

339/4161

पावती

Original/Duplicate

Thursday, May 17, 2018

नोंदणी क्र. :39म

1:19 PM

Regn.:39M

पावती क्र.: 5424

दिनांक: 17/05/2018

गावाचे नाव: अंबरनाथ

दस्तऐवजाचा अनुक्रमांक: उहन3-4161-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: उमवणे सचिन मधुकर - -

नोंदणी फी

रु. 20100.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण:

रु. 21740.00

Sub Registrar Ulhasnagar, 3

उल्हासनगर रु. ३

बाजार मूल्य: रु.999500 /-

मोबदला रु.2010000/-

भरलेले मुद्रांक शुल्क : रु. 120600/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.20100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001614273201819E दिनांक: 16/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1640/-

S. S. S.



17/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

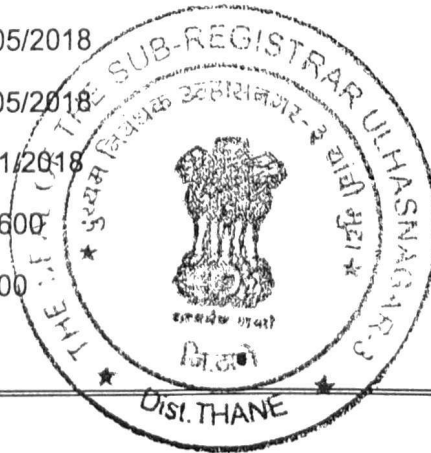
दस्त क्रमांक : 4161/2018

नोदणी :

Regn:63m

गावाचे नाव : अंबरनाथ

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2010000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	999500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे - अंबरनाथ,ता. अंबरनाथ,जि. ठाणे,सर्व्हे नं. 131,हिस्सा नं. 1ब,सी.टी.एस. 9466,जेपी सिनर्जी फेस-1,मधील बिल्डींग नं. 2,या इमारतीमधील फ्लॅट नं. 308,तिसरा मजला,क्षेत्र 23.255 चौ. मी. कारपेट. ((Survey Number : 131/1ब ;))
(5) क्षेत्रफळ	1) 23.255 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. आश्वी डेव्हलपर्स तर्फे भागीदार राहुल सावदासभाई पटेल यांच्यावतीने कबुलीजबाबाकरिता कुलमुखत्यार म्हणून अजित रंगनाथ सूळ - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कार्यालयीन पत्ता शॉप नं. 1, सोहम एक्सोरटीका, प्लॉट नं. 69, सेक्टर 21, खारघर, नवी मुंबई , रोड नं: -, महाराष्ट्र, साईगाड:(००). पिन कोड:-410210 पॅन नं:-ABAF7177R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उमवणे सचिन मधुकर - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राहणार- नागसेन कॉलोनी, साईकृपा निवास, रूम नं.6,शांतीनगर, शांतीग्राम विद्यामंदिर जवळ, उल्हासनगर 3., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-ADEPU9655L 2): नाव:-मालती सचिन उमवणे - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राहणार- नागसेन कॉलोनी, साईकृपा निवास, रूम नं.6,शांतीनगर, शांतीग्राम विद्यामंदिर जवळ, उल्हासनगर 3., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/05/2018
(10)दस्त नोंदणी केल्याचा दिनांक	17/05/2018
(11)अनुक्रमांक,खंड व पृष्ठ	4161/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20100
(14)शेरा	



सह दुय्यम निबंधक वर्ग-३
उल्हासनगर क.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the


Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		17 May 2018,12:29:13 PM	
मूल्यांकनाचे वर्ष	2018				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : अंबरनाथ				
उप मूल्य विभाग	7/22-सी-5ध1) मौजे अंबरनाथ - कल्याण पूणे रेल्वे लाईनच्या पश्चिम-दक्षिणेकडील चिखालोली अंबरनाथ गावातील सर्व भाग (कान्सई भाग,कोहोज खुंटवली भाग, वडवली संपूर्ण,अंबरनाथ भाग,मोरीवली भाग,चिखलोली निवासी भाग)(1)रेल्वे ते शिवमंदीर रोडच्या पूर्वेकडील अंतर्भागात वडवली आणि मोरीवली गोव सोडून उर्वरित भागापैकी (अंबरनाथ गावातील) लोक नगरी कॉम्प्लेक्स व्यतिरिक्त सर्व भाग).				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :		131	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
6320	35800	43500	50300	43500	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	27.906चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.35800/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ				
	=(35800 * (100 / 100)) * 100 / 100				
	= Rs.35800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 35800 * 27.906				
	= Rs.999034.8/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य				
	= A + B + C + D + E + F + G + H				
	= 999034.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.999034.8/-				

Home

Print



CHALLAN
MTR Form Number-6

MH001614273201819E		BARCODE 		Date 16/05/2018-18:11:27	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Stamp Duty		TAX ID (If Any)			
Registration Fee		PAN No.(If Applicable)		ADEPU9655L	
Name ULH3_ULHASNAGAR 3 JT SUB REGISTRAR		Full Name		UMAVANE SACHIN MADHUKAR AND OTHER	
Location THANE		Flat/Block No.		SURVEY NO/HISSA NO 131/1B C T S NO 9466	
2018-2019 One Time		Premises/Building		BLDG NO 2 FLAT NO 308.	
Account Head Details		Amount In Rs.		Road/Street	
46401 Stamp Duty		120600.00		AT AMBERNATH DIST THANE	
63301 Registration Fee		20100.00		Area/Locality	
				TAL AMBERNATH	
				Town/City/District	
				PIN	
				4 2 1 5 0 1	
				Remarks (If Any)	
				PAN2=ABAF7177R~SecondPartyName=MS AASHVI	
				DEVELOPERS~CA=2010000~Marketval=999500	
				Amount In	
				One Lakh Forty Thousand Seven Hundred Rupees Only	
		1,40,700.00		Words	
Bank Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02300042018051631910	005581943
Cheque/DD No.		Bank Date	RBI Date	16/05/2018-18:12:06	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9890806474

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



उप नं - ३	
दस्ता क्र. २९६९ / २०१८	
३	४५

Ward No.
Village Ambernath
Flat Area 23.255 sq.mt. Carpet
Actual Value Rs. 20, 10,000/-
Market Value Rs. ९९९,५००

