Signature

Hot Payment Successful. Your Payment Confirmation Number is 65015794



CHALLAN							
MTR Form Number - 6							
GRN NUMBER:	MH005431124201516R	BARCODE	Form ID : Date: 08-12-2015				
Department	IGR		Payee Details				
Receipt Type	RE		Dept. ID (If Any)				
Office Name	IGR129- ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AQSPP9272B				
Year	Period: From : 08/12/2015 To : 31/03/2099		Full Name MANOHAR SHANKAR PATIL				
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	SURVEY NO 56 HIS SSA NO 1 FLAT NO 403 4TH FLR WING B BONZER AVENUE BELAVALI THANE Maharashtra PIN 4 2 1 5 0 3 Remarks (If Any): <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center; font-weight: bold;">उ ह न. ४</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">११४०</td> <td style="width: 50%; text-align: center;">२०१५</td> </tr> <tr> <td style="text-align: center;">१</td> <td style="text-align: center;">४१</td> </tr> </table> </div>	११४०	२०१५	१	४१
११४०	२०१५						
१	४१						
0030046401-75	119500.00	Road/Street, Area /Locality					
0030063301-70	23900.00	Town/ City/ District					
	0.00	PIN					
	0.00						
	0.00						
	0.00						
	0.00						
	0.00						
	0.00						
Total	143400.00	Amount in words	Rupees One Lakhs Forty Three Thousand Four Hundred Only				
Payment Details: IDBI NetBanking Payment ID : 77837928		FOR USE IN RECEIVING BANK					
Cheque- DD Details:		Bank CIN No : 69103332015120851295					
Cheque- DD No.		Date	08-12-2015				
Name of Bank	IDBI BANK	Bank-Branch					
Name of Branch		Scroll No.					



WARD NO. : 7/15
 VILLAGE : BELAVALI
 SURVEY/HISSA NO. : 56/1 PART
 PLOT NO. : 41 TO 44
 FLAT & FLOOR : 403, FOURTH FLOOR
 WING : B
 BUILDING : BONZER AVENUE
 TOTAL AREA : 60.69 SQ.MTRS CARPET
 AGREEMENT VALUE : 23,90,000/-

उह न. ४	
११४०	२०१९
२	४९

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE, ENTERED AND EXECUTED INTO ON THIS 08TH DAY OF DECEMBER 2015 AT BADLAPUR, TALUKA AMBARNATH, DISTRICT THANE.

BETWEEN

M/S. ERA BUILDERS, a Partnership firm, having address at Shop No. 1, Bonzer Carnival, Plot No. 08, Sector - 10, Kharghar, Navi Mumbai 410210, through its Partner, **MR. HITESH HARIBHAI POKAR**, Age 31 years, hereinafter referred to as "**THE PROMOTERS/BUILDERS**" (Which expression unless repugnant to the context shall means and includes the partner (s) of the said firm and/or the heirs, successors, executors, administrators and assigns of the last Surviving Partner (s) etc OF **THE ONE PART**.

AND

MR. MANOHAR SHANKAR PATIL, Age 41 years, Occupation Services, Indian Inhabitant, residing at Room No.11, Shiv Park Apartment, F- Wing, Gavdevi Road, Anand Nagar, Kulgaon, Badlapur (E) Thane - 421 503, hereinafter referred to as "**THE PURCHASERS (S)**" (Which expression, unless repugnant to the context shall means and includes his/her/their heirs, executors administrators successors and assigns etc) **OF THE OTHER PART**.

WHEREAS,

- (a) Further, originally **MR. JANARDHAN KASHINATH PATANGE**, was the owner of the piece and parcel of Plot of land bearing Survey No. 56, Hissa No. 1 Part, Plot No. 41 and 42 Area admeasuring 732sq.yards i.e 612 sq.mtrs lying and situated at Village Belavali, Taluka Ambarnath,

Manohar Patil

Hitesh Pokar

Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereunder for the sake of brevity referred to as the "SAID PROPERTY - I").

