

948

(वि. नि. नमूना क्र. 1) (Fin. Form No. 1)

78

सर्वसा. ११३ मंड.
Gen 113 me.

मूळ प्रत [अहस्तांतरणीय] ORIGINAL COPY [NON TRANSFERABLE]

Case - 42/502

9/27

शासनास केलेल्या प्रवाची पावती RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... Thane... पालिका/Date... 16/7/03

Received from... 32400/-... Thirty Two Thousand

₹./Rs... 32400/-... चाली मिळाले.

on account of... रोखपाल वा लेखापाल... Cashier or Accountant... Director of Stamps Thane



8230/03

Ch. No. 40/8 BT / 32,400/-
अनुक्रमांक... किंमत रु. 32400/-
नाव... P. P. Kadam
विस्तार... P. P. Kadam
दिनांक... 16/7/03 पावती क्रमांक...

Rs. Thirty two thousand four hundred only.
(32,400/-) P.P. Kadam

AGREEMENT FOR SALE

PROPER OFFICER
DIRECTOR OF STAMPS
THANE

ARTICLES OF AGREEMENT is made and entered into at THANE on this
21 day of July 03. BETWEEN M/S. SAI
CONSTRUCTIONS, having its office at Ground Floor, Dharmanand, Bhandar Ali,
Near Prabhat Talkies, Thane (W), hereinafter called as the DEVELOPERS (which
expression shall unless it be repugnant to the context or meaning thereof shall mean and
includes the legal heirs, executors & administrators) of the ONE PART;

AND
SHRI/SMT. PALLAVI PAWAN KADAM AGE 28 YEARS
residing at
Saiprasad, Building, Bhandar Ali, Near Prabhat Cinema
Tayram Sadashiv Road, Bhandar Ali, Thane



भारत 68189 SPECIAL
143928 ADHESIVE
JUL 16 2003
R. 0032400
PB1034
INDIA STAMP DUTY MAHARASHTRA

टनन-१
दस्त क्रमांक 8230/2003
9-28

hereinafter called as the **PREMISES PURCHASER/S** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its heirs, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS

- A) **Shri Raghunath Krishnarao Mhatre & Others** owned, seized and possessed of and otherwise well and sufficiently entitled to a plot of land alongwith structure standing thereon bearing City Survey No.48-B and 48-C, Tika No.2 admeasuring about 120 sq. mtrs. situate, lying and being at Village Chendani (Bhandar Ali), Taluka & District Thane, within the jurisdiction of the Sub-registrar of Thane and local limits of Municipal Corporation of Thane and more particularly described in Schedule written hereunder (hereinafter referred to as the said property).
- B) By an Agreement for development and irrevocable General Power of Attorney dated _____ the said owners have agreed to handover to the said developers the said property for development, by demolishing old structures and constructing a new multistorey building there upon.
- C) The developers are constructing a Multi-storied building known as **DHARMANAND** on the said plot of land described in the schedule hereunder written comprising of residential flats.
- D) By virtue of the said Development Agreement and Power of Attorney the Developers have the sole and exclusive right to develop the said property and to sell the flats, shops, garages, basement etc. in the said building to be constructed by the Developers on the said property and to enter into Agreement/s with the prospective Purchaser/s of the flats, shops, garages, basement etc. and to receive the sale price in respect thereof.

