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6/20/2014
Shah

~~11/1/2014~~

~~Not Notarized~~ Lucy Babuji

~~N. 5055~~
10,200/1

AGREEMENT FOR SALE

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file no. 97331

LODHA HERITAGE

MANPADA ROAD, DOMBIVALI (EAST)



GROUP OF COMPANIES

LODHA DEVELOPERS PVT. LTD.

CORPORATE OFFICE :
216, Shah & Nahar Estate,
Dr. E. Moses Road, Worli,
Mumbai - 400 018.
Phones : 492 5015 / 493 7302

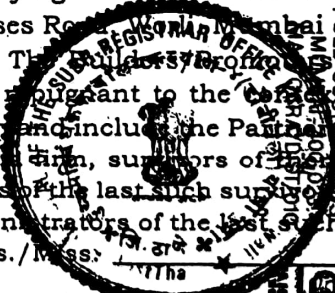
BORIVALI OFFICE :
Shop No.9, Surjer Nagar,
Opp. Kora Kendra, S. V. Road,
Borivali (W), Mumbai - 400 092.
Phones : 805 5614 / 805 5957

Original - Landmark Indian Bank - on.

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 28 day of July 2002 between **M/S. LODHA DEVELOPERS PVT. LTD.**, a Company registered and incorporated under the Indian Companies Act, 1956 and carrying on business at 216, Shah & Nahar Ind. Estate, Dr. E. Moses Road, Mumbai 400 018; hereinafter referred to as "THE SELLERS" or (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners from time to time constituting the said firm, survivors of them and heirs executors and administrators of the last such survivor) of the ONE PART and Lucy BABUTI and Indian Inhabitant residing at S. Bokul A.P. 49/6 2nd Floor Old Ayre Road Dombivli (East) hereafter referred to as "THE PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assign) of the OTHER PART.

PPTM holder and two hundred eighty only
 Ceyy Babaji (Dombivli)
 PTHO-373703
 G. N. PATIL
 Sub Registrar & Administrative Officer
 Mumbai 23.
 OFFICE OF THE
 SUB REGISTRAR AND
 ADMINISTRATIVE OFFICER
 OLD CUSTOMERS
 SHAMLUJI
 # 1106796211
 00065
 5.7.02
 MAHARASHTRA



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वस्तु क्र 2002/02
2/86

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WHEREAS

One Shri Kachru Daji Mhatre and 67 others absolutely seized and possessed of or otherwise well and sufficiently entitled to as an owners of all those piece and parcel of land or ground lying and being situated at village Bhopar, Taluka - Kalyan, Dist. Thane, and the Registration Sub-District of Thane, total admeasuring 36240 sq. mtres. equivalent to 43343 sq. yards of there about and more particularly described in the Schedule hereunder written hereinafter written referred to as "THE SAID PROPERTY".

WHEREAS the original owners were holding the land as per the Schedule. Total admeasuring 36240 sq. mtres. equivalent to 43343 sq. yards of which the Builder / Party of the third part have purchased the aforesaid land by an agreement dated 2/8/1995.

AND WHEREAS Late Daji Nago Mhatre was the original owner of the aforesaid land and his name is appeared in 7/12 extracts. Mr. Daji Nago Mhatre was seized and possessed of and otherwise entitled inter-alia of the aforesaid land.

AND WHEREAS the said Daji Nago Mhatre died and leaving the owners here in on his legal heirs and said legal representatives Shri Kachru Daji Mhatre and 67 others.

The said above mentioned legal heirs / representatives herein were entitled to undivided shares in the said ancestral property which was in the joint possession of all the said legal heirs.

M/s Vardhaman Developers had agreed to purchase right title and interest from the original owner for Development of the aforesaid land by an agreement dt. 17/4/1988 for valuable consideration.



AND WHEREAS M/s. Vardhaman Developers did not develop the aforesaid land due to unavoidable circumstances and hence requested the original owners to cancel the aforesaid land agreement dt. 17/4/1988.

M/s. Vardhaman Developers have cancelled the land agreement dt. 17/4/1988 by an Deed of cancellation dt. 1st Aug.

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३ / १९४

and marketable. A copy whereof is annexed hereto and marked annexure "A".

The Plans in respect of the buildings to be constructed on the said property have been sanctioned by the Kalyan Dombivli Municipal Corporations competent authority as B-2, B-3, B-9, B-10, B-11, B-12, B-13, B-14, B-15, C-1, C-2, C-3, C-4, C-5, C-6, D-1, D-2, D-3, F-1, F-2, F-3, F-4, G-1, G-2, G-3 & H-2 and Builders/Promoters are developing the said property in accordance with the sanctioned plan.

