

VISHWAS CO-OP. BANK LTD., NASHIK FRANKING DEPOSIT SLIP

Customer Copy		R. No. 31576
Deposit Br. HPT College Rd Br. Date 24/07/07		
Pay to : 0030	Acct Stamp Duty Nashik	
Franking Value	Rs.	4100/-
Service Charges	Rs.	/-
Total	Rs.	4100/-
Name of Stamp duty paying party		
कपेश सुब्बानलाल मिश्रा		
अड. रसिका श्रीपाद लेले		
D.D. / Cheque No.		
Drawn on Bank		
(For Bank's Use only)		
Tran ID 38826		
Franking Sr. No. 41136		
Vishwas Co-op. Bank Ltd.,		
H.P.T. College Road Branch, Nashik-5		



31576
38/2007
9 - 29

विश्वास को-ऑप. बँक लि., नाशिक

पत्राचे नांव : कपेश सुब्बानलाल मिश्रा  
 : कामटवाडे, नाशिक  
 : अड. रसिका श्रीपाद लेले  
 : 4100 पत्राची क्र. : 31576  
 : चार हजा १ शंभर रु. मात्र

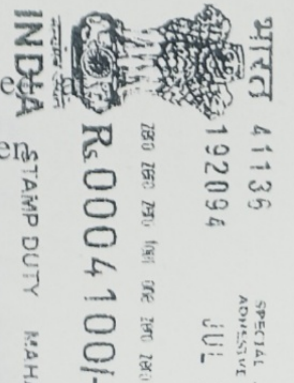
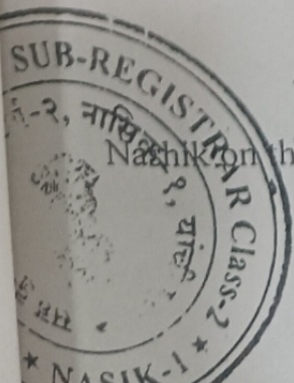
शाखाधिकारी

Govt. Valuation : Rs.3,82,000/-  
 Consideration : Rs.3,75,000/-  
 Stamp : Rs.4,100/-

Vishwas co-op  
 Bank Ltd., Nashik  
 D-5 / STP (V) / C.R. 13 / 2004 / 1354-56

AGREEMENT FOR SALE

This Agreement For Sale is made & executed in Nashik on this 24<sup>th</sup> day of July in the year Two Thousand Seven



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BETWEEN

1.MR. SANJAY ABHIMANYU ERANDE

Age : 43years, Occ. : Business

2.MRS. ARCHANA SANJAY ERANDE

Age : 37years, Occ. : Housewife

Both R/o. Kamathwade, Nashik.

Hereinafter for the sake of brevity referred to as "THE VENDORS" ( Which expression shall always mean and include his legal heirs, successors, administrators, representatives, executors, and assigns etc.) OF THE FIRST PART.

AND

1.MRS. SHYAMA RUPESH MISHRA

Age: 26 yrs., Occupation: Service

Through General Power of Attorney Holder

MR. RUPESH SUBBANLAL MISHRA

Age: 30 yrs., Occupation: Service

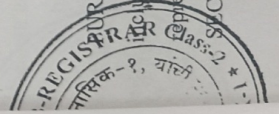
2.MR. RUPESH SUBBANLAL MISHRA

Age: 30 yrs., Occupation: Service

Both R/o. Flat No.7, Kamathwade, Nashik.

Hereinafter for the sake of brevity referred to as "THE PURCHASERS" (Which expression shall always mean and include their respective heirs, successors, administrators, representatives, executors and assigns etc.) OF THE

SECOND PART





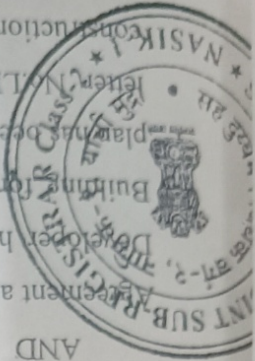
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WHEREAS Parag Pandharinath Shende is owner and is otherwise entitled to Survey No.10/12/3, Plot No.1, admeasuring 350.31 square meters and Vimal Pandit More and others are the owners and entitled to Survey No.10/12/3/1 Plot No.2 admeasuring 242.12 square meters of village Kamatwade, Taluka and District Nashik more particularly described in the Schedule I hereunder written and hereinafter referred to as "THE SAID PROPERTY".

