

Ground Plus 3

Flat/Shop/Unit 302 on Third floor in Wing —
in the building to be Known as "OM SAI SANKUL"

Area : 447 sq. ft.(Carpet)

plus 54 sq. ft. Open Terrace

Market Value Rs. 18,15,000

Actual Value Rs. 18,20,000

Stamp Duty Rs. 10,92,001



AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN

ON THIS 28... DAY OF OCT 2014/15

BETWEEN

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M/s. GOOGLE PROPERTIES, a Partnership firm, having its office at Santoshi Niwas, Mahatma Phule Nagar, Mohone, Ambivali, Taluka Kalyan, District Thane, through its Partner Shri Kantilal Bhagwanji Gangani, PAN NO. _____, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include Partners constituting the said firm and their survivors and their respective heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

Mr/Mrs GANGA SHANKAR SOLANKI

Pan No. BKYP57687C

aged about 39 years, occupation Service/~~Business~~

Mr/Mrs _____

Pan No. _____

aged about _____ years, occupation Service/Business

residing at MS/RBI 32/23 & 32/24 MITHA
GAR Road Muluna (E)

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 his / her/their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS Mrs. Ratna Prabhu Patil is the owner and/or otherwise well and sufficiently entitled to the all that piece and parcel of land lying, being and situate at Village Atali, Taluka Kalyan, District Thane bearing:

Old SurveyNo.	Survey No.	Hissa No.	Area(In Sq.Meters)
1/2/1/2 (Part)	72	1/2/2B	600

within the limits of the Kalyan Dombivli Municipal Corporation more particularly described in the Schedule hereunder written and hereinafter for the sake of brevity called and referred to as the "Said Property".

AND WHEREAS by and under a Development Agreement dated 31/12/2010 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No. 0016/2011 dated 03/01/2011, made and executed between Mrs. Ratna Prabhu Patil as the Owners and the Builders/Promoters herein, therein called and referred to as the Developers, the Builders/Promoters herein purchased/acquired the development rights of in respect of said property from said Owner at and for the consideration and on the terms and consideration therein contained and in pursuance thereof said owner has also executed an irrevocable Power of Attorney in favor of Builders/Promoters ;

AND WHEREAS Builders/Promoters herein with a view to develop the said property, by constructing multistoried building thereon, submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation and Kalyan

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AND WHEREAS prior to making offer, as required by the provisions of Maharashtra Cooperative Societies Act, 1960 (Maharashtra Act No. XXIV 1960) and the Urban Land (Ceiling and Regulation) Act, 1976 Purchaser/s has/have made a declaration to the effect firstly that neither he/she, the Purchaser/s nor the members of the family of the Purchaser/s own a tenement, house or building within the limits of the registration district and sub-registration district mentioned in the schedule hereunder appearing ;

AND WHEREAS the Builders/Promoters have accepted the said offer made by the Purchaser/s ;

AND WHEREAS the Builders/Promoters shall accordingly Sell and the Purchaser/s shall purchase acquire the said Flat /Shop/ Unit by becoming member / share holder / constituent of the proposed co-operative society and the Purchaser/s shall pay to the Builders/Promoters Rs. 1820000 12 /-

(Rupees Eighteen lak Twenty thousand —
— — — — ONLY) as the agreed price /

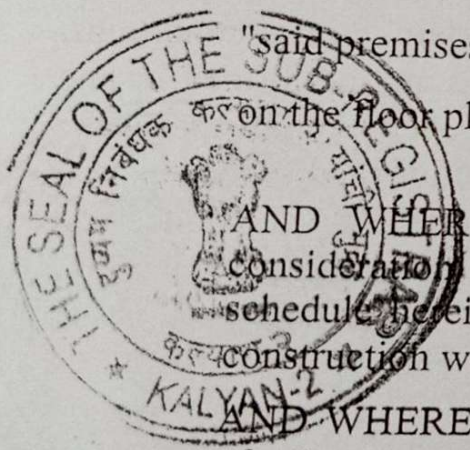
consideration in respect of the said Flat/ Shop/ Unit bearing No. 302 on Third floor in, Wing — — —, admeasuring 447 sq. ft. (Carpet) (Carpet area includes the area of balconies) plus open terrace of 54 sq. ft. in the building known as "OM SAI SANKUL", hereinafter for the sake of brevity called and referred to as the "said premises" allotted to the Purchaser/s and shown and marked accordingly on the floor plan annexed hereto;

AND WHEREAS the Purchaser/s have agreed to pay the sale price / consideration in respect of said premises in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme ;

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein ;

AND WHEREAS by executing this agreement the Purchaser/s has/have accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Builders/Promoters are entitled to sell, mortgage or create charge on any flats / units etc., which is not hereby agreed to be sold ;

AND WHEREAS by executing this agreement the Purchaser/s has/have accorded his / her consent as required under section 7 of the Maharashtra Ownership of Flats (Regulation of Promotion of Construction, Sale,



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AND WHEREAS by the end of _____ but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Builders/Promoters, the Builders/Promoters agree to complete in all respect the construction of the proposed buildings on the said land particularly described in the SCHEDULE hereunder written in accordance with the plans recited above and, as per the general specifications hereto but subject to such additions, alterations, modifications if any, that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Builders/Promoters agree to sell and cause to convey the said buildings, when total complex on the said property is completed in all respect, absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser/s herein) acquiring the respective Flats/Shops/Units therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Builders/Promoters

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE Builders/Promoters shall construct the building/s on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser/s hereby gives consent.
2. THE Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/s the Flat/Shop No. 302 on the Third floor, admeasuring 44.7 sq.ft. carpet/built up (which is inclusive of the area of Balconies and proportionate area of passage, mid-landing and staircase) in the building known as "OM SALSANKUL" and as shown on the floor plan thereof hereto annexed (hereinafter referred to as "the said premises") for the price / consideration of Rs. 18,20,000/- (Rupees Eighteen lakh Twenty thousand Only) The Purchaser hereby agrees to pay to the Promoter the aforesaid consideration in the following manner i.e.:-
 - (i) Rs. 1,00,000/- paid on or before execution of these presents as earnest money (the payment and receipt whereof the Promoter doth hereby admits, acquits, acknowledges and discharges the Purchaser absolutely and forever)
 - (ii) Rs. 3,00,000/- to be paid on or before Plinth level
 - (iii) Rs. 2,00,000/- to be paid on or before Per slab
 - (iv) Rs. 2,00,000/- to be paid on or before Basic work
 - (v) Rs. 2,00,000/- to be paid on or before Plaster outside
 - (vi) Rs. 1,50,000/- to be paid on or before Plaster inside



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- (vii) Rs. 1,50,000
 - (viii) Rs. —
 - (ix) Rs. 20,000
- receipt of int
occupation.
- THE Purchase
when demand
- (a) Rs. 21,000/- To
 - (b) Rs. 360/- fo
 - (c) Rs. 16,400/- To
 - (d) Rs. 1,000/- fo
 - (e) Rs. 10,000/- To
 - (f) Rs. —

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