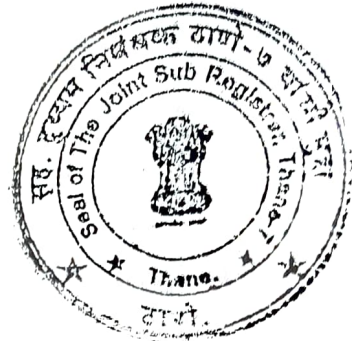


99432 / 10000  
8 / 10



## AGREEMENT FOR SALE

**THIS AGREEMENT** made and entered into at Bhayandar, on this  
.....22nd.....day December of the Christian Year Two Thousand  
.....Twenty.....

### BY AND BETWEEN

**M/S. LEENA BUILDERS**, a proprietary firm of **Shri Dilip Lalchand Porwal**, having its place of business at Bhairav Shruti, Near Flyover, Bhayandar (W), District - Thane 401 101, hereinafter for the sake of brevity referred to as "**THE PROMOTERS**" (which expressions shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include the said proprietary firm, the successors in office of the said firm from time to time his/their legal heirs, executors, administrators and assigns) of the **ONE PART**.

*[Handwritten signature]*  
*[Handwritten signature]*

**Leena BUILDERS**

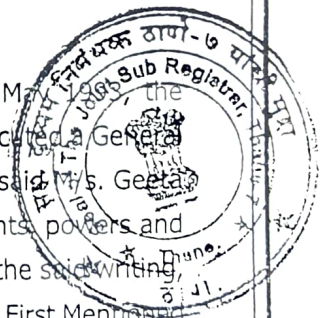
Tie Upon  
(Sealable)

TOPUP

permission for carrying out the development work of the First  
Mentioned Land which is as per the copy of the said order  
annexed hereto.

of the First  
दस्ता क्रमांक 99X37 12.02.92  
Eg / Co

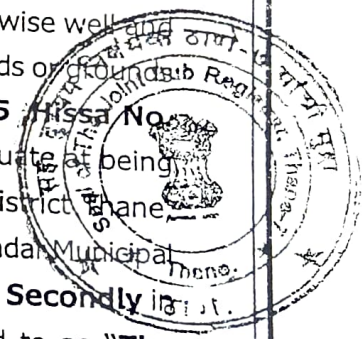
- c) By and vide an agreement dated 12th February 1992, the abovesaid Jasin Elias Faria & others have agreed to sell, transfer, assign and convey the First Mentioned Land in favour of one Shri Nandkumar Manilal Papaiya, at and on the terms and conditions and for considerations, which are more particularly described in the said agreement dated 12th February 1992.
- d) By and vide a tri-partie agreement dated 28th May 1993, made and executed by the said Jasin and others as Vendors of the First Part and the said Shri Nandkumar Manilal Papaiya, as the Confirming Party of the Second Part and one M/s. Geeta Developers, a partnership firm, as the Purchasers of the Third Part, the said Jasin Faria and others, with the due consent and concurrence of the said Shri Nandkumar Manilal Papaiya, have agreed to sell and transfer assign and convey the First Mentioned Land, in favour of the said M/s. Geeta Developers, at and on the terms and conditions and for consideration, which are more particularly described in the said agreement dated 28th May 1993.
- e) In pursuance to the said agreement dated 28th May 1993, the said Jasin Faria and others, have also made and executed a General Power of Attorney, in favour of the partners of the said M/s. Geeta Developers, inter-alia, conferring upon various rights, powers and privileges which are more particularly described in the said writing, including rights and powers, in turn to re-assign the First Mentioned Land or any part or portion thereof, in favour of any third party or parties, as the said M/s. Geeta Developers, may in its sole discretion deem fit and proper.
- f) By and vide an agreement dated 28th January 1994, the said M/s. Geeta Developers has in turn agreed to sell, transfer, assign and convey the First Mentioned Land in favour of one M/s. Sanghvi & Shah Developers, a partnership firm, at and on the terms and conditions and for consideration, which are more particularly described in the said agreement dated 28th January 1994.
- g) In pursuance to the execution of the said agreement dated 28th January 1994, the said M/s. Geeta Developers, has also made



*(Handwritten signatures)*

and executed a Substituted General Power of Attorney in favour of the partners of the said M/s. Sanghvi & Shah Developers, inter-alia, conferring upon various rights, powers and privileges which are more particularly described in the said writing, including rights and powers, in turn to re-assign the First Mentioned Land or any part or portion thereof, in favour of third party and parties as the said M/s. Sanghvi & Shah Developers, may in its sole discretion deem fit and proper.