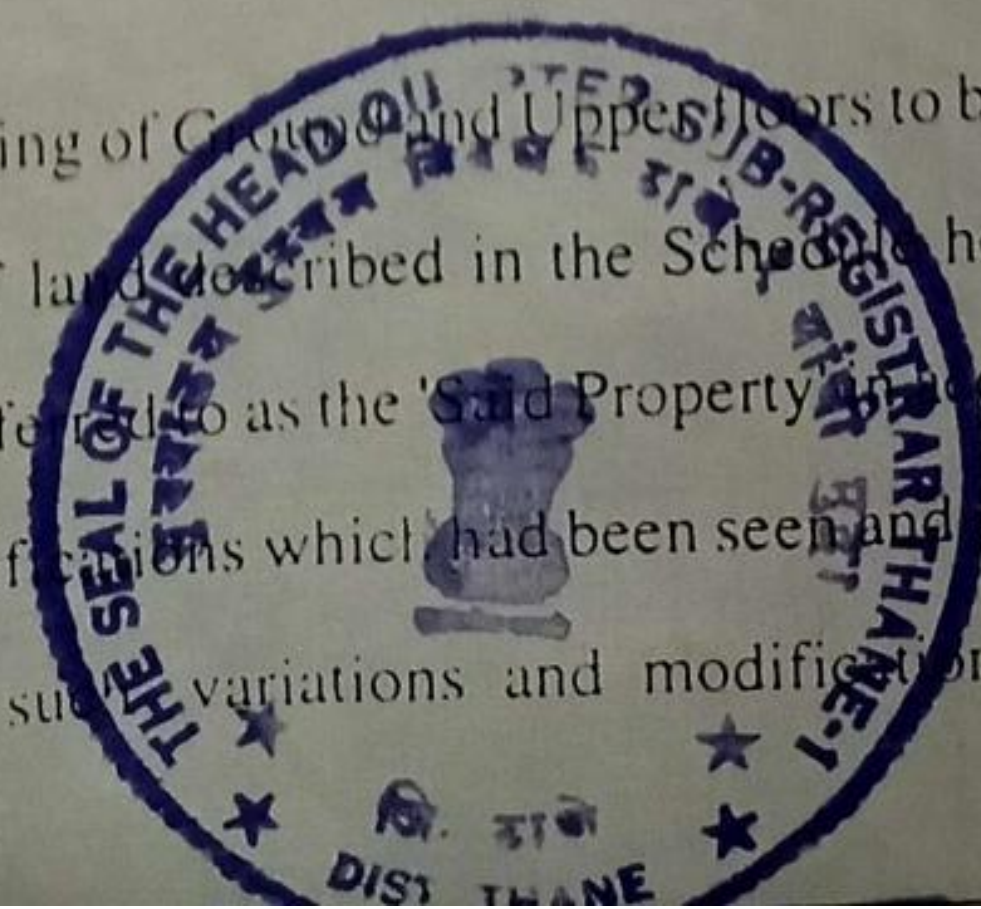


८ नव - १

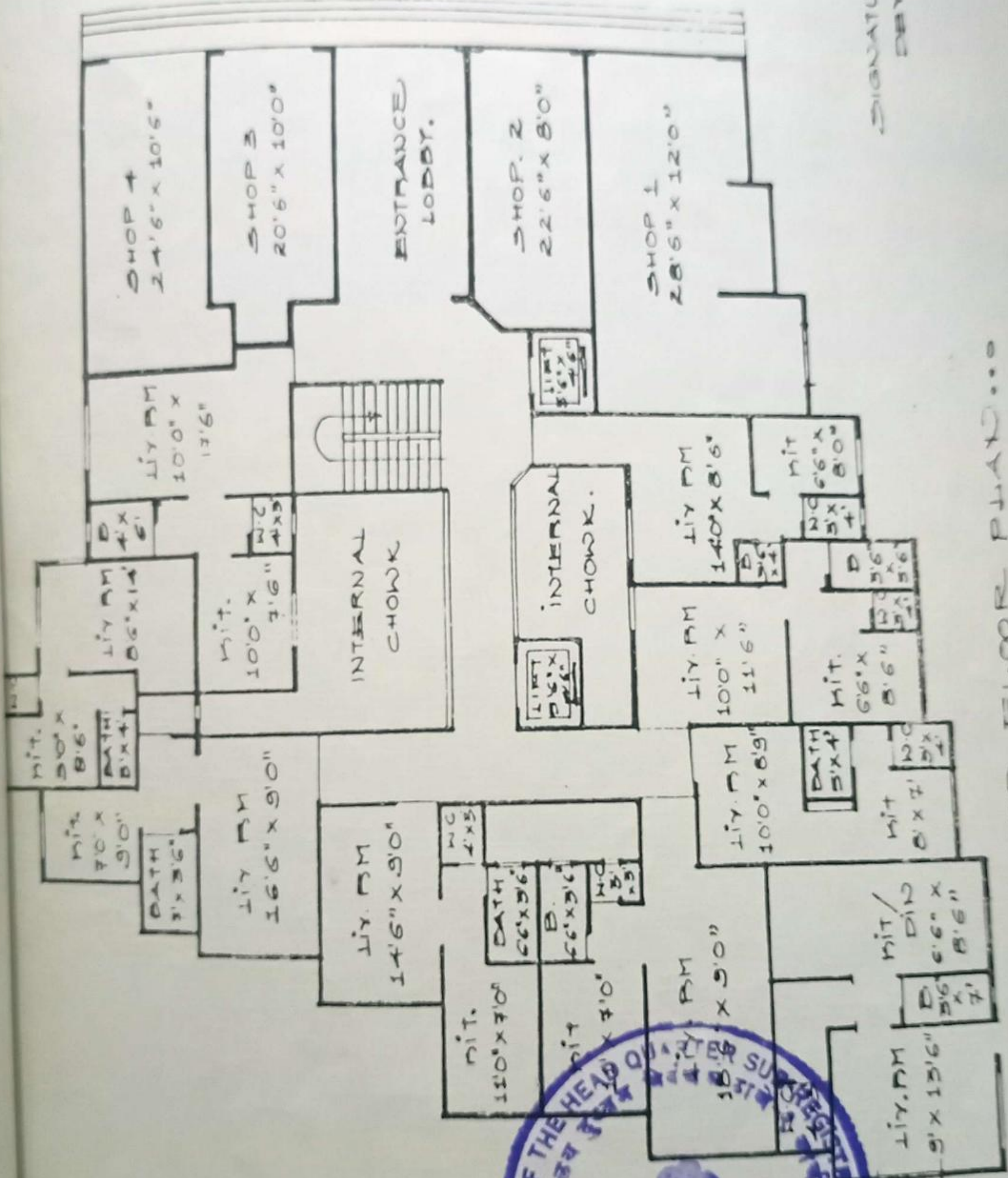
- E) The developers have commenced to construct on the said property a multi-storied building.
- F) The Premises Purchaser/s applied to the Developers for allotment of a Flat/Shop Office being Flat/Shop/Office No. 408 admeasuring 555 sq.ft. Built-up area in the _____ Wing on 4th Floor in the building known as **DHARMANAND** (hereinafter referred to as 'The said Building') to be constructed by the Developers on the said property and shown on the Typical Floor Plan annexed hereto and marked as Annexure A and thereon shown and surrounded by Red colour boundary line (hereinafter referred as 'The said Premises').
- G) Relying upon the said application, the Developers have agreed to sell to the Premises Purchaser/s the said Premises at at the price and upon the terms and conditions hereinafter appearing.
- H) Under Section 4 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Developers are required to execute written agreement for sale of the premises to the premises purchaser, being in fact these presents and upon this Agreement lodged for registration under the Indian Registration Act, 1908, with the Sub-Registrar concerned by the Premises Purchaser and the Developers being informed in writing about the same, the Developers are required to admit the execution thereof before the Sub-Registrar concerned.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) The Developers shall construct a building of Ground and Upper floors to be named as 'DHARMANAND' on the plot of land described in the Schedule hereunder written and hereinafter as aforesaid referred to as the 'Said Property' in accordance with the floor plans, designs and specifications which had been seen and approved by the Premises Purchaser /s with such variations and modifications as the



FLAT NO:
FLOOR:
AREA:



SIGNATURE OF DEVELOPERS...

GROUND FLOOR PLAN...