उहज - ३	
दिनांक १७/०५/२०१८	
५	१५

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT AMBERNATH

ON THIS 17th DAY OF MAY 2018


BETWEEN

M/s. Aashvi Developers, a Partnership Firm having its office at Shop No. 1, Soham Exortica, Plot No. 69, Sector - 21, Kharghar, Navi Mumbai, through its partner **Mr. Rahul Savdasbhai Patel** hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm for the time being, their heirs, legal representatives, executors and administrators) being the Party of the First Part;


A N D

1. **MR. UMAVANE SACHIN MADHUKAR** aged about 37 years, occupation Service Pan No. ADEPU9655L 2. **MRS. MALATI SACHIN UMAVANE** aged about 34 years occupation Housewife, Aadhaar No. 736332339795 residing at Nagsen Colony, Saikrupa Niwas, R/No. 6, Shantinagar, Near Shantigram Vidyamandir, Ulhasnagar- 421002. hereinafter called and referred to as the **Purchaser/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their/his/her heirs, executors, administrators and assigns) being the Party of the Second Part;

Purchaser Signature


मालती सचिन उमवणे,

Developers Signature



WHEREAS the Promoter owns and possesses and / or otherwise well and sufficiently entitled to all that all that piece and parcel of land lying, being and situate at Village Ambarnath, Taluka Ambarnath District Thane, bearing Survey No. 131, Hissa No. 1/B admeasuring 0 Hector 82 Are 0 Prati, Pot Kharaba 0 Hector 07 Are 0 Prati within the limits of the Ambarnath Municipal Council and more particularly described in the Schedule hereunder written, hereinafter called and referred to as the "said property" for the sake of brevity.

AND WHEREAS the Promoter has acquired the said property by and under the Agreement of Sale dated 03.09.2015 as well as Deed of Conveyance dated 03.09.2015 registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No.7822/2015 and 7824/2015 dated 26.10.2015 respectively from Shri Vasudev Sitaram Patil and Others as the Owners and Vasantlal Damji Shah and others as the Confirming Party and the name of the Promoter herein stands mutated in the records of right as absolute owner thereof as evident from mutation entry No. 1423;

AND WHEREAS the Promoter has followed the due procedure of law with the Ambarnath Municipal Council and obtained the building sanction and commencement certificate under No. ANP / NRV / BP / 16-17/330 / 632-17 dated 14.06.2016.

AND WHEREAS the said property stood converted to non-agricultural use by and under the Order of the Collector, Thane under No. Mahasul / Kaksh - 1 / T-VII / NAP / SR - 165 / 81 dated 17.12.1991

AND WHEREAS in pursuance to the above sanctioned plans and permissions, the Promoter has commenced the construction work of Building No.2 in phase I on the said property and have also obtained the certificate of registration under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority bearing No. P51700003438 dated 05/08/2017 and the construction work of the said Building No.2 is in progress and the Promoter has entered into agreement for sale in respect of certain flats in the said building No.2 in phase I.

AND WHEREAS the Promoter has further obtained the revised building permission from Ambarnath Municipal Council under No. ANP / NRV / BP / 17-18/868 / 8768-52 dated 15.09.2017 and the said building permission provides construction of two building in phase I being

Building No.1 comprising of basement + ground + eight upper floors

Building No.2 comprising of ground + eight upper floors

and also provides construction of three buildings in Phase II being

Building No.1 comprising of basement + ground + four upper floors

Building No.2 comprising of basement + ground + seven upper floors

Building No.3 comprising of basement + ground + four upper floors

Purchaser Signature

Smuc महात्ती अश्विन उमवणे,

Developers Signature

Devi

Purchas

Smuc महात्ती

AND WHEREAS agreements and completely in f

AND WHEREAS the construction terms of U61790MH20

Indenture of Sub-Registrar 11886/16 and

agree and repayment of

of such arrangements buildings shall account/s as

"M/s. Aashvi and the Prom amount along

clear the said deed and in a Deed/s of Tra

purchaser for whatsoever the any encumbr

requisite no of Purchaser her

.AND WHEREAS shall be clear the sanction

Objection Certificate purchaser from Promoter shall

property and be sold to the indemnified th

raised by the s

AND WHEREAS buildings on the further expansion which is clearly Purchaser herein irrevocable cons

AND WHEREAS scope of further to which the Pu offered a flat N inclusive of balco

the scheme of co as the said "pre the Third Schedu

Purchas

AND WHEREAS the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force.

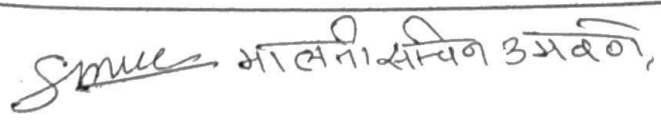
AND WHEREAS the Promoter has disclosed that they have obtained the construction loan from Reliance Home Finance Limited in terms of the letter of sanction bearing CIN. U61790MH2008PLC183216 dated 15.11.2016 and executed Indenture of Mortgage on 09.12.2016 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 11886/16 and in terms of the said mortgage the Owner / Promoter agree and undertake to comply with the terms of sanction, repayment of installments, dues and interest thereon and as part of such arrangement, the purchasers of the flats/units of the buildings shall be required to deposit the payments in designated account/s as may be specified by such bank and/or institution viz. "M/s. Aashvi Developers RHFL ESCROW A/C - 916020086817961" and the Promoter undertake to clear the aforesaid mortgage amount along with the interest, dues and charges thereof and clear the said charge or encumbrances as per the terms of the said deed and in any event prior to the execution and registration of the Deed/s of Transfer and the Promoter shall indemnify and keep the purchaser fully indemnified against all claims of any nature whatsoever that may be made against the purchaser by virtue of any encumbrances created as aforesaid and shall also obtain the requisite no objection certificate for sale of the flat in favour of the Purchaser herein.

AND WHEREAS the Promoter declare that the said loan / mortgage shall be cleared and settled by paying the amounts as specified in the sanction letter and that the Promoter shall obtain the No Objection Certificate for sale of the flat / unit to the intending purchaser from the financial institution and in all eventuality the Promoter shall deduce a clear and marketable title to the said property and every part thereof as well as the flat / unit agreed to be sold to the Purchaser herein and also indemnify and keep indemnified the Purchaser from any claim, action or suit if any raised by the said Reliance Home Finance Limited.


AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a flat No.308 on 3rd floor admeasuring 23.255 sq.mt. Carpet inclusive of balconies and cupboard areas in of Building No. 2 wing of in the scheme of construction known as JP Synergy (herein after referred to as the said "premises") being constructed on the said property described in the Third Schedule hereunder written.

Purchaser Signature



Developers Signature



AND WHEREAS the Promoter has entered into this agreement and further expressly and irrevocably declared that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoter has also followed the requisite procedure under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority and obtained the certificate of registration in respect of Building No.1 in Phase I as well as Building No.1,2,3 in Phase II bearing No.P51700013804 dated 25/10/2017.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or Extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

Purchaser Signature

Smu महाती खिनि कुम्बो

Developers Signature

Devi

Smu

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of flat No.308 on 3rd floor in building No. 2 in Phase 1 in the scheme of construction **JP Synergy** being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is **23.255** square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of **Rs.1, 10,000/- (Rupees One Lakh Ten Thousand only)**, being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. 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 Purchaser hereby agrees to purchase the said premises.

Purchaser Signature

Developers Signature

मालती सचिव उमरगे,

Doly

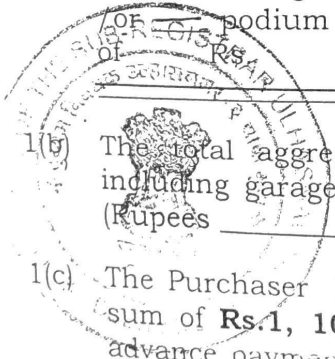
6 | Page
NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1.a. (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat No.308 on 3rd floor, admeasuring 23.255 sq.mt. carpet inclusive of balconies and cupboard areas in building No. 2 in Phase 1 in the scheme of construction **JP Synergy** (herein after referred to as the said "premises") being constructed on the said property described in the Second Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the price/ consideration of **Rs.20,10,000/- (Rupees Twenty Lakh Ten Thousand Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser garage bearing No. ___ situated at ___ Basement and/or stilt and /or ___ podium being constructed in the layout for the consideration of Rs. _____ (Rupees _____ only).

(iii) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered parking spaces bearing No. ___ situated at ___ Basement and/or stilt and ___ podium being constructed in the layout for the consideration of Rs. _____ (Rupees _____ only)



1(b) The total aggregate consideration amount for the said Premises including garages / covered parking spaces is thus Rs _____ (Rupees _____ only)

1(c) The Purchaser has paid on or before execution of this agreement a sum of **Rs.1, 10,000/- (Rupees One Lakh Ten Thousand only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs. 19,00,000/- (Rupees Nineteen Lakhs Only)** in the following manner :-

Handwritten notes and stamps: 0989/2096, 90, EV

Purchaser Signature

Developers Signature

- I. 10% exec
- II. 35% win
- III. 25% win
- IV. 6% Wor
- V. 5% plas
- VI. 5% plas is s
- VII. 4% Plur
- VIII. 4% Tilin
- IX. 1% Pun Pav
- X. 5% poss rece

The Chequ
Name of t
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IFSC COD
(d) The payable by
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Promoter)
premises.

1(e) The Total increases, to the co which ma Bodies/ G

Purcha

28 Page
SECOND SCHEDULE ABOVE REFERRED TO
Description of the nature, extent of common areas and facilities.

Garden

Recreation Facilities as per the sanction plan

THE THIRD SCHEDULE OF THE PROPERTY:

Flat No.308 on 3rd floor, **Building No. 2** Wing, in **JP Synergy**, Flat area admeasuring **23.255** sq.mtrs. in inclusive of balconies, together with the right to use, occupy and possess the area of flower beds, cupboards, dry balconies, niches if any, along with open terrace situate at village Ambernath, Taluka Ambernath within the limits of the Ambernath Municipal Council bearing Survey No. 131, Hissa No. 1/B admeasuring 0 Hecter 82 Are 0 Prati, Pot Kharaba 0 Hecter 07 Are 0 Prati and as shown on the floor plan thereof hereto annexed.

ANNEXURE - A - Copy of Title Report

ANNEXURE -B - Copy of Property Card or extract Village Forms VI or VII and XII

Copies of plans & Layout as approved by concerned Local Authority

Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser as approved by the concerned local authority

Specification and amenities for the Premises,

Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

ANNEXURE- E: Specification and amenities for the Premises

- Good Quality 2 x 2 joint less flooring in all rooms.
- Decorative entrance door with wooden frame.
- Decorative entrance Lobby.
- Concealed copper wiring with TV cable point in living room.
- Concealed plumbing with quality fitting.
- Granite kitchen platform with stainless steel fittings.
- Hot and Cold mixer in bathrooms.
- Powder coated aluminium sliding window with marble frame.
- Distemper paint for interior wall and acrylic paint for exterior walls.
- Computerized make lift.

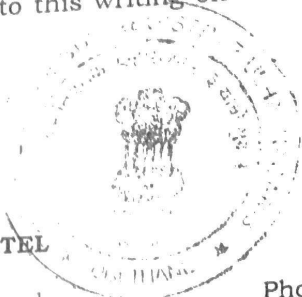
Purchaser Signature

मालती सविन उमबणे,

Developers Signature

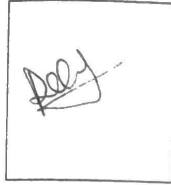
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED by the within named Promoter M/s. Aashvi Developers through its partner MR. RAHUL SAVDASBHAI PATEL



33 35.09.19

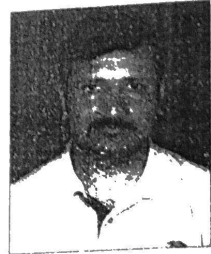
Sign



Thumb



Photo



SIGNED & DELIVERED by the within named Purchaser/s

1. MR. UMAVANE SACHIN MADHUKAR

Sign



Thumb

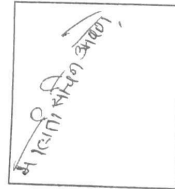


Photo

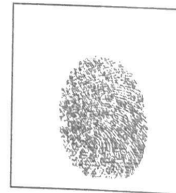


2. MRS. MALATI SACHIN UMAVANE

Sign



Thumb



Photo



WITNESS:

1. NAME: सलोह गीकिं गीकी

SIGN: [Signature]

2. NAME: महेबा अनांदी राजिवरी

SIGN: महेबा

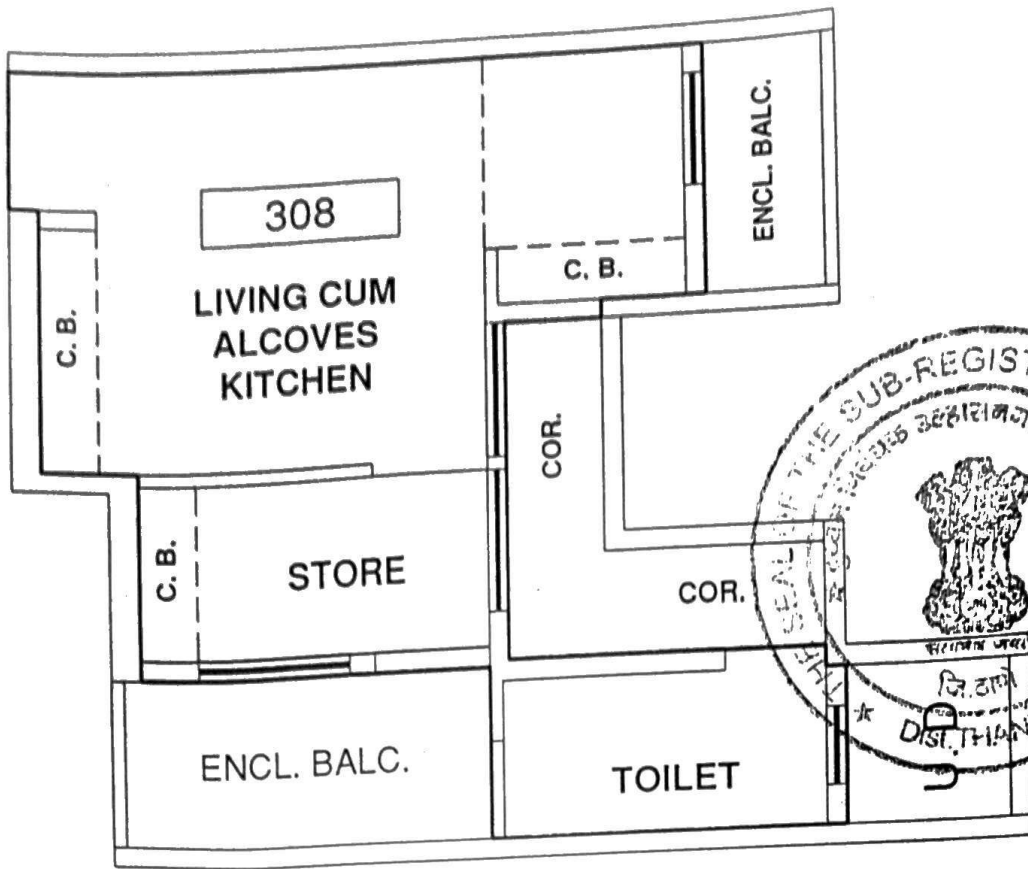
ANNEXURE - E: Specification and amenities... ANNEXURE - B - ANNEXURE - A - THE THIRD SCHEDULE... SECOND SCHEDULE... Description of the nature, extent... Recreation Facilities as per the sanction... Garden... ANNEXURE - B - ANNEXURE - A -



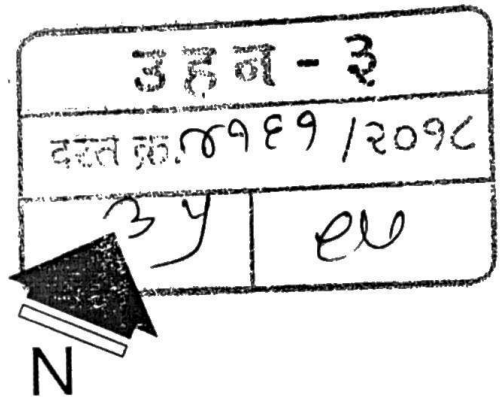
ANNEXURE 3E 2029 32

Purchaser Signature

Good Quality 2 x 2 joint less flooring in all rooms... Decorative entrance door with wooden frame... Concealed copper wiring with TV cable point in Lobby... Concealed plumbing with quality fitting... Granite kitchen platform with stainless steel fitting... Hot and Cold mixer in bathrooms... Powder coated aluminium sliding window with m... Distemper paint for interior wall and acrylic paint... Reputed make lift.



