

Agreement

90/3415
Thursday, June 29, 2017
4:45 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: देऊळवाडी
दस्तऐवजाचा अनुक्रमांक: कजर-3415-2017
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: डिम्पल संजीव पाडावे - -

पावती क्र.: 5549 दिनांक: 29/06/2017

नोंदणी फी ₹. 22870.00
दस्त हाताळणी फी ₹. 1400.00
पृष्ठांची संख्या: 70

एकूण: ₹. 24270.00

आपघास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
4:52 PM ह्या वेळेस मिळेल.

Sub Registrar Karjat

बाजार मूल्य: ₹. 1448712/-
मोबदला ₹. 2286200/-
भरतेले मुद्रांक शुल्क: ₹. 114400/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 22870/-
डीडी/घनादेशाचे ऑर्डर क्रमांक: MH002790863201718E दिनांक: 27/06/2017
दंडाचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रकम: ₹. 1400/-

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सहा

लिपिपत्र

दुय्यम निबंधक कर्जत-

मी मी/मी. डिम्पल संजीव पाडावे हा मुळ दस्तऐवज,
सोडून देऊन घेतलेले दस्तऐवज घेईल मी - शोभनी
मान्य प्राधिकृत करत आहे मी सादर दस्तऐवज न्यायाकडे
देण्यात तयारी ही विनंती.

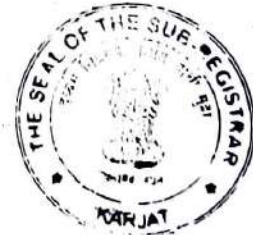
पक्षकाराची सहा

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)	
Valuation ID	20170702294
मूल्यांकनाचे वर्ष	2017
जिल्हा	रायगड
तालुक्याचे नांव :	कर्जत
गांवाचे नांव :	देऊळवाडी
क्षेत्राचे नांव	Rural
सर्व्हे नंबर /न भू क्रमांक : 1	
वार्षिक मूल्य दर तपस्वानुसार मूल्यदर रु. 4530	बांधीव क्षेत्राची माहिती
खुली जमीन	निवासी सदनिका
कार्यालय	दकाने
औद्योगिक	मोजमापनाचे एकक घा. मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र	41.04 घा. मीटर
बांधकामाचे वर्गीकरण	1-आर सी सी
उदयवाहन सुविधा	आहे
मिळकतीचा वापर	निवासी सदनिका
मिळकतीचे वय	0 TO 2वर्षे
मजला	Ground Floor/Silt Floor
मिळकतीचा प्रकार	बांधीव
मूल्यदर/बांधकामाचा दर	Rs.4530/-
घसा-यानुसार मिळकतीचा प्रति घा मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार मजला दर) * मजला निहाय घट/वाढ	
= (35300 * (100 / 100)) * 1	
= Rs.35300/-	
A) मुख्य मिळकतीचे मूल्य	= बरीस प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 35300 * 41.04
	= Rs.1448712/-
चक्रवर्तित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + मुख्य जमिनीवरील वाहन तक्रारे मूल्य + बटिस्त वाहन तक्रारे मूल्य + वगदरच्या संपत्तीचे मूल्य + बरीस संपत्तीचे मूल्य + इतरवर्ती वीकलीट्या घुलत्या जागेचे मूल्य + तक्रारारे मूल्य + मॅरीगाईन मजला क्षेत्र मूल्य
	= A + B + C + D + E + F + G + H
	= 1448712 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.1448712/-

Home Print

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CHALLAN
MTR Form Number-6

GRN	MH002790863201718E	BARCODE	Date		27/06/2017-17:25:18	Form ID	25.2	
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)						
Office Name	KJT_KARJAT SUB REGISTRAR	PAN No.(If Applicable)	AGTPP4692A					
Location	RAIGAD	Full Name	DIMPLE SANJEEV PADAWE AND OTHER					
	2017-2018 One Time	Flat/Block No.	FLAT NO 201 BLDG NO 1 WING B ASTER 2 ECO					
		Premises/Building	GREENS PHASE II					
Account Head Details	Amount In Rs.	Road/Street	VILLAGE DEOLWADI					
0030046401 Stamp Duty	114400.00	Area/Locality	KARJAT					
0030063301 Registration Fee	22870.00	Town/City/District						
		PIN	4	1	0	2	0	1
		Remarks (If Any)	PAN2=AABFE6787F-SecondPartyName=ECOPARK DEVELOPERS LLP-					
Total	1,37,270.00	Amount In Words	One Lakh.Thirty Seven Thousand Two Hundred Seventy Rupees Only.					
Payment Details	BANK OF BARODA		FOR USE IN RECEIVING BANK					
Cheque/DD No.	Cheque-DD Details		Bank CIN	Ref. No.	02003942017062702658 68711867			
Name of Bank			Date	27/06/2017-17:26:51				
Name of Branch			Bank-Branch	BANK OF BARODA				
			Scroll No. , Date	Not Verified with Scroll				

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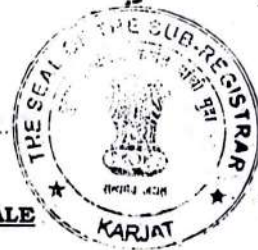


This Challan is valid for registration to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 हाचा चालान निकासासाठी नोंदणी कार्यालयाच्या दख्खासाठी लागू आहे. नोंदणी न करता याचा दख्खासाठी सदर चलन लागू.

Beshpande

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AGREEMENT FOR SALE

THIS AGREEMENT is made at KARJAT this 29 day of JUNE, 2017.

Between

M/S. ECOPARK DEVELOPERS LLP., a Limited Liability Partnership under Chapter X and Third Schedule of The Limited Liability Partnership Act, 2008, having its registered office at 14th Floor, Eco Star, Vishweshwar Nagar Cross Road, Off. Aarey Road, Goregaon (East), Mumbai 400 063 hereinafter referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part:

And

Shri/Smt/Miss/Ms. MRS. DIMPLE SANTEEVE PADANE
& MR. SANTEEVE PADANE

having address for the purpose of these presents at 402, RAGNAMAHAL CHS, D.K. SANDU MARG,
NEXT TO CHANDAN SUPERMARKET, IN THE
LANE OF JOY HOSPITAL, CHEMBUR

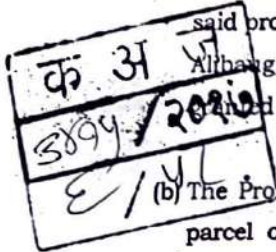
hereinafter referred to as the "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and

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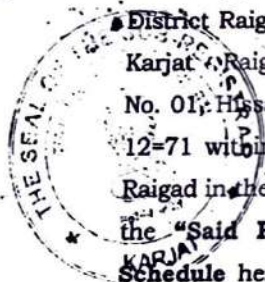
include in case of individuals his/her/their heirs, executors administrators, in case of firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and in case of a company its successors and permitted assigns) of the Other Part:

WHEREAS:

(a) The Promoter have successfully developed and completed construction of residential premises on Survey Nos. 01, Hissa No. 02, Survey No. 02, Hissa No. 01, and Survey No. 02, Hissa No. 02B, situate at Village Deolwadi, Taluka Karjat, District Raigad and (ii) Survey Nos. 01, Hissa No. 10B, and Survey No. 03, Hissa No. 02, situate at Village Bamnoli, Taluka Karjat, District Raigad, totally admeasuring 2-30-7 H.R.P, land, within the limits of Sub Registrar of Assurance Karjat - Raigad in the registration District of Raigad, the said property by constructing various buildings approved by A.D.T.P., Alibaug, (District Raigad) and forming part