AND WHEREAS the landowners of Plot No.2 entered in

Development Agreement, with the Developer M/s. Kashmira Constructions. The Owners executed Development Agreement with the Developer on 14/9/99 and the said Development Agreement is duly registered in the Office of Sub Registrar Nashik at Sr.No.9860 and by the said Development agreement the landowners granted the right of development of the said property to the Developers. The Developers constructed a Building on the said property. The Building consists of residential Apartments and Developers agreed to sell residential apartments in the said building to the different purchasers.

AND WHEREAS on the basis of the said Development Agreement and Irrevocable General Power of Attorney the Vendor-Developer has prepared a Building Plan for construction of the Building for residential purpose on the said property and the said plan has been approved by the Nashik Municipal Corporation by its letter No.LND/BP/B3/CD/403 dated 3/2/2000. Accordingly the construction was completed and named as KASHMIRA



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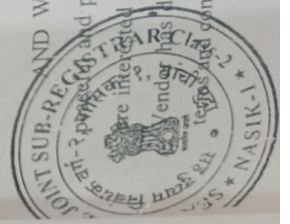
APARTMENT and the completion certificate is issued by Nashik Municipal Corporation bearing No.Nagarrachana/Cidco/121 dated 6/7/2001.

AND WHEREAS the Developer has declared and executed the Deed of Declaration with respect to the said building constructed on the above mentioned plots and known as KASHMIRA APARTMENT. The said Deed of Declaration is duly registered in the Office of sub Registrar at Sr.No.2285 on 9/4/2003.

AND WHEREAS the Developer agreed to sale Flat No.7 on the Second Floor admeasuring 646 sq.ft. i.e. 60.037 sq.mtrs. built up area more particularly described in the Schedule II hereunder written and hereinafter referred to as "the said premises" to Vendor. Accordingly the Vendors and Developer entered into an Agreement for Sale with the Purchasers with respect to said Apartment No.7 on 18/10/2001, which is duly registered in the office of Sub Registrar Nashik at Sr.No.14055.

AND WHEREAS the Vendors paid the entire consideration to the Developer and the Developer and the possession was handed over to the Vendors and the Developers executed Deed of Apartment i.e. Final Conveyance Deed in favour of the Vendors and the said Deed of Apartment is duly registered in the Office of Sub Registrar Nashik at Sr.No. 4520 on 23/7/2007.

AND WHEREAS the Vendors are the Owners and are in possession and physical possession of the flat No.7. The Purchasers were invited in purchasing the said flat and after negotiations the Vendors and Purchasers decided to sell the said flat to the Purchasers on the conditions stated hereinbelow.





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NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS

1. The Vendors agreed to sell and the purchasers agreed to purchase the said Flat No.7 admeasuring 646 sq.ft. i.e. 60.037 sq.mtrs. built up on Second Floor from the building known as KASHMIRA APARTMENT
2. The consideration for the said flat is fixed at Rs. 3,75,000/- (Rupees Three Lakh Seventy five Thousand only) by and between the parties which is according to the present market value and the same is agreeable by both Vendor and the Purchaser. The Purchaser shall pay the said consideration of the said flat to the Vendor in the following manner.