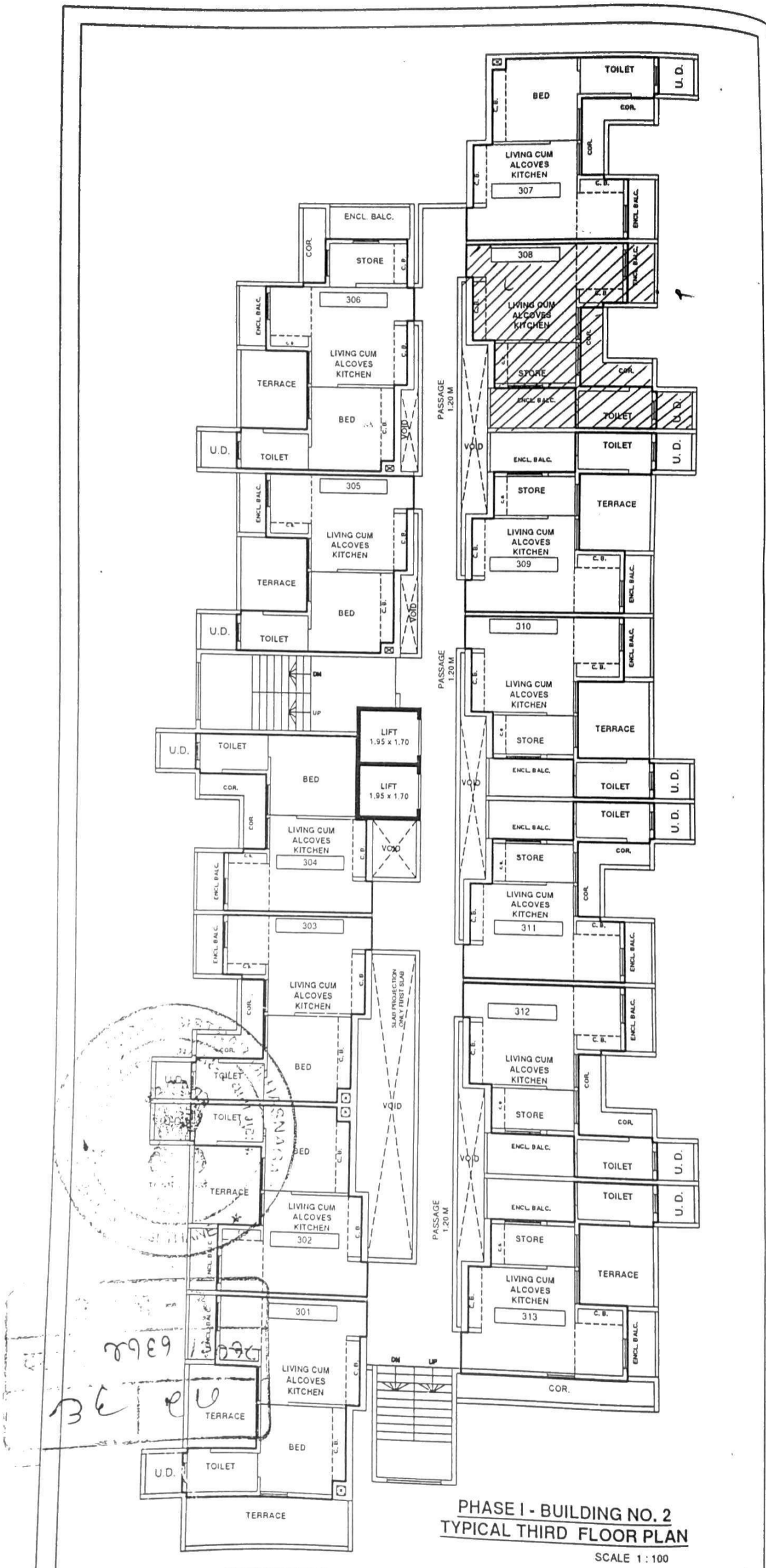
PHASE - I
BUILDING NO. 2
THIRD FLOOR PLAN



LAT NO.	CARPET AREA	ENCL. BALC. AREA	COR. AREA	SERVICE AREA
308				
LDG. NO.	23.255 SQ. MTS.	05.544 SQ. MTS.	03.150 SQ. MTS.	01.440 SQ. MTS.
2				

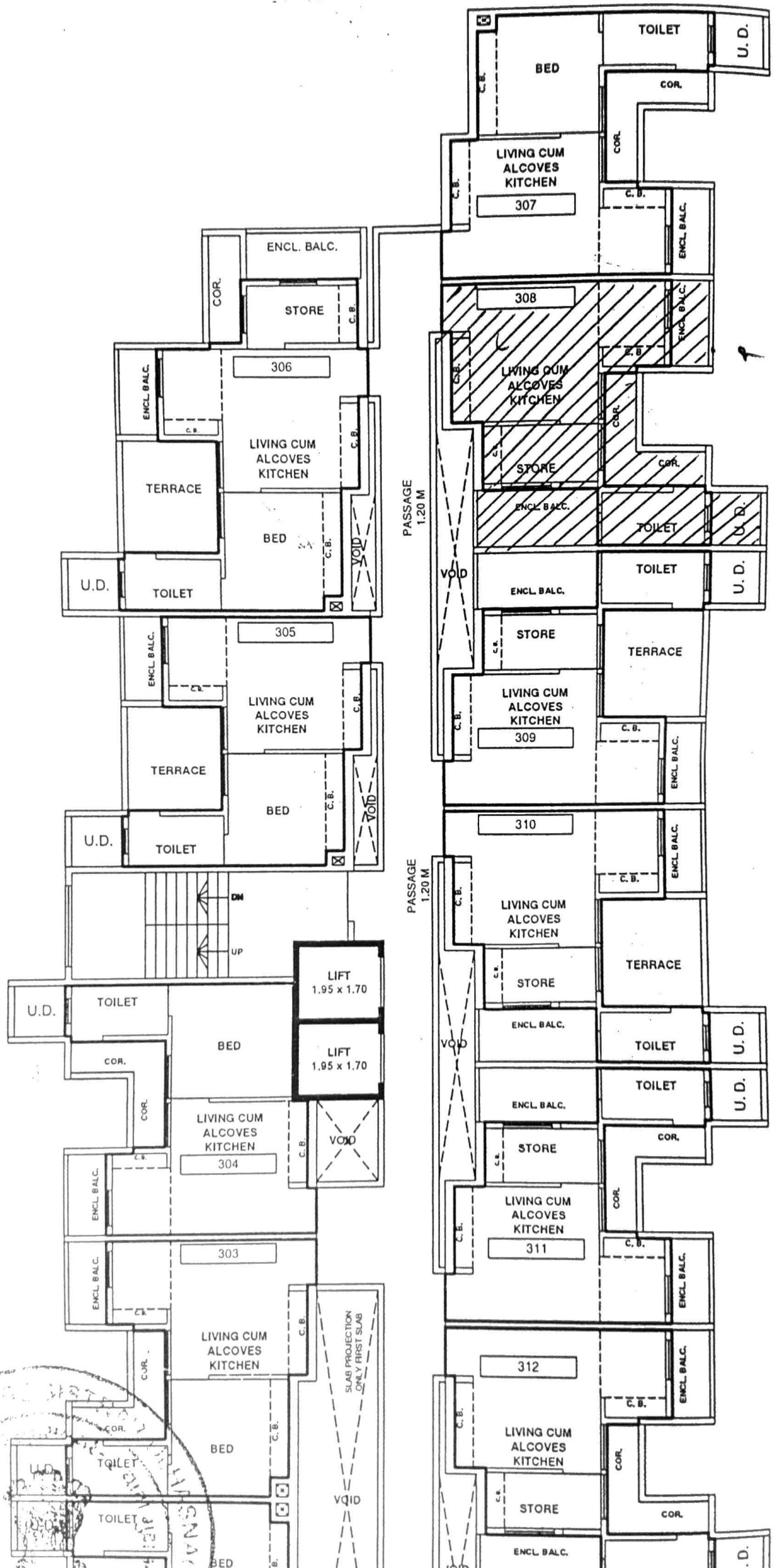
PURCHASERS SIGNATURE <i>[Signature]</i>	DEVELOPERS SIGNATURE <i>[Signature]</i>	PROJECT NAME JP SYNERGY (PHASE - I)
		DESCRIPTION OF PROPOSAL GROUP HOUSING SCHEME ON PLOT BEARING S. NO. 131/1B, CTS. NO. : 9466 OF CITY : AMBERNATH, TAL : AMBERNATH, DIST : THANE.
		DEVELOPER FOR : M/S AASHVI DEVELOPERS.