- (b) Further the said MR. JANARDHAN KASHINATH PATANGE by Deed of Conveyance dated 29.12.2009, sold, conveyed and transferred the said Property I in favour of MR. VIKAS RAGHUNATH GUPTE and MR. MANOHAR RAGHU MHASKAR, the said Deed of Conveyance is duly registered on the same date, under serial No. 8143/2009 at the Sub - Registrar office, Ulhasnagar -2.

उहज.४	
११४०	२०११
३	४१

- (c) Further the originally MR. JANARDHAN KASHINATH PATANGE and MRS. MADHURI JANARDHAN PATANGE alias MADHURI DILIP RAUT, were the owners of the piece and parcel of Plot of land bearing Survey No. 56, Hissa No. 1 Part, Plot No. 43 and 44 Area admeasuring 715 sq.yards i.e 598sq.mtrs lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereunder for the sake of brevity referred to as the "SAID PROPERTY - II").

- (d) Further the said MR. JANARDHAN KASHINATH PATANGE and MRS. MADHURI JANARDHAN PATANGE alias MADHURI DILIP RAUT by Deed of Conveyance dated 29.12.2009, sold, conveyed and transferred the said Property I in favour of MR. VIKAS RAGHUNATH GUPTE and MR. MANOHAR RAGHU MHASKAR, the said Deed of Conveyance is duly registered on the same date, under serial No. 8142/2009 at the Sub - Registrar office, Ulhasnagar -2.

- (e) Further the said property I and II have got transferred into Non-agriculture from the office of the Sub - Divisional Officer Thane Division, Thane under their order No. NAP/SR-205 dated 30.07.1973.

- (f) Further the said MR. VIKAS RAGHUNATH GUPTE and MR. MANOHAR RAGHU MHASKAR by Deed of Conveyance dated 25.03.2010, sold, conveyed and transferred the said Property I and II in favour of M/S. TULSI GROUP through its Partners Mr. Chandrakant R. Patel and Mr. Navneet R. Patel, the said Deed of Conveyance is duly registered on the same date, under serial No. 2752/2010 at the Sub - Registrar office, Ulhasnagar -2.

- (g) Further the M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel for carrying out the development and

Patel

Patel

for constructing the multi storied building upon the said property I and II by an Agreement for Sale of TDR /DRC (FSI) dated 24.06.2010 purchased the TDR under Development right Certificate KBMC/TPD/TDR/33/2010 -11 dated 31.05.2010 of an area admeasuring 968sq.mtrs from M/s. Aditya Enterprises through its partners Mr. Shreepad Shreedhar Apte and Mr. Sulochana Manohar Mhaskar, the said Agreement for Sale of TDR /DRC (FSI) is registered on the same date under serial No. 5762/2010 at the Sub-Registrar office, Ulhasnagar -2.

3888	
9980	2098
8	89

- (h) That the M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel amalgamated the said property I and II (hereunder for the sake of brevity referred to as the "SAID PROPERTY") and through its Architect, applied for commencement certificate of building to be constructed on the said property with Kulgaon - Badlapur Municipal Council and the building plans, elevation, sections specifications and the details of the building plans have been sanctioned/ revised/ amended by Kulgaon- Badlapur Municipal Council vide their respective letters No. K.B.N.P/B.P/1193 - 129, dated 16.08.2010, the building permissions/ commencement certificate.
- (i) Further the said M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel by Deed of Conveyance dated 05.01.2011, sold, conveyed and transferred the said Property in favour of Promoters/Builders, M/s. Era Builders through its Partners, Mr. Hitesh Haribhai Pokar, the said Deed of Conveyance is duly registered on the same date under serial No. 134/2011 at the Sub - Registrar office, Ulhasnagar.
- (j) The Promoters/Builders have entered into the standard agreement with Mr. Hemant Vaidya, Architect registered with the council of Architects and such agreement is as per the prescribed agreement by the council of Architects. The Promoters/Builders have also appointed a structural Engineer for the preparation of structural designs and drawing of the said building and the Promoters/Builders have accepted the professional supervision of the said Architect and Structural Engineer till the completion of said building and further the Promoters/Builders through its Architect, applied and submitted the revised plan of building to be constructed on the said property with the Kulgaon - Badlapur Municipal Council and the building plans, elevation, sections specifications and the details of the building plans have been sanctioned/ revised/ amended by Kulgaon- Badlapur Municipal Council vide their respective letters No.K.B.N.P/B.P/1702-207, dated 20.10.2010, the building permissions/ commencement certificate.