<u>Amount</u>	<u>Particulars</u>
Rs.21,000/-	Rs.Twenty One thousand Only paid by Cheque by the Purchasers to the Vendors on 15/3/2007. The Vendors have received the same. There is no dispute with respect to the said payment.
Rs.25,000/-	Rs.Twenty Five thousand Only paid by Cheque by the Purchasers to the Vendors on 16/4/2007. The Vendors have received the same. There is no dispute with respect to the said payment.
Rs.29,000/-	Rs.Twenty Nine thousand Only paid by Cash by the Purchasers to the Vendors from time to time. The



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Vendors have received the same.  
There is no dispute with respect to the said payment.

Rs. Three Lakh Only to be paid by the Purchasers to the Vendors by the Financial Institution / Bank after obtaining loan from them within two months.

Rs. Three Lakh Seventy Five Thousand Only

Rs.3,00,000/-

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Rs.3,75,000/-

3. The actual clear, vacant and peaceful possession of the said flat is to be handed over by the Vendors to the Purchasers at the time of full and final payment of consideration.

4. The Purchasers have no grievance and complaint about the quality of construction, area of the said premises and amenities provided therein.

5. The Purchasers shall maintain the said Apartment/Flat/ Premises at their own cost in good tenable repairs and condition and shall not do or suffer to be done anything in or to the said building and the common passage and the area of appurtenant to the said building which may result into inconvenience to the Purchasers of the other Apartment holders in the said building.

All the taxes with respect to the said premises shall be born and paid by the Purchasers only from the date of possession. The entire expenses of this Deed are incurred and paid by the





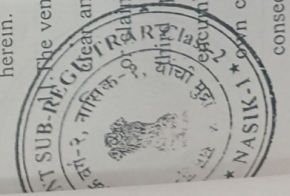
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Purchasers exclusively. If for certain reasons it is found that there are certain outgoings pending as against the Vendors, they shall make good the same.

7. The parties hereto further declare that the said Premises are built up premises and therefore permission or notice under the Urban Land Ceiling and Regulations Act is not required to be obtained before execution of this present.
8. The Vendors agree and undertake to execute the final conveyance / Deed of apartment in favour of the purchasers only after receipt of full consideration of the said premises.
9. The Vendor shall sign and help the purchasers in obtaining all the necessary permissions sanctions as may be required to get the name of the purchasers mutated in the offices of the concerned authorities and the society. The Vendor further makes a declaration that he shall help, facilitate in transferring the name as the occupant of the said premises in the records of the society / apartment and sign all the requisite papers and documents as may be required towards the same.

10. On these declaration made by the Purchasers the Vendors agreed to part away their right title and interest in the said premises to the purchasers at the price mentioned above herein.

The vendors declare that the title in respect of the said flat is clear and marketable and same is not affected by any rights claim such as lease, lien, mortgage or any interest of any party over the said flat and if any charge or encumbrances found the Vendors shall clear the same at their own costs and shall alone be responsible for the cost and consequences thereof.



24/11/2008
24/11/2008
24/11/2008

12. The Vendors hereby declare that they have no objection if the said premises are mortgaged with any financial institution for the payment of balance amount of consideration but the repayment liability shall lie only on the Purchasers.

13. This agreement shall be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made thereunder.

#### SCHEDULE I

All that piece and parcel of Non Agricultural land bearing Plot No.1 and 2 out of S.No.10/12/3/1 admeasuring 350.31 and 242.12 sq.mtrs. situated at Kamatwade, Taluka and District Nashik, Registration District Nashik, within the limits of Nashik Municipal Corporation and bounded as follows:

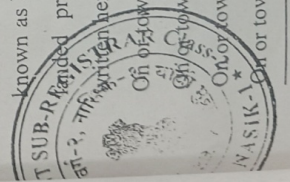
On or towards East : Plot No.3  
 On or towards West : 6 meter Colony road  
 On or towards South : 7.5 meter Colony road  
 On or towards North : S.No.12/2

#### SCHEDULE I

All that piece and parcel of the constructed Flat/Apartment premises bearing No.7 admeasuring 646.00 sq. ft. i.e.60.037 sq.mtrs. built up area situated on the 2<sup>nd</sup> floor of the building

known as KASHMIRA APARTMENT duly constructed on the property more particularly described in Schedule I hereinabove and bounded as follows:

On or towards East : flat No.9  
 Marginal space  
 On or towards West : Marginal space  
 Marginal space  
 On or towards South : Marginal space  
 On or towards North : flat No.8





12. The Vendors hereby declare that they have no objection if the said premises are mortgaged with any financial institution for the payment of balance amount of consideration but the repayment liability shall lie only on the Purchasers.