- h) For the facts and circumstances mentioned hereinabove, the said M/s. Sanghvi & Shah Developers, become entitled to the First Mentioned Land.
- i) Originally, by diverse deeds factors and circumstances, one (1) **SMT. MARYBAI KALMET FAREL**, (2) **SHRI. ANTHON ALIES FAREL**, (3) **SMT. MARTINBAI PHILIPS FONSECA**, (4) **SHRI. ALWECIOUS INAS D'MELLO**, (5) **SMT. MARY INAS D'MELLO**, (6) **SMT. LILY BRASS BAPTISTA**, (7) **SHRI. GORDON INAS D'MELLO**, & (8) **SMT. FREDABAI INAS D'MELLO**, being the joint owners and having undivided interests were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of lands or grounds bearing **Old Survey No. 360, New Survey No. 65** **Hissa No. 1**, admeasuring 940 sq. mtrs. or thereabout, also situated at being and lying at Revenue Village Ghod-dev, Taluka and District Thane which is now falling within the local limits of Mira Bhayandar Municipal Corporation and which is more particularly described **Secondly** in the Schedule written hereunder hereinafter referred to as "**The Second Mentioned Land**".
- j) The Competent Authority under the provisions of the Urban Land (Ceiling & Regulation) Act 1976, has granted the necessary permission for carrying out the development work of the Second Mentioned Land, which is as per the copy of the said order annexed hereto.
- k) By and vide an agreement dated 24th February 1994, the said Smt. Marybai Kalmet Farel & others, have agreed to sell, transfer assign and convey the Second Mentioned Land, in favour of the abovesaid M/s. Sanghvi & Shah Developers, at and on the terms and conditions and for considerations which are more particularly described in the said agreement dated 24th February 1994.



*[Signature]*

*[Signature]*  
4 & parts

- l) In pursuance to the said agreement dated 24th February 2004, the said Marybai Kalmet Farel and others have also made and executed a General Power of Attorney, vide a separate writing, in favour of the partners of the said M/s. Sanghvi & Shah Developers, inter-alia, conferring upon various rights, powers and privileges which are more particularly described in the said writing, including rights and powers, in turn to re-assign the Second Mentioned Land, in favour of any third party or parties as the said M/s. Sanghvi & Shah Developers, may in its sole discretion deem fit and proper.
- m) For the facts and circumstances mentioned hereinabove, the said M/s. Sanghvi & Shah Developers, become entitled to the Second Mentioned Land.
- n) By diverse deeds factors and circumstances one late Smt. Clara Ignitius D'souza, during her lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land or ground bearing **Old Survey No. 360, New No. 65, Hissa No. 2**, admeasuring 380 sq. mtrs or thereabout, also situate at being and lying at Revenue Village Ghod dev, Taluka and District Thane, which is now falling within the local limits of Mira Bhayandar Municipal Corporation, and which is more particularly described **Thirdly** in the Schedule hereunder, hereinabove referred to as "**The Third Mentioned Land**".
- o) The Competent Authority under the provisions of the Urban Land (Ceiling & Regulation) Act 1976, has granted the necessary permission for carrying out the development work of the Third Mentioned Land, which is as per the copy of the said order annexed hereto.
- p) The said Smt. Clara Ignitius, died intestate, leaving behind her **(1) SMT. RUBY IGNATIUS D'SOUZA, (2) MISS ESPRANCE BELLA D'SOUZA, (3) SR. NATTY IGNATIUS D'SOUZA, (4) SMT. MARY D'LIMA, (5) SMT. FLORY LOBO, (6) SMT. MARTHA GOMES, (7) SHRI. PETER IGNATIUS D'SOUZA & (8) REV. FR. EDWARD IGNATIUS D'SOUZA.** as her only legal her entitled to her estate, including the Third Mentioned Land.
- q) The abovesaid Smt. Ruby Ignatious D'souza, pre-deceased the said Clara D'souza.



hereunder, the Promoters shall always entitled to assign the use of the terrace of the Said Building for the purpose of use of the same for installation of satellite or tele-communication apparatus -or equipments or gadgets thereon, neither the Purchaser himself nor the co.op. hsg society or body of purchasers of the premises of the Said Building, to be formed in the manner, as provided hereunder, shall raise any objection for the use or assignment of the terrace for the purpose, as aforesaid.