Atal

Atal

(k) In view of the aforesaid the Promoters/Builders are entitled to develop the Said Property. The Title of the said property in the hand of Promoter/Builder have been certified by Advocate, Mr. Kishor R. Nemade, vide his title certificate dated 01.03.2011.

(l) The Promoters/Builders alone are entitled to develop the said property and have sole and exclusive rights to sell the Flat/Shop in the buildings to be constructed on the said property and to enter in to the agreements with the prospective purchasers thereof and to receive the sale price in respect thereof.

३६ ज.४	
११४०	२०१५
५	४९

(m) The Promoters/Builders have commenced to construct on the said property a multi-storied building of ground and upper floors in accordance with the sanctioned plans.

(n) The Purchase has approached to the Promoter/Builder for purchasing the Flat/Shop in the proposed building to be constructed on the said property and further has demanded from the Promoters/Builders and the Promoters/Builders have given the inspection of all the documents of the title, the sanctioned plan, designs, specifications and sections and all such other documents.

(o) The Purchasers has satisfied him/herself about the title to the said property in the hands of the Promoters/Builders and has accepted the title certificate and the Purchasers hereby confirms that he/she shall not be entitled to raise any requisition or objection or have any dispute in that behalf.

(p) The Purchasers has applied to the Promoters/Builders for the allotment of Flat/Shop in the building known as "BONZER AVENUE", to be constructed on the said property at the price and upon the terms and conditions appearing hereunder.

(q) The parties hereto are desirous to record all those agreed settled and decided terms and conditions between them as under.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO UNDER

1. The Promoters/Builders shall construct a building of ground and upper floors to be named as "BONZER AVENUE", on the said property known as Survey No. 56, Hissa No. 1 Part, Plot No. 41 and 42 Area admeasuring 732 sq.yards i.e 612 sq.mtrs and Plot No. 43 and 44 Area admeasuring 715 sq.yards, i.e 598 sq.mtrs lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal

Adalat

Adalat

Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereinafter referred to as "THE SAID PROPERTY") in accordance with the plans, designs, specifications approved by Kulgaon - Badlapur Municipal Council and which have been seen and approved by the Purchasers with such verifications approved by Purchasers as the Promoters/Builders may consider necessary or as may be required by the concerned local authority/govt. The Purchasers hereby consent to such verification necessary building permission has been granted by the Kulgaon-Badlapur Municipal Council.

उ ह म. ४	
११४०	२०१५
६	४९

2. The Purchasers has agreed to purchase from the Promoters/Builders and the Promoters/Builders have also agreed to sell to the Purchasers a **Flat/Shop bearing No. 403, on Fourth Floor, B Wing, area 60.69 sq.mtrs CARPET** (Carpet area includes Room area, Cupboard, Cournise and Sun breaker, Flowerbed, Balcony, Dry balcony, Passage, Sit out etc) in the building to be named as "**BONZER AVENUE**", to be constructed on the said property and shown as typical floor plan annexed hereto referred to as "THE SAID FLAT/SHOP," for the Sale consideration of **Rs. 23,90,000/- (Rupees Twenty Three Lacs Ninety Thousand Only)** inclusive of the proportionate price of the common area, and facilities are more particularly described in the Schedule hereunder written. The Purchasers hereby agrees to pay to the Promoters/Builders the said consideration price in the following manner.