NOTES :-
DO NOT SCALE THE DRAWING.
DRAWING IS IN METRIC SCALE.
ALL ROOM DIMENSIONS ARE OF UNFINISHED WORK.
ALL INTERNAL DIMENSIONS OF CARPET AREA ARE FROM UNFINISHED WALL SURFACES. MINOR VARIATIONS (+/-3%) IN ACTUAL CARPET AREAS MAY OCCUR ON ACCOUNT OF COLUMN POSITIONS.



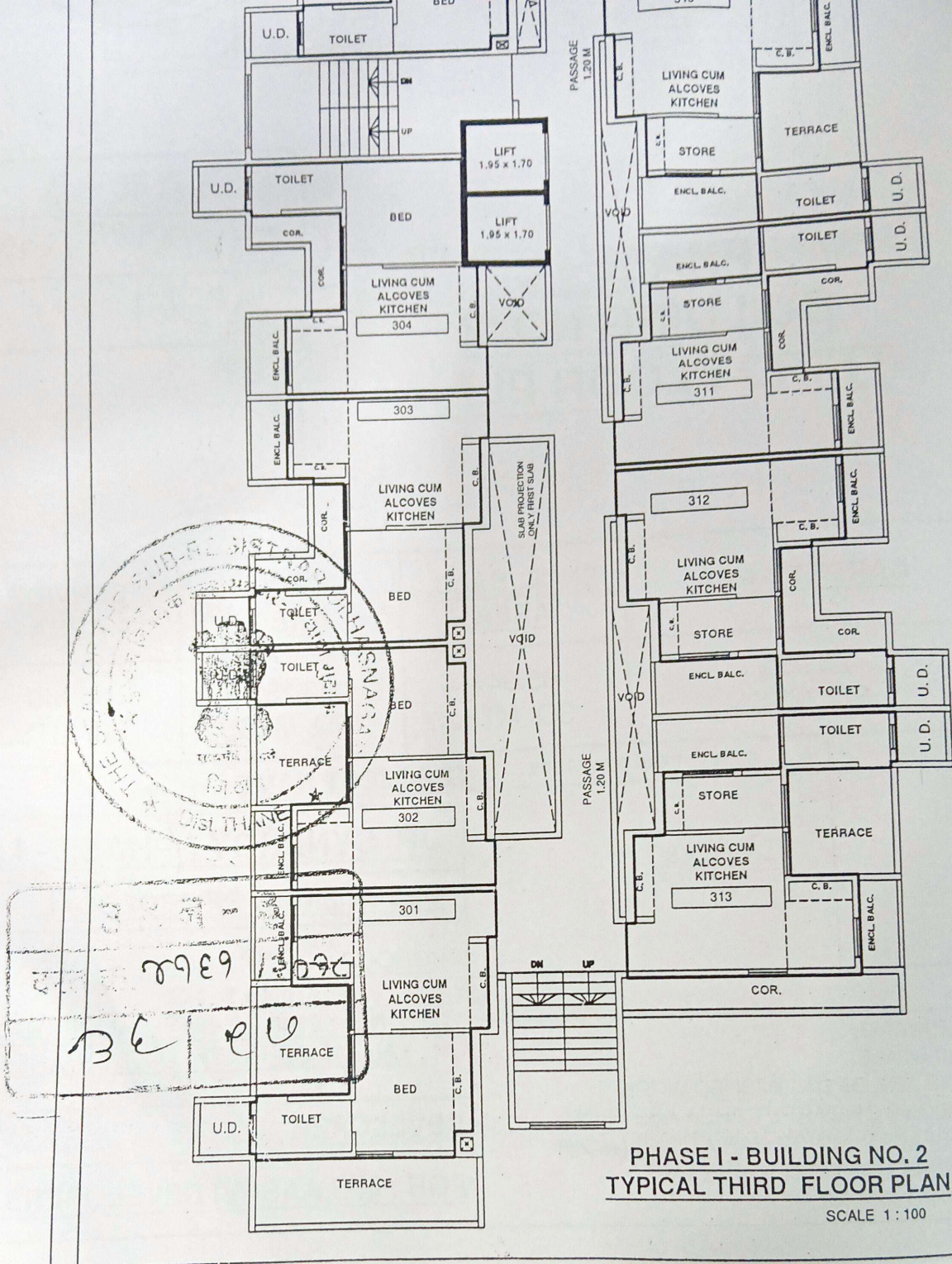
PHASE I - BUILDING NO. 2
 TYPICAL THIRD FLOOR PLAN

SCALE 1 : 100



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N - 2
/ BM

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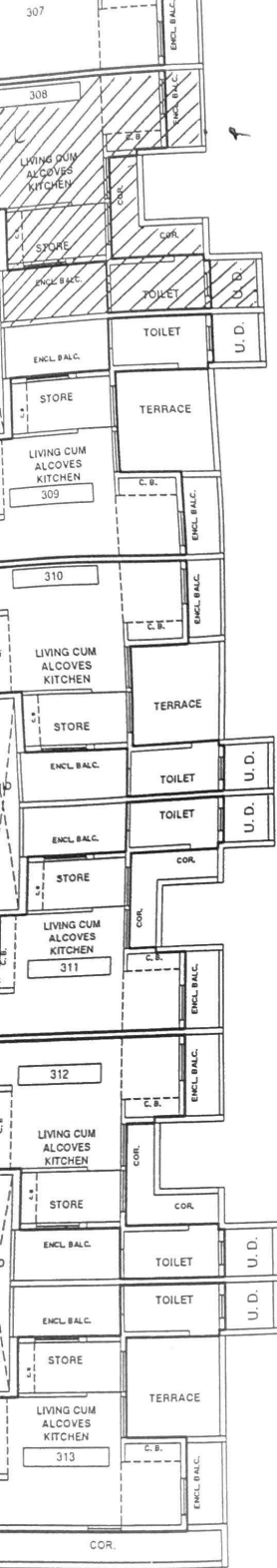