99530  
22 / 10

48. The **Purchaser** acknowledges that he is fully aware that the registration of this Agreement is compulsory, as per the provisions of Section 4 of The Maharashtra Ownership Flat Act, 1963 and therefore undertakes that he shall take all necessary steps to register the same, within the stipulated time at his own costs and expenses. the **Purchaser** shall lodge this agreement with Sub-Registrar of Assurance at Bhayandar, Thane or Mumbai and intimate the **Promoters** in writing, the particulars of the number, date under which the agreement is lodged for.
49. The **Purchaser** agrees to pay and authorize the **Promoters** to pay brokerage on the purchase consideration to Shri..... directly.

**IN WITNESS WHEREOF** the parties hereto have set their respective hands and seals the day, month and year first hereinabove written.

**THE SCHEDULE HEREINABOVE REFERRED TO**

**ALL THAT PIECES** and parcels of non agricultural lands or grounds and bearing details as under and all situate at, being and lying at Revenue Village Ghod-dev, Taluka & District Thane and which are now falling within the local limits of Mira Bhayandar Municipal Corporation :-

a) **Firstly :-**

Land bearing **Old Survey No. 361, New Survey No.80, Hissa No. 4,** admeasuring 280 sq. .mtrs. or thereabout.

b) **Secondly:-**

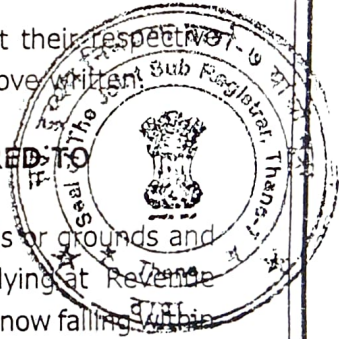
Land bearing **Old Survey No. 360, New Survey No.65, Hissa 1 admeasuring 940 Sq. Mtrs. or thereabout.**

c) **Thirdly:-**

Land bearing **Old Survey No. 360, New Survey No. 65, Hissa No. 2,** admeasuring 380 sq. meters or thereabout,

c) **Fourthly :-**

Land bearing **Old Survey No. 361, New Survey No. 80, Hissa 3 admeasuring 1, 210 Sq. Mtrs. or thereabout.**



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# मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

## MIRA BHAINDAR MUNICIPAL CORPORATION

स्व.इंदिरा गांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता.जि.ठाणे-४०११०१

मनपा नं० ३५३८/२०१३-१४

दिनांक : १३/१२/२०१३

- बाबले -
१. मे. अनिष अॅन्ड असो. यांचा दि.२०/११/२०१३ रोजीचा दाखला अर्ज
  २. मे. राधाग प्रतिकारी नागरी संकुलन, ठाणे यांचेकडील आदेश क्र. यु.एल.सी./टिए/डब्ल्यू.एस.एच.एस.-२०/एसआर-१४९२, दि.०६/१०/२००४, यु.एल.सी./टिए/एटीपी/कलम-२०/एसआर-१०६२, दि.३०/०६/१९, यु.एल.सी.-१०८९/(६२४)/डि.एक्स.सी., दि.१३/०७/८९ व यु.एल.सी./टिए/टे-६/भाईंदर/एसआर-३२३ + १०७०, दि.१०/१२/१९ ची मंजूरी व क्र. यु.एल.सी./टिए/एटीपी/ कलम-२०/मोग दाखला, दि.०६/०५/२०१० अन्वये मोगवटा दाखला प्राप्त करणेकरिता नाहरकत दाखला.
  ३. मे. जिन्हाधिकारी, ठाणे यांचेकडील आदेश क्र. गहसूल/क-१/टे-१/एनएपी/एसआर-१९/०५, दि.०७/१०/२००५ महसूल/क-१/टे-१/एनएपी/एसआर-१९/०५, दि.०७/१०/२००५ ची अकृषिक मंजूरी.
  ४. मिरा भाईंदर महानगरपालिका पत्र क्र. मनपा/नर/१२/२००८-०९, दि.१०/०४/२००८ अन्वये सुधारीत बांधकाम परवानगी.
  ५. मे. अनिष अॅन्ड असो. यांचा दि.१२/११/२०१३ रोजीचा इमारत पुर्णत्वाचा दाखला
  ६. मे. अनिष अॅन्ड असो. यांचा दि.१२/११/२०१३ अन्वये इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला
  ७. श्री शिवदास नलते यांचे दि.२०/११/२०१३ अन्वये इमारतीच्या प्लंबिंग बाबतचा दाखला.
  ८. सार्वजनिक बांधकाम विभागाकडील पत्र क्र. मनपा/साबा/१०४८/२०१३-१४, दि.२९/११/२०१३ अन्वयेचा सोलर वॉटर रिजिस्ट्रेशन व्हायबिलिटी व सॅटिलायट बाबतचा दाखला
  ९. पाणीपुरवठा विभागाकडील पत्र क्र. मनपा/पापु/२१८३/२०१३-१४, दि.१०/१२/२०१३ अन्वयेचे रेन वॉटर मॅन्युअल प्रमाणपत्र
  १०. उदास व वृक्षप्राधिकरण विभागाकडील पत्र क्र. मनपा/वृष्प/२१९/२०१०-११, दि.०१/१०/२०१० अन्वये नाहरकत प्राप्त झाले.
  ११. अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/१९/२०१०-११, दि.२२/०९/२०१० अन्वये अंतिम नाहरकत प्राप्त झाले.

### // भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे गोडदेव, स.क्र. ३६०/१,२, ३६१/३,४ (जुना), ०१/२०१३.

(नविन) रोथील मंजूर रेखांकन नकाशावधील इमारत प्रकार बी (स्टिल्ड + ५) (वास्तुविशारद प्रस्तावित - लिन हाइट्स व बांधकाम नियतनामा As built नकाशाप्रमाणे पूर्ण झाल्याबाबतचा दाखला वास्तुविशारद मे. अनिष अॅन्ड असो. यांनी सादर केला आहे. इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला मे. अनिष अॅन्ड असो. यांनी व इमारतीचे प्लंबिंगबाबतचा दाखला श्री. शिवदास नलते यांनी सादर केला आहे. यास्तव सॅटर्निय क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उभारत प्रकार वरील प्रमाणे या वापर करणेस व सादर इमारतीस आवश्यक तेवढा विद्युत पुरवठा होणेस महानगरपालिकेची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेत आपणारा नळ कनेक्शन मिळेताय याची हमी महानगरपालिका देत नाही. सादरचा भोगवटा दाखला हा मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादेत आहे. शासन नामनिर्देशीत व्यक्तीसाठी राखीव असलेल्या सदनिका, विकासकास खुल्या बाजारात विक्री करता येणार नाहीत व रेखांकनातील दर्शविलेली खुली जागा (अर.जी.) पूर्णतः सर्व सुविधांसह विक्रीत करून रजिस्ट्रेशन वापरसाठी सार्वजनिकपणे खुली ठेवणे बांधकारक राहिल.

आयुक्त

मिरा भाईंदर महानगरपालिका

- प्रत -
- १) विकासक
  - २) कर विभाग
  - ३) अतिक्रमण विभाग





23/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 11634/2020

नोंदणी :

Regn:63m

गावाचे नाव : गोडदेव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10000000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन :- इतर माहिती: मौजे गोडदेव, झोन नं. एम, उपदिभाग क्र. 3/18, जुना सर्वे क्र. 361, नवीन सर्वे क्र. 80, हिस्सा क्र. 3, 4, जुना सर्वे क्र. 360, नवीन सर्वे क्र. 65, हिस्सा क्र. 1, 2, सदनिका क्र. 503, पाचवा मजला, लीना हाईट्स, मिरा भाईदर रोड, मिरारोड पूर्व, ता. जि. ठाणे 401 107., चे क्षेत्रफळ 1288 चौरस फुट बिल्डअप आहे. यु. एल. सी. दराप्रमाणे 781 गुणिले क्षेत्रफळ 1288 एकूण 10,05,928/- आणि अधिक सुविधाचे करारनामा 89,94,072/- एकूण मोबदला 1,00,00,000/- आहे तसेच सदर दस्तात नमुदकेल्याप्रमाणे. (( Survey Number : जुना सर्वे क्र. 361, नवीन सर्वे क्र. 80, हिस्सा क्र. 3, 4, जुना सर्वे क्र. 360, नवीन सर्वे क्र. 65, हिस्सा क्र. 1, 2 ; ))
(5) क्षेत्रफळ	1) 1288 चौ.फूट
(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:- मेसर्स लीना बिल्डर्स चे प्रो. प्रा. दिलीप लालचंद पोरवाल तर्फे कु. सु. म्हणून धुलचंद एस. जैन - - वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भैरव श्रुष्टी विलिंडिंग, 150 फुट रोड, भाईदर पश्चिम., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AADPP3264G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- थोमस एन्थोनी पिंटो - - वय:-39; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-01, अशोक नगर, उत्तम रोड, दत्त मंदीर जवळ, भाईदर पश्चिम., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AMSP9913B 2): नाव:- एल्विरा थोमस पिंटो - - वय:-34; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-01, अशोक नगर, उत्तम रोड, दत्त मंदीर जवळ, भाईदर पश्चिम., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-BNAPP3854R
(9) दस्तऐवज करून दिल्याचा दिनांक	22/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	23/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	11634/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