13. This agreement shall be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made thereunder.

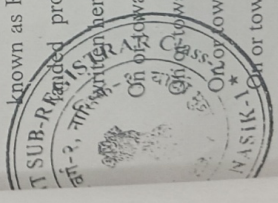
**SCHEDULE I**

All that piece and parcel of Non Agricultural land bearing Plot No.1 and 2 out of S.No.10/12/3/1 admeasuring 350.31 and 242.12 sq.mtrs. situated at Kamatwade, Taluka and District Nashik, Registration District Nashik, within the limits of Nashik Municipal Corporation and bounded as follows:

- On or towards East : Plot No.3
- On or towards West : 6 meter Colony road
- On or towards South : 7.5 meter Colony road
- On or towards North : S.No.12/2

**SCHEDULE I**

All that piece and parcel of the constructed Flat/Apartment premises bearing No.7 admeasuring 646.00 sq. ft. i.e.60.037 sq.mtrs. built up area situated on the 2<sup>nd</sup> floor of the building known as KASHMIRA APARTMENT duly constructed on the



property more particularly described in Schedule I hereinabove and bounded as follows:

- On towards East : flat No.9
- On towards West : Marginal space
- On towards South : Marginal space
- On towards North : flat No.8

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IN WITNESS WHEREOF WE THE PARTIES HERETO  
 HAVE SIGNED THIS DEED OF APARTMENT ON THE  
 DAY MONTH AND YEAR HEREINABOVE WRITTEN

SIGNED SEALED & DELIVERED )  
 BY THE WITHINNAMED )  
 VENDORS )  
 SHRI SANJAY ABHIMANYU ERANDE) *SRJ*

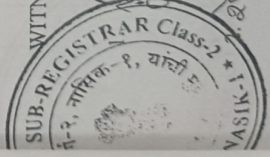
MRS. ARCHANA SANJAY ERANDE ) *Archana*

SIGNED SEALED & DELIVERED )  
 BY THE WITHINNAMED )  
 PURCHASERS )  
 MRS SHYAMA RUPESH MISHRA ) *Shyama*  
 THROUGH G.P.A.HOLDER  
 MR. RUPESH SUBBANLAL MISHRA)