a.	15 %	Being earnest and part payment of 87% Consideration
b.	20 %	On or before Completion of Plinth
c.	08 %	On or before Completion of 1st Slab
d.	08 %	On or before completion of 2nd Slab
e.	08 %	On or before completion of 3rd Slab
f.	07 %	On or before completion of 4 th Slab.
g.	07 %	On or before completion of 5 th Slab.
h.	07 %	On or before completion of 6 th Slab.
i.	07 %	On or before completion of 7 Slab.
j.	04 %	On completion of Electric, Plumbing work.
k.	04 %	On completion of Final Brick Works and Plaster
l.	04 %	On completion of Flooring and Tilling
m.	01%	At the time of Possession of the said Flat/Shop

100%		



The Purchasers shall pay the amounts as aforesaid on the due dates without fail and without any delay or default as the time in respect of

Abdul

Abdul

said payment is of essence of the contract. The Promoters/Builders will forward to the Purchasers intimation of the Promoters /Builders having carried out the aforesaid work at the address given by the Purchasers in this agreement and the Purchasers will be bound to pay the amount of installments within eight days of Promoters/Builders dispatching such intimation under certificate of posting at the address given herein.

उहज.४	
११४०	२०१९
७	४९

3. The Purchasers hereby undertake and indemnify that stamp duty and registration charges, Vat charges, Service Tax together with the incidental charges and expenses of this agreement and any other Government Charges shall be borne and paid by the Purchasers alone.

4. It is agreed that the Purchasers shall be entitled to the common area and abilities alone with the said Flat/Shop and the nature, extent and description of such common area and facilities appurtenant which the Purchasers will enjoy in the common area and facilities appurtenant to the said Flat/Shop to be sold is set out in the schedule hereunder written.

5. The Promoters/Builders hereby agreed to observe perform and comply with the terms and conditions stipulations, if any which may be have been imposed by the concerned local Authority at the time of sanctioning the said building plans or thereafter and before handing over the possession of the said Flat/Shop to the Purchasers, the Promoters /Builders shall apply for occupation certificate from the concerned local Authority and also for the completion certificate in respect of the said building.

6. The Purchasers confirms that the Promoters/Builders have given to the Purchasers, a full free and complete inspection of all the documents of title relating to the said property, the said sanctioned plans, designs and specification and of such other documents as are specified under the provisions of The Maharashtra Ownership of Flats (Regulation of the promotion of construction sale management and Transfer) Act 1963 and the rules made thereunder.

7. The Title of the said property in the hands of Promoters/Builders have been certified and the Purchasers confirms that the Purchasers shall not be entitled to raise any requisition or objection as to the title of the said property.

8. It is expressly agreed that the Flat/Shop shall contain (Save and except Garage, car Parking Space, area covered under still) specifications, fixtures, fittings and amenities.as set out in the schedule hereunder

Atated

Atated

written and the Purchasers further confirms that the Promoters /Builders shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat/Shop. If the Purchasers desirous of taking Balcony of living or bed room inside the said Flat/Shop then the necessary charges together with the penalty of any imposed by Municipal authority shall be borne and paid by the Purchasers alone.

उह नं ४	
११४०	२०११
८	४१

9. The Purchasers shall use the said Flat/Shop or any thereof or permit the same to be used only for the purpose that may be permitted by the concerned local authority the Purchasers shall not use the said Flat/Shop for such purpose which may or is likely to cause nuisance or annoyance to the occupants of the neighboring Flat/Shop.
10. The Promoters/Builders shall be entitled to sell the Flat/Shop in the said building for the purpose of using the same as Bank, dispensaries, nursing homes maternity homes, coaching classes, restaurants hotels etc. or non-residential purpose and the Purchasers shall not object to the use of the other premises in such building for aforesaid purpose by the Purchasers thereof.
11. The Purchasers undertake and confirms that the installments payable by the Purchasers under these presents shall be paid on the due dates without any delay or default as the time in respect of payments of installments. and in respect of all amounts payable under these presents by the Purchasers to the Promoters/Builders are the essence of the contract if the Purchasers make delay or default in making payment of any of the installments of amounts the Promoters/Builders shall be entitled to the interest at the rate of 24% per annum on all such amounts and installments from the date of default till payment and/or receipt thereof by the Promoters/Builders without prejudice to their other rights in lay and under these presents. It is further agreed that on the Purchasers committing default in payment on the date of any amount due and payable by the Purchasers to the Promoters/Builders under these Agreement (including his/her proportionate share of taxes levied by the Concerned Local Authority and other outgoing) and/or the Purchasers committing breach of any of the terms and conditions herein contained, the Promoters/Builders this agreement. Then the Promoters/Builders shall be at liberty at their option to terminate this agreement and to forfeit the money paid by the Purchasers under this agreement and further to dispose and/or sale, transfer the premises at such price and on such terms and conditions as the Promoters/Builders may in their absolute discretion think fit.