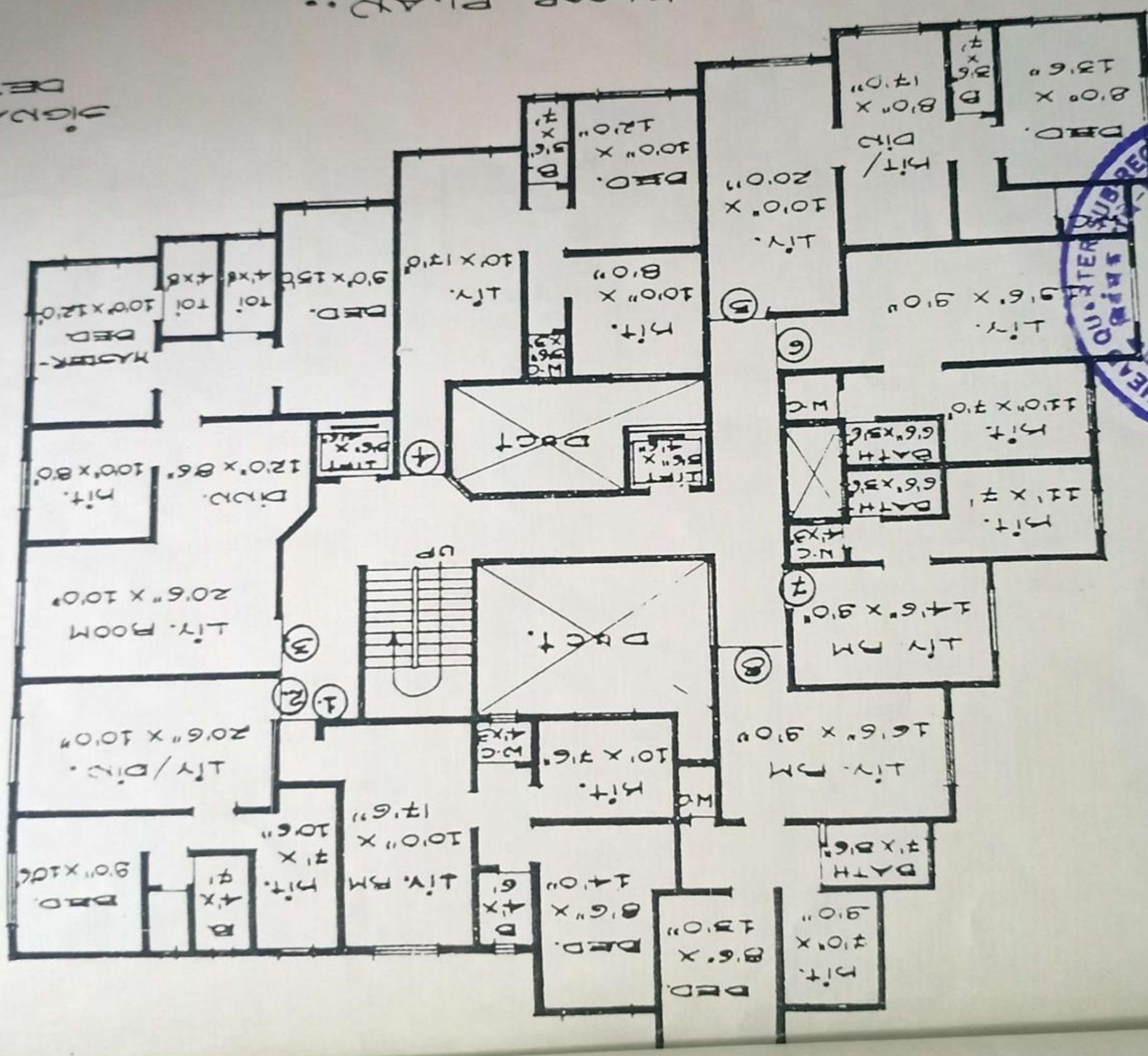


टनन-१
रजि. क्रमांक ७३०/२००३

SIGNATURE OF PURCHASER.

TYPICAL FLOOR PLAN

SIGNATURE OF DEVELOPER.



SIGNATURE OF PURCHASER



6-422
 2001/05 X 2000 100
 20-06

FLAT NO :
 FLOOR :
 AREA :

07/2003

4:42 pm

दुय्यम निबंधकः

ठाणे 1

दस्त गोषवारा भाग-1

टनन1

दस्त क्र 4830/2003

23-28

दस्त क्रमांक : 4830/2003

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव: मे साई कन्स्ट्रक्शनचे भागीदार श्री राजु एस
फाटक
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: धर्मानंद टॉवर्स
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: चेंदणी
तालुका: ठाणे
पिन: -

लिहून देणार

वय 28

सही

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नाव: सौ पल्लवी पवन कदम
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: साई प्रसाद बिल्डींग
ईमारत नं: -
पेठ/वसाहत: सदाशिव रोड
शहर/गाव:-
तालुका: ठाणे
पिन: -

लिहून घेणार

वय 28

सही

[Handwritten Signature]





दस्त गोषवारा भाग - 2

टनन1
दस्त क्रमांक (4830/2003)
28-28

दस्त क्र. [टनन1-4830-2003] चा गोषवारा
बाजार मुल्य : 893450 मोबदला 525000 भरलेले मुद्रांक शुल्क : 32400

पावती क्र.: 4830 दिनांक: 21/07/2003
पावतीचे वर्णन
नांव: सौ पल्लवी पवन कदम

दस्त हजर केल्याचा दिनांक : 21/07/2003 01:40 PM
निष्पादनाचा दिनांक : 21/07/2003
दस्त हजर करणा-याची सही :

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8940 : नोंदणी फी
480 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

9420: एकूण

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दु. निबंधकाची सही, ठाणे 1

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/07/2003 01:40 PM
शिक्का क्र. 2 ची वेळ : (फी) 21/07/2003 01:42 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 21/07/2003 01:43 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 21/07/2003 01:44 PM

दस्त नोंद केल्याचा दिनांक : 21/07/2003 01:44 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) पवन का कदम , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: साईप्रसाद

ईमारत नं: -

पेट/वसाहत: सदाशिव रोड

शहर/गाव:-

तालुका: ठाणे

पिन: -

2) सुशांकभाउ उतेकर , घर/फ्लॅट नं: वरिल प्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

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दु. निबंधकाची सही

ठाणे 1

प्रमाणित करणे व वेतने किंवा दस्तावेज

ए. क्र. 28 ... आहेत.