MR. RUPESH SUBBANLAL MISHRA) *Rupesh*

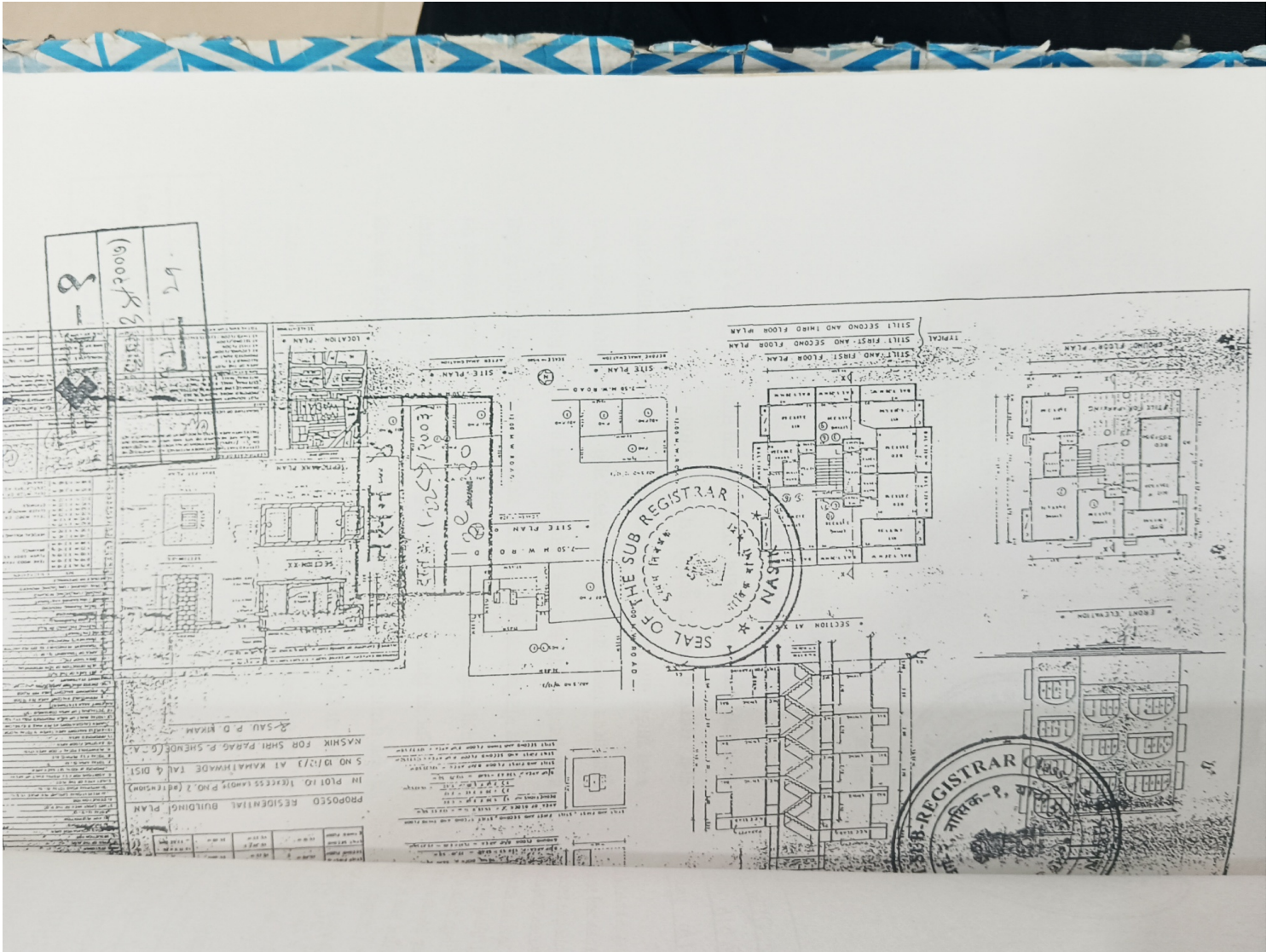
WITNESSES:

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*(D. C. Nickel)*  
*20/11/2010*