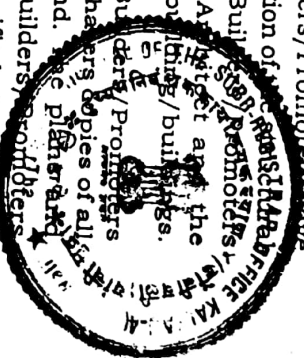
The Builders/Promoters are constructing building/s (herein referred to as the "The Said Builders") on the sold property are to be named as "LODHA HERITAGE" consisting of CHANDRESH ASHISH/CHANDRESH KUNJ/CHANDRESH UDDYAN/ CHANDRESH SHEHANAI/CHANDRESH PARK/ VASTU/VASTU VINAYAK.

The Purchasers have approached the Builders/Promoters and requested them to sell him/her/them the Row House/Shop/ Flat No. 4/204 of the super built-up area admeasuring about 750 Sq.ft./Sq. meter. on the 2nd floor in E wing being constructed on the said property.

AND WHEREAS the promoters have entered into a standard agreement with an Architects registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; whereas the Builders/Promoters have appointed a structural Engineer for the preparation of the design and drawings of the buildings and the Builders/Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the buildings/buildings.

The Purchaser has demanded from the Builders/Promoters and Builder/Promoters have shown to the Purchaser copies of all the documents of title relating to the said land, the plans and designs and specifications prepared by the Builders/Promoters Architect and of such documents as are specified. Under the Maharashtra Ownership Flats (regulations of the Promotions of Construction, Sale Management and Transfer) Act, 1963 (herein referred to as "THE SAID ACT" and the rules made thereunder.

Under Section 4 of the Ownership of Flats Act the Builders/Promoters are required to execute a written agreement for sale of



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entitled to make such variation and modification as the Builders may consider necessary and or as may be required by the Concerned Authorities/Government provided, however that such variation and modifications shall introduce the area agreed to be sold to the purchaser.

2. The purchaser has prior to the execution of this Agreement satisfied himself/herself/themselves with the title of the Builders. Promoters to the said plot of kind and he/she/they shall not be entitled to investigate the title of the Builders/Promoters and no requisitions or objections whatsoever shall be raised or made on any matter relating thereto.

3. The purchaser hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agree to sell to the purchaser/Row House/Shop/Flat bearing No. E/804 admeasuring 750 sq. ft. / sq.mtrs (which is inclusive of the area of balconies) on 2nd floor in E wing as shown in the floor plan hereto annexed and marked Annexure "B" herein in the CHANDRESH ASHISH/CHANDRESH KUND/CHANDRESH UDYAN/CHANDRESH SHEHANAI/CHANDRESH PARK/ VASTU/ VASPU VINAYAK building (here in after referred to as said Premises) at and for the price of Rs. 525750/- (Rupees Five Lakh Twenty five Thousand Seven hundred and fifty only). Including the price of the common areas and facilities appurtenant to the said premises, the nature, extent and description of the common/limited common area and facilities/limited facilities are more particularly described in the Schedule hereunder. The purchaser has paid on or before executing of this Agreement a sum paid on or before executing of this Agreement in a sum of Rs. 5501 /- and agrees to pay to the Builders/Promoters the balance amount of purchase price in the following manner:

- 1. At the time of Agreement Rs. 85100
- 2. On Completion of Piling/Footing Rs. 37300
- 3. On Completion of Plinth Rs. 37300
- 4. On Completion of 1st slab Rs. 37300
- 5. On Completion of 2nd slab Rs. 37300
- 6. On Completion of 3rd slab Rs. 37300
- 7. On Completion of 4th slab Rs. 37300
- 8. On Completion of 5th slab Rs. 37300



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prescribed by the registration Act, and the Builders/Promoters on written intimation by the purchasers will attend such office and admit execution thereof.

47 All address of the purchaser as given to us by him is a show below All communications made with the purchaser at this address by U.P.C. will be treated as duly received by him for all intent and purpose and the part hereby agree that the same is good service for all purposes.

Plot No. 2, Sakul Camp High Sec.
Plot No. 1, old Gyan Bazar
Darbhivadi (E)

48 The Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act, 1963 (Mah. Act No. XIV of 1963) and rules made thereunder.

The Schedule above referred to :

All that piece or parcel of land of ground bearing Survey No. 242 (4 Pt) and Survey No.31 Hissa No. _____ admeasuring approximately 36420 Sq. Meters standing be thereon situated lying and being at village : Bhopar, Taluka Kalyan & District Thane and bounded as follows :

SIGNED, SEALED & DELIVERED
by the withinnamed " BUILDERS &
PROMOTERS" M/s. LODHA
DEVELOPERS Pvt. Ltd.,
by one its Director
in the presence of M.S. Punait