Atal

Atal

12. Subject to the provisions in this behalf contained in the agreement the Promoters/Builders will sell all the Flat/Shop in the said building on ownership basis with a view ultimately that the Purchasers of all the premises in such building should form themselves in to a Co-op. Housing Society or Apartment of all the Purchasers of the said Act. and upon the Purchasers of all the Flat/Shop in such building payable in full their respective dues payable by them and complying with all the terms and conditions of their respective agreement with Promoters/Builders, the Promoters/Builders shall subject to such permission of such Authority and if may be necessary under any law for the time being in force shall convey or cause to be conveyed the said property of the building which is being constructed thereon in favour of such Co-op. Housing Society or Apartment.

उह न. ४	
११४०	२०११
e	४१

13. Subject to the Purchasers making full payment of the sale price of the said Flat/Shop and all other amounts hereunder payable by him to the Promoters/Builders, the Promoters/Builders shall give possession of the said Flat/Shop to the Purchasers within period after completion of the building. The Promoters/Builders shall be liable on demand to refund to the Purchasers the amount received by them in respect of the said Flat/Shop if the Promoters/Builders fail to give possession of the said Flat/Shop provided further that the Promoters/Builders shall be entitled to reasonable extension of time for giving delivery of the Flat/Shop on the aforesaid date if the completion of the said building is delayed on account of:-

- non-availability of steel and other building materials, water or electricity.
- War, Civil commotions or act of God.
- Any notice, order, rule, notification of Government and/or Public, competent Authority.
- Delay in issue of occupation Certificate or building completion certificate by Municipal Authority.
- Delay or default in payments dues from the purchasers under these presents (without prejudice to the right of the Promoter to terminate this agreement as stated hereinabove.
- Any act beyond the control of the Promoters/Builders



It is further agreed that upon refund of the said amount as stated hereinabove the Purchasers shall have no right, title interest, claim, demand or dispute of any nature whatsoever either against the Promoters/Builders or against the said Flat/Shop or against the said property in any manner whatsoever and the Promoters/Builders shall be entitled to deal with or dispose off the

Refused

Accepted

Flat No.402

1. Original Registered Agreement for Sale dated 08.12.2015 made and entered into between M/s. Era Builders of the ONE PART and Mr. Manohar Shankar Patil of the OTHER PART.
2. Challan MTR Form No.6 bearing GRN No.MH005430535201516R dated 08.12.2015 issued in the name of Mr. Manohar Shankar Patil for Rs.119500/- towards stamp duty & Rs.23900/- towards registration fees.
3. Original Registration Receipt No.1205 dated 09.12.2015 (Sr. No.UHN4-1144-2015) issued in the name of Mr. Manohar Shankar Patil for Rs.24740/-.
4. Index II [1144/2015]
5. Original Possession letter dated 09.12.2015 issued by ERA Builders in the name of Mr. Manohar Shankar Patil.
6. Original Share Certificate No.44 bearing distinctive Nos. from 431 to 440 issued by Bonzer Avenue Co-op. Hsg. Soc. Ltd. Standing in the name of Mr. Manohar Shankar Patil.