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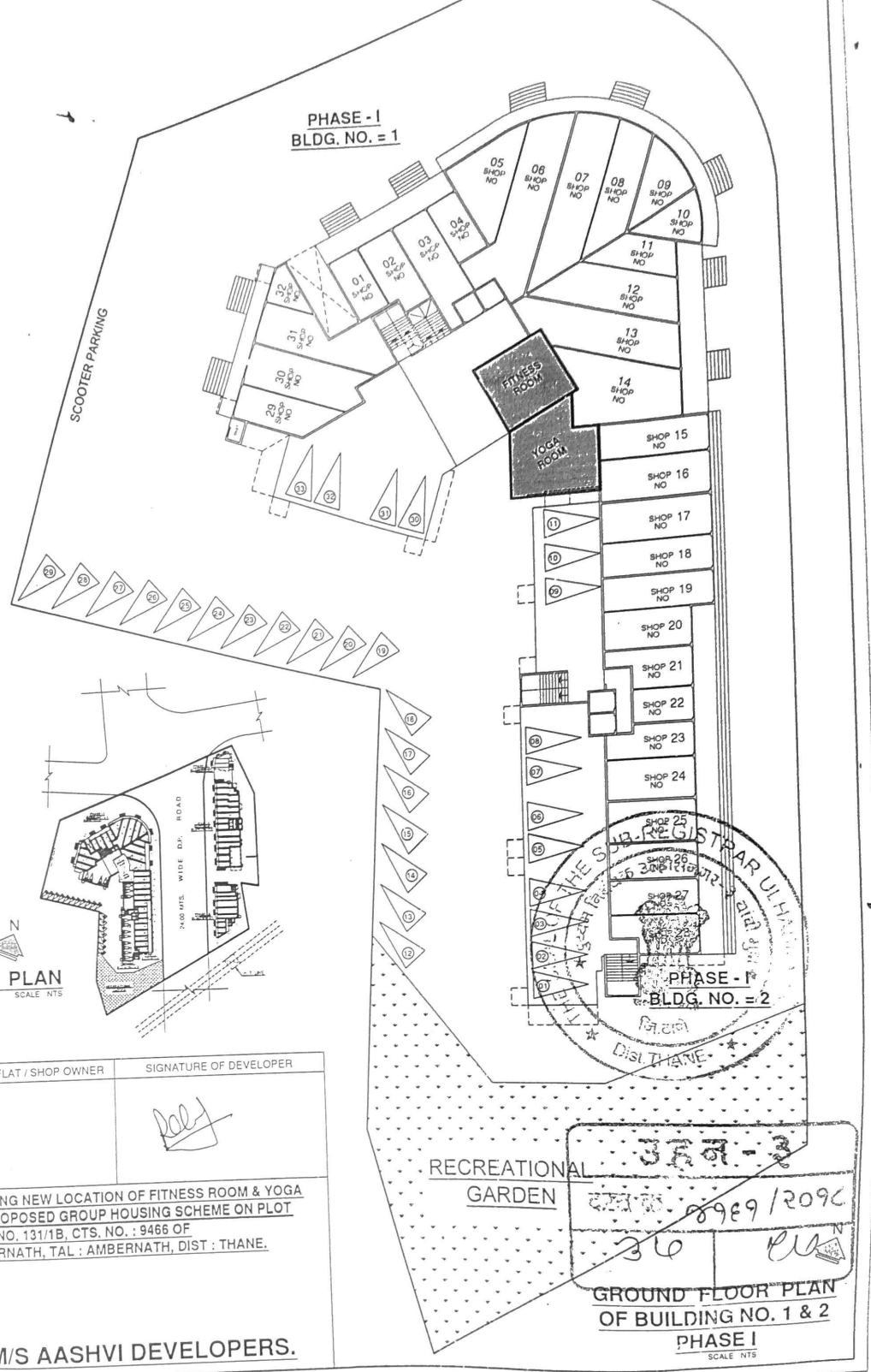
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PHASE I - BUILDING NO. 2
 ARCHITECTURAL THIRD FLOOR PLAN
 SCALE 1 : 100



SIGNATURE OF FLAT / SHOP OWNER

SIGNATURE OF DEVELOPER

PLAN SHOWING NEW LOCATION OF FITNESS ROOM & YOGA ROOM OF PROPOSED GROUP HOUSING SCHEME ON PLOT BEARING S. NO. 131/1B, CTS. NO. : 9466 OF CITY : AMBERNATH, TAL : AMBERNATH, DIST : THANE.

FOR : M/S AASHVI DEVELOPERS.

30/01/2020

36

PHASE I
 SCALE NTS



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 :
P51700003438

Project: Jp Synergy Phase 1 Building No-2, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO -131 HISSA NO-1BCTS NO-9466 at Ambarnath(M CI), Ambarnath, Thane, 421501;

1. Aashvi Developers having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, Pin: 410210.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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.

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.



Dated: 05/08/2017

Place: Mumbai

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

३६९ - ३	
६६६६.०९६९ / २०९८	
३८	६०



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 P51700013804

Project: Jp Synergy, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 131 HISSA NO 1B CTS NO - Ambarnath(M Cl), Ambarnath, Thane, 421501;

1. Aashvi Developers having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, 410210.
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 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, Code 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 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 25/10/2017 and ending with 31/12/2020 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.



Dated: 25/10/2017
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 25-10-2017 16:50:58

Signature



अंबरनाथ नगरपरिषद, अंबरनाथ



जावक क्रमांक / अं. न. प. / नरवि / बां. प. / १७-१८ / ८६

अंबरनाथ नगरपरिषद कार्यालय,

अंबरनाथ. दिनांक : १५/०८/२०१७

प्रति,

मे.आश्वी डेव्हलपर्स भागीदार संस्था तर्फे भागीदार श्री.किरण शांतीलाल पटेल
द्वारा- मे.महेश जगताप अॅण्ड असोसिएटस्, वास्तुशिल्पकार, अंबरनाथ.