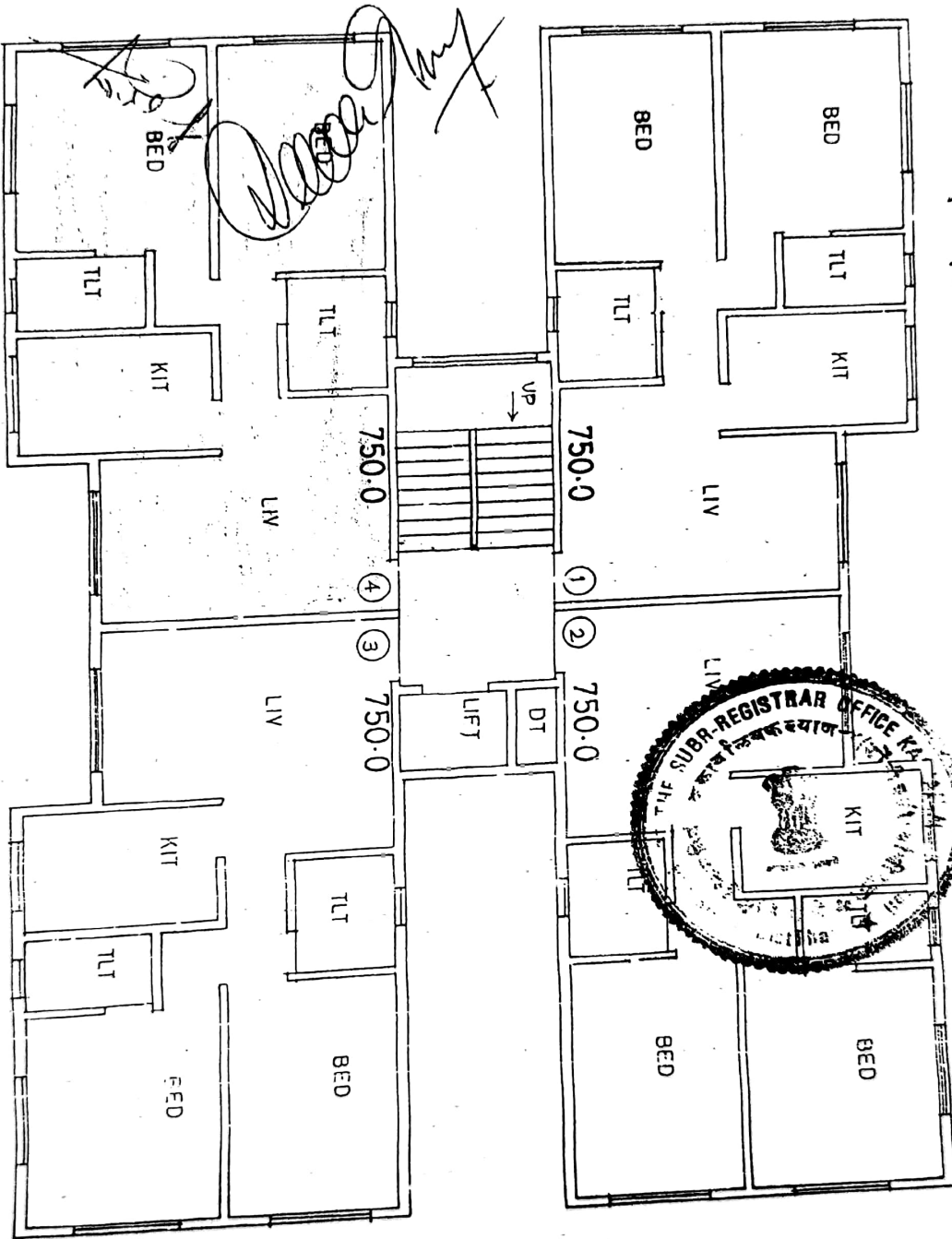
) LODHA
) PVT. LTD.
) DIRECTOR



SIGNED, SEALED & DELIVERED
by the withinnamed " PURCHASERS"
Shri/Smt LUCY BABUJI
in the presence of M.S.

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TYPICAL FLOOR PLAN (1ST TO 7TH)



F.No. e/204 in Chandresh Shekari

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दस्त गोषवारा भाग - 2

क्रमांक-2072-2002] चा गोषवारा
386000 नोंबदला :525750 भरलेले मुद्रांक शुल्क : 10280

पावती क्र.:1681 दिनांक:09/07/2002
पावतीचे वर्णन
नांव: सुनी बाबुजी

दस्तावेजाचा दिनांक :09/07/2002 12:35 PM
दिनांक : 09/07/2002

5260 :नोंदणी फी
880 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
30 :अतिरिक्त मुद्रांक शुल्क
6170: एकूण

25) करारनामा
फी वेळ : (सादरीकरण) 09/07/2002 12:35 PM
फी वेळ : (फी) 09/07/2002 12:37 PM
फी वेळ : (कबुली) 09/07/2002 12:39 PM
फी वेळ : (ओळख) 09/07/2002 12:39 PM

दस्तावेजाचा दिनांक : 09/07/2002 12:40 PM

रुन देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

दु. निबंधकाची सूची क्र.कल्याण 4
[Signature]

म असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, च
व पटवित्तात.
गणिस, रा. डोबिवली
सेफ, रा. डोबिवली

[Signature]
Subamma Joseph

[Signature]
सही

दुस्तक क्रमांक.....
..... क्रमांकवर नोंदला.
दुरुपम क्रमांक..... कल्याण - ४.
तारीख ०९/०७/२००२

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दस्तावेज क्र. 525750/2
09/07