Flat No.403

1. Original Registered Agreement for Sale dated 08.12.2015 made and entered into between M/s. Era Builders of the ONE PART and Mr. Manohar Shankar Patil of the OTHER PART.
2. Challan MTR Form No.6 bearing GRN No.MH005431124201516R dated 08.12.2015 issued in the name of Mr. Manohar Shankar Patil for Rs.119500/- towards stamp duty & Rs.23900/- towards registration fees.
3. Original Registration Receipt No.1201 dated 08.12.2015 (Sr. No.UHN4-1140-2015) issued in the name of Mr. Manohar Shankar Patil for Rs.24720/-.
4. Index II [1139/2015]
5. Original Possession letter dated 09.12.2015 issued by ERA Builders in the name of Mr. Manohar Shankar Patil.
6. Original Share Certificate No.45 bearing distinctive Nos. from 441 to 450 issued by Bonzer Avenue Co-op. Hsg. Soc. Ltd. Standing in the name of Mr. Manohar Shankar Patil.

Date: 21.01.2025

To,
The Authorized Officer
In Precincts of
The Greater Bombay Co-Op Bank Ltd.,
1st Floor, JITO House, Plot No-A-56 , Road No-01,
MIDC Marol , Andheri (East), Mumbai-400093.

Dear Sir,

Purchase of Flat No. 403, B-wing, Bonzer Avenue , Katrap Road , Near Old Petrol Pump ,
Badlapur (East) , Thane – 421 503.

In response to your advertisement published in daily newspapers viz., Nav Shakti (Marathi) &
The Free Press Journal (English), dated 04th January , 2025 whereby you have notified a property
for sale. I / We, the undersigned, submit herewith my offer for purchase of property described
below:

(A) Name of the Bidder : Ms. Ranjana Sivaram Pal

(B) Address – Residential : B-301 , Harikrupa Building,

Hendrepada , Badlapur (West)

Tel No. _____ Mobile 96898 08315

- Office : _____

Tel No. _____

2. Description of property for which offer is given :

: Flat No. 403, B-wing, Bonzer Avenue , Katrap Road ,
Near Old Petrol Pump , Badlapur (East) ,
Thane – 421 503

3. Reserve Price : **Rs. 21,80,000/-**

4. Offer Price : Rs.21,80,000/-

5. Is the offer negotiable upwards : YES/NO

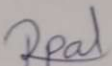
6. Adhar Account No. :

7. Details of earnest money deposited: P.O. /D. D. No,

(10% of reserve price / Bid Amount)


Amt :- **2,18,000/- (Rs. Two Lakhs Eighteen Thousand Only)**

Drawn on :- RTGS


(SIGNATURE)

Terms & Conditions of Auction

1. The auction sale will be on **Tuesday 21st January, 2025 at 02.00 pm.** at The Greater Bombay Co-operative Bank Ltd., The Stressed Accounts department, 1st Floor, JITO House, Plot No-A-56, Road No-01, MIDC Marol, Andheri (East), Mumbai – 400 093.
2. Earnest Money Deposit (EMD) shall be deposited in favour of The Greater Bombay Co-op Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. **94823000029**, Recovery in NPA A/c- M/s. **Atharva Metals Pvt. Ltd.**, IFSC Code: **GBCB0000002**, before submitting the bids on or **before 21/01/2025** upto 5.00 pm or by way of Demand Draft in favour of M/s. **The Greater Bombay Co-operative Bank Ltd., payable at Mumbai.**
3. The bid form along with Demand Draft or Online Transfer details shall be handed over to the Authorised Officer in sealed envelope at The Greater Bombay Co-operative Bank Ltd 1st Floor, JITO House, Plot No-A-56, Road No-01, MIDC Marol, Next to The International by Tunga Hotel, Andheri (East), Mumbai – 400 093. **on or before 21/01/2025 upto 05.00 pm.**
4. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand Only). Offer/Bid amount lesser than reserve price shall not be entertained. All concerned parties of M/s. **Atharva Metals Pvt. Ltd)** and guarantors are hereby informed to be present at the time of auction on 21/01/2025.
5. The successful bidder shall have to pay 25 % of the purchase amount (including Earnest Money, already paid), immediately on closure of the auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-2 above. The balance 75 % of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, Bank is at liberty to forfeit the amount deposited by the successful bidder. In the event of more time required by the bidder, a written application shall be made to the Authorised Officer on or before the 15th day and the Authorised Officer may extend the time, as per his discretion based on Rule 9(4) of Security Interest (Enforcement) Rules, 2002.
6. The EMD of the unsuccessful bidder will be returned within 3 working days from the closure of the auction sale proceedings. Without any claim for interest thereon
7. The sale is subject to confirmation by the Bank. If the borrowers/ co-borrowers/ guarantor pay the amount due to the bank in full before date of sale, no auction sale will be conducted.
8. The property is sold in “AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS” and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/ encumbrances over the property or on any other matter, etc., will be entertained after submission of the bid.
9. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
10. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, Taxes and rates and outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
11. The intending purchasers can inspect the property on **Saturday the 18th January, 2025 between 11.00 A.M. to 2.00 P.M.** For inspection of the properties, please contact: 61285729. The bid forms are available on payment of Rs. 100/- on any working day at the Stressed Accounts Department, 1st Floor, JITO House, Plot No-A-56, Road No-01, MIDC Marol, Next to The International by Tunga Hotel, Andheri (East), Mumbai – 400 093.
12. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended w.e.f. 04.11.2016.