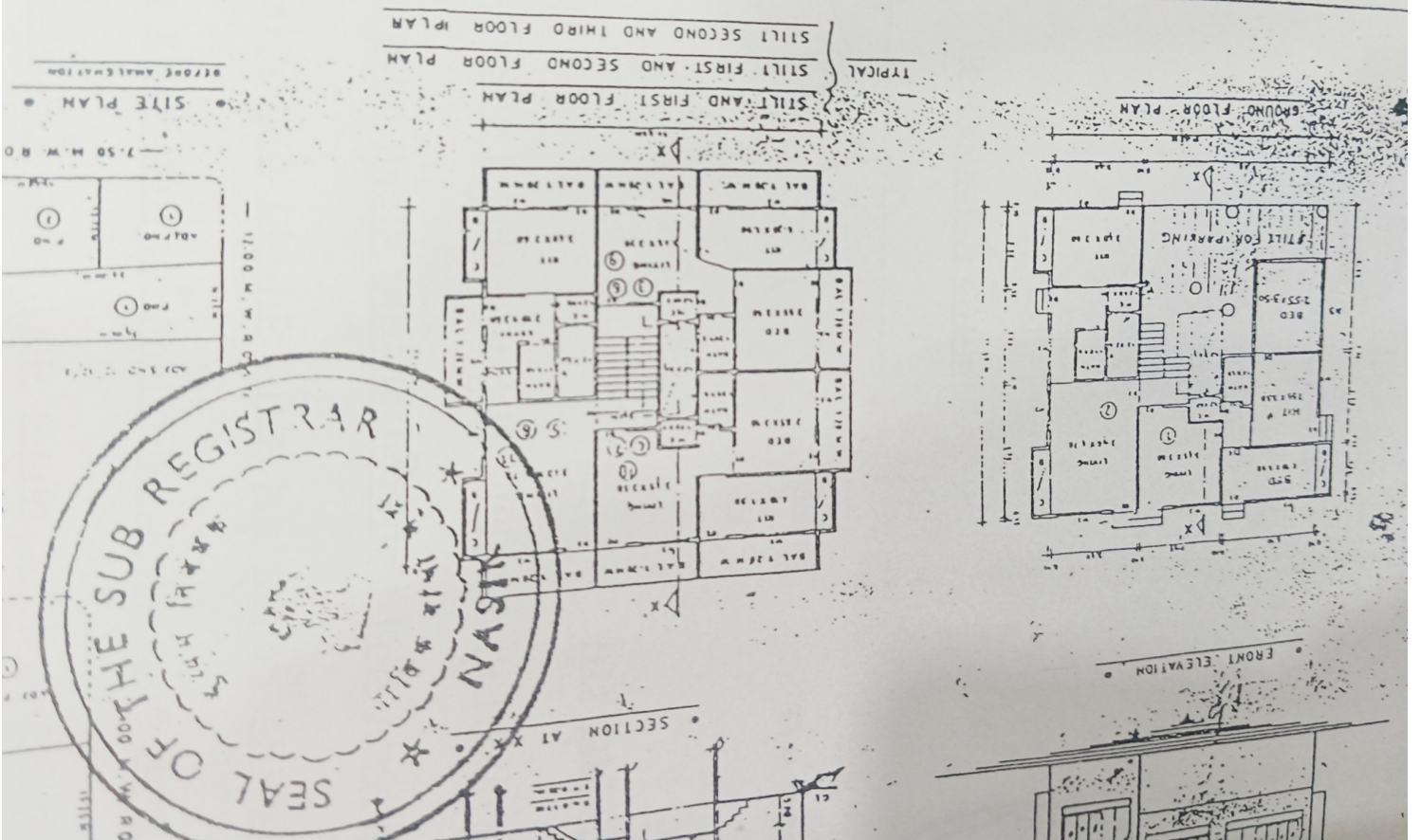
















नाशिक-१
दिनांक २८/०७/२००७
१४

### घोषणापत्र

मी, रुपेश सुब्बनलाल मिश्रा, उ.व. ३० वर्ष, धंदा: नोकरी, रा. कामटवाडे, नासिक, या द्वारे घोषित करतो कि, मे. सह दुय्यम निबंधक साहेब वर्ग २, नाशिक यांचे कार्यालयात अॅग्रीमेंट फॉर सेल / साठेखत या शिर्षकाचा दस्त नोंदणीसाठी सादर करणेत आला आहे. सौ. श्यामा रुपेश मिश्रा यांनी माझे लाभात दिनांक ७ जुन २००७ अन्वये जनरल मुखत्यार पत्र लिहून व नोटरीकडे नोंदवून दिलेले आहे. तसेच सादर मुखत्यारपत्राचे आधारे मी सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिलेला आहे. सादर मुखत्यारपत्र लिहून देणार यांनी रद्द केलेले, नाही किंवा मुखत्यारपत्र लिहून देणार मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे मुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे मुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे. हे घोषणापत्र लिहून दिले असे.

नाशिक

नाशिक-२४/७/२००७.



*[Handwritten Signature]*

जनरल मुखत्यारधारक