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दुय्यम निबंधक ठाणे - १

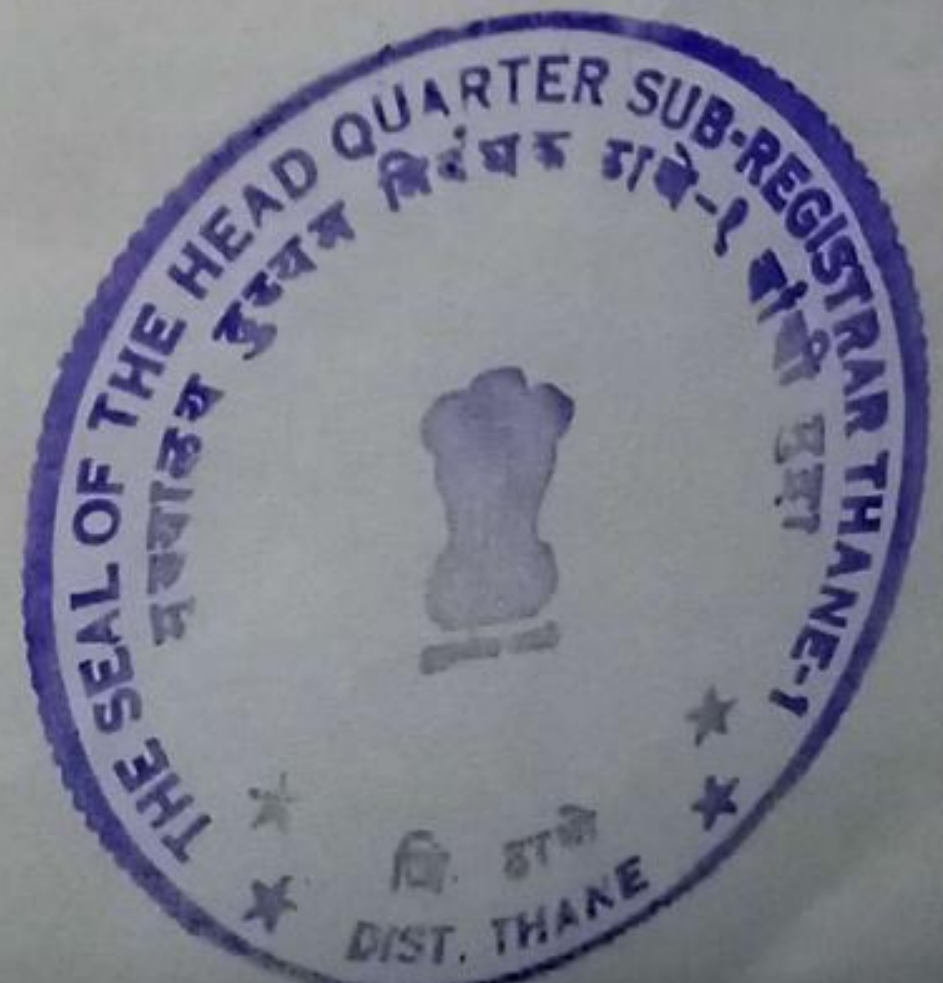
पुस्तक क्रमांक 9112

..... 8630 क्रमांकावर नोंदले.

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दुय्यम निबंधक

रीख 29 माहे 0 सन 2003 3.



On or towards West : Property of Shri Anpre
On or towards North : Property of Shri Sharad Mhatre
On or towards South : Nala

THE SECOND SCHEDULE ABOVE REFERRED TO

Pro-rata right along with all purchaser of premises in the said property in limited common areas and facilities i.e. to say :

- 1) Staircase.
- 2) Staircase landing.
- 3) Entrance.

THE THIRD SCHEDULE ABOVE REFERRED TO GENERAL SPECIFICATIONS AND AMENITIES

- 1) R.C.C. framed structure.
- 2) Brick work internal 4" and external 9"
- 3) Internal cement plaster netu finished with two coats of white cement colour wash
- 4) External plaster sand faced double coat with suitable capacity and suction water
- 5) Overhead and suction water storage tank of suitable capacity and pump set of suitable capacity.