(SIGNATURE)



कुळगांव-बदलापूर नगरपरिषद, कुळगांव

जावक क्रमांक / कु.च.न.प./बा.प./2398/2003-98
कुळगांव-बदलापूर नगरपरिषद कार्यालय, कुळगांव

दिनांक : १५/०१/२०१३

बांधकाम पूर्णतेचा दाखला/भोगवटा प्रमाणपत्र

प्रति,
श्री/श्रीमती/ लक्ष्मी ग्रुप लॉफ़् आफीटार - श्री चंद्रकांत आर. पटेल
व श्री नवनिता आर पटेल
द्वारा श्री वि. एस. वेदव्य वास्तुशिल्पकार कुळगांव बदलापूर

श्री/श्रीमती वि. एस. वेदव्य (वास्तुशिल्पकार) बांधकाम परवाना क्र. CA/75/2003 याचे

दिनांक 20/11/2003 चे अर्जावरून दाखला देण्यात येतो को. त्यांनी कुळगांव-बदलापूर नगरपरिषद हदीत ते

प्लॉट नं. ५६ हि.नं. १(ए) सिटी सर्वे नं. - प्लॉट नं. ४२, ४३ व ४४

जे वेलवळी

कुळगांव-बदलापूर नगरपरिषद यांचे कडोले बांधकाम परवाना जावक क्रमांक कुबनप / नरवि / बाप २०० / १७०२-२०७

दिनांक २०/१०/२०१० अन्वये मंजूर केलेल्या नकारा प्रमाणे राहणेसाठी / वाणिज्य / औद्योगिक बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकारांमध्ये हिरव्या रंगात दुरुस्तो दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची बापर परवाना

देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख)

क्र)	तळपर	प्लॉट - २	प्लॉट - ३
१)	तळपर		
२)	स्ट्रीट		
३)	तळमजला	३ ब्लॉक - ११ खोल्या	३ ब्लॉक - ११ खोल्या
४)	पहिला मजला	४ ब्लॉक - १४ खोल्या	४ ब्लॉक - १४ खोल्या
५)	दुसरा मजला	४ ब्लॉक - १४ खोल्या	४ ब्लॉक - १४ खोल्या
६)	तिसरा मजला	४ ब्लॉक - १४ खोल्या	४ ब्लॉक - १४ खोल्या
७)	चौथा मजला	४ ब्लॉक - १४ खोल्या	४ ब्लॉक - १४ खोल्या
८)	पाचवा मजला	४ ब्लॉक - १४ खोल्या	४ ब्लॉक - १४ खोल्या
९)	सहावा मजला	४ ब्लॉक - १४ खोल्या	४ ब्लॉक - १४ खोल्या
१०)	सातवा मजला	४ ब्लॉक - १४ खोल्या	४ ब्लॉक - १४ खोल्या

१. जेव्हा सज्जा (बाल्कनी) बंदीस्त करण्यात आला असेल तर त्याचे समोराल व वराल १/३ क्षेत्रासाठी, लुक्स ग्लास, अथवा प्रोक्स लावणे, अनिवार्य राहिल व पॅरोपेट सोडून उर्वरित समोराल क्षेत्रासाठी ग्लेज्ड शटर्स बंदीस्त करणे आवश्यक राहिल.

२. कोणत्याही परिस्थितीत झोटला बंद करता येणार नाही. तसेच तळमजल्यास व टॅरेस प्लॉटअरला बाल्कनी बंदीस्त करणे अनुज्ञेय असणार नाही.

३. भोगवटा प्रमाणपत्र सोबत दर्शविलेले नकारातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येऊन त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.

४. भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरित करणे लागेल. टॅरेस व पॉकेट टॅरेस बंदीस्त करू नये.

५. पावसाळी पाणी वाहू जाऊ नये यासाठी रफ टॉप सिव्हीलिंग करून घ्यावे व पाणी जमीनीमध्ये मुरवावे.

सहाय्यक नगर रचनाकार

कुळगांव-बदलापूर नगरपरिषद, कुळगांव



मुख्याधिकारी तथा नि.प्र.प्र. प्राधिकारी
कुळगांव-बदलापूर नगरपरिषद, कुळगांव



उ.ह.नं.२
६४५६ २०१२
३१ १०८

प्रत :

- १) कर विभाग, कुळगांव-बदलापूर नगरपरिषद
- २) पाणी पुरवठा विभाग, कुळगांव बदलापूर नगरपरिषद

केंद्रशासनाचा माहितीचा अधिकार
अधिनियम २००५ चे कलम ७(१)अन्वये
राज्यशासकिय माहिती अधिकारी
यांनी उपलब्ध करून दिलेली माहिती/प्रत

Flat No.402

1. Original Registered Agreement for Sale dated 08.12.2015 made and entered into between M/s. Era Builders of the ONE PART and Mr. Manohar Shankar Patil of the OTHER PART.
2. Challan MTR Form No.6 bearing GRN No.MH005430535201516R dated 08.12.2015 issued in the name of Mr. Manohar Shankar Patil for Rs.119500/- towards stamp duty & Rs.23900/- towards registration fees.
3. Original Registration Receipt No.1205 dated 09.12.2015 (Sr. No.UHN4-1144-2015) issued in the name of Mr. Manohar Shankar Patil for Rs.24740/-.
4. Index II [1144/2015]
5. Original Possession letter dated 09.12.2015 issued by ERA Builders in the name of Mr. Manohar Shankar Patil.
6. Original Share Certificate No.44 bearing distinctive Nos. from 431 to 440 issued by Bonzer Avenue Co-op. Hsg. Soc. Ltd. Standing in the name of Mr. Manohar Shankar Patil.



Flat No.403

1. Original Registered Agreement for Sale dated 08.12.2015 made and entered into between M/s. Era Builders of the ONE PART and Mr. Manohar Shankar Patil of the OTHER PART.
2. Challan MTR Form No.6 bearing GRN No.MH005431124201516R dated 08.12.2015 issued in the name of Mr. Manohar Shankar Patil for Rs.119500/- towards stamp duty & Rs.23900/- towards registration fees.
3. Original Registration Receipt No.1201 dated 08.12.2015 (Sr. No.UHN4-1140-2015) issued in the name of Mr. Manohar Shankar Patil for Rs.24720/-.
4. Index II [1139/2015]
5. Original Possession letter dated 09.12.2015 issued by ERA Builders in the name of Mr. Manohar Shankar Patil.
6. Original Share Certificate No.45 bearing distinctive Nos. from 441 to 450 issued by Bonzer Avenue Co-op. Hsg. Soc. Ltd. Standing in the name of Mr. Manohar Shankar Patil.