विषय : मौजे :- अंबरनाथ ता. अंबरनाथ येथील स.नं.१३१/१ब, न.भु.क्र.९४६६ येथे बांधकामास सुधारीत
बांधकाम परवानगी मंजूरी बाबत.


संदर्भ : आपला दि. २९/०४/२०१७ चा अर्ज क्र.९२३९

मे.महेश जगताप अॅण्ड असोसिएटस्, वास्तुशिल्पकार, अंबरनाथ यांचे मार्फत सादर केलेला अर्ज. महाराष्ट्र प्रादेशिक
य नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये मौजे : अंबरनाथ ता. अंबरनाथ येथील स.नं.१३१/१ब, न.भु.क्र.९४६६
क्षेत्र ८९००.०० चौ.मी. या भूखंडाचा विकास करायचास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम
करण्यासाठी केलेल्या दि. २९/०४/२०१७ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत द्विरेष्या रंग
दुरुस्ती दाखविल्याप्रमाणे फेज -१, बिल्डींग नं.१, तळघर + तळमजला + पहिला मजला + दुसरा मजला + तिसरा मजला + चौथ
मजला + पाचवा मजला + सहावा मजला + सातवा मजला + आठवा मजला (पै.) , बिल्डींग नं.२ तळमजला + पहिला मजला +
दुसरा मजला + तिसरा मजला + चौथा मजला + पाचवा मजला + सहावा मजला + सातवा मजला + आठवा मजला (पै.) , फेज-
बिल्डींग नं.१ तळघर + तळमजला + चार मजले, बिल्डींग नं.२ तळघर + तळमजला + सात मजले, बिल्डींग नं.३ तळघर + तळमजला
+ चार मजले रहिवास व वाणिज्य वापरासाठी, वाडे भितीच्या इमारतीच्या बांधकामाबाबत, सुधारीत बांधकाम परवाना/प्रारंभ
प्रमाण पत्र देण्यात येत आहे.


-: अटी :-

१. ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे
नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल.
वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी
अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुशांगाने ठानना करण्यात येईल.
२. नकाशात----- रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
३. महाराष्ट्र शासन राजपत्र, महसूल व वन विभाग दिनांक ५ जानेवारी, २०१७ रोजीच्या राजपत्रातील नियम व तरतुदी
आपल्यावर विकास बंधनकारक राहतील.
४. बांधकाम घालू क्रमपूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
५. ही परवानगी, आपल्या मालकीच्या कबजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क
देत नाही.
६. बांधकाम घालू क्रमपूर्वी मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत
बांधकाम घालू क्रमपूर्वी वास्तुशिल्पकारांचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस
सादर केले पाते यावे त्या नंतरच जोत्यावरील बांधकाम करावे.
७. भूखंडाचे इतित मोठेती मालकीचा सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू
नये.
८. बांधकामात कोणत्याही प्रकारचा फेरफार पुर्य परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास
सादरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
९. इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेट्टी) जबाबदारी सचस्यी आपल्या वास्तुशिल्पकार व स्थापत्य
विशारद, मागे घेतली.
१०. बांधकाम पूर्णतेचा दाखला / खपर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर
ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विहीत नमुन्यातील
दाखल्यासह (५ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.
११. बांधकाम घालू क्रमपूर्वी नगर भूमापन अधिकारी / भूमो अभिलेख खात्याकडून जागेची आखणी करून
घेण्यात यावी आणि नमूद नकाशा नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
१२. नकाशात दाखविलेल्या गाळ्याच्या संख्येमध्ये व नियोजनामध्ये पुर्यपरवानगीशिवाय बदल करू नये.

४१. जागेच्या मालकी हक्काबाबत / यहीयाटीबाबत धाद निर्माण झाल्यास त्याची सर्वस्यी जबाबदारी विकासकर्ता / कु.मु.प.धारक / जमिन मालक यांची राहिल.
४२. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी तसेच तीची वेळोवेळी सुरक्षीततेचे दृष्टीने तपासणी करण्यात यावी.
४३. नैसर्गिक पायसाळी पाण्याचा वापर करणेसाठी रुफटॉपर ट्राव्हर्टींग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पायसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी घाहून वाया जाणार नाही व ते जमिनीमध्ये मुरेल.
४४. सदर इमारत बांधकामामुळे काही वृक्ष बाधित होत असल्यास वृक्ष अधिकारी यांच्या विहित पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.
४५. प्रत्येक मजला व प्रत्येक विंग मध्ये फायर एक्स्टिंग्विशर बसवावे.
४६. इमारतीच्या टॉपलेटमध्ये लो पॉल्स्यूम फ्लश सिरटमचा वापर करण्यात यावा.
४७. नगरपरिषदेच्या निर्देशानुसार सौरउजा उपकरणे बसविणे आपणांवर बंधनकारक राहिल.
४८. अग्निशमन अधिका-यांचा ना हरकत दाखला घेणे आपणांवर बंधनकारक राहिल.
४९. सदनिका विकतांना महारा.रेरा कायधनुसार कापेट फ्लोरावर विक्री करण्यात यावी.
५०. वापर परवाना घेतल्याशिवाय तेथे रक्षियास वापर केल्यास संपूर्ण इमारत अनधिकृत ठरवून प्रापटी टॅक्सवर दुप्पट दंड आकारण्यात येईल.
५१. पर्यावरण विषय बाबींची पूर्तता करण्याबाबत आपण सादर केलेले प्रतिज्ञा पत्र/स्वयं घोषणा पत्र यास अनुसरून त्यामध्ये नमूद बाबींची पूर्तता, मोगयटा प्रमाण पत्र प्राप्त करण्यापूर्वी आपण करण्याचं अटी वर सादर प्रारंभ प्रमाण पत्र प्रदान करण्यात येत आहे.
५२. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर उपकर १% नगरपरिषदेमार्फत शासनास ३० दिवसांच्या आत भरणे आपणांस बंधनकारक राहिल. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.


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प्रत अर्पित :

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