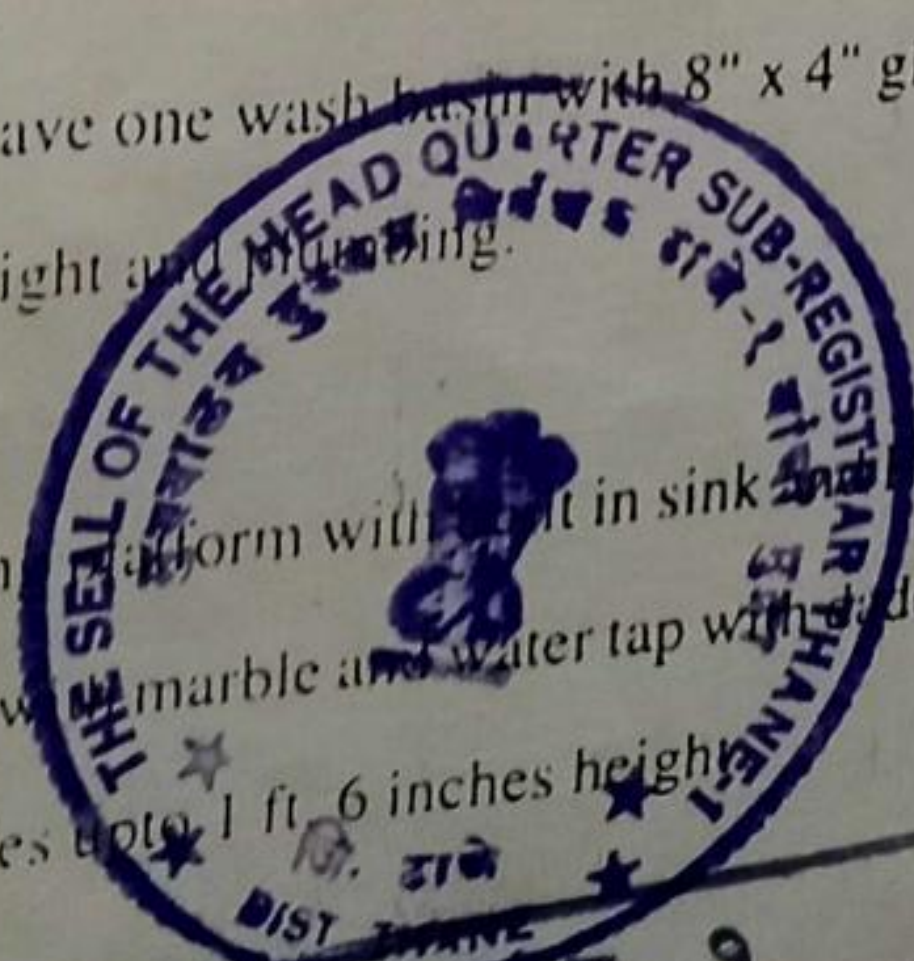


227-9	13
227-9	13
227-9	13

- 6) Terrace water proofing with Brickbat and I.P.S. finish.
- 7) Staircase steps finished with cadappa & T.W. hand rails.
- 8) Plumbing and sanitation work.
- 9) Yard concreting in the open compound for path way.

AMENITIES FOR FLATS

- 1) **FLOORING** : All rooms (Except Kitchen), passages & balconies shall have the flooring of White mosaic tiles with 1/2 tiles skirting matching of the same. And in kitchen Tandoor Polished ladi.
- 2) **BATHROOM** : All bathrooms shall have flooring of Tandoor Polished/Kota Green with dado of 8"x4" size white/colour glazed tiles upto full height and concealed plumbing with standard ISI marked fittings provided with one tap shower one soap tray.
- 3) **W.C.** : Flooring 8"x4" with dado and white glazed tiles upto 3 ft. in height with Indian W.C. with plumbing provided with one water tap & flush valve.
- 4) **PASSAGE** : Passage shall have one wash basin with 8" x 4" glazed tiles dado of 1 ft. height and plumbing.
- 5) **KITCHEN** : Standing cooking slab with 1 ft in sink and Banianara of black kadappa with marble and water tap with dado 8" x 4" white glazed tiles upto 1 ft. 6 inches height.



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 वल्ल कमांक ४८३०/२००९ ४
 १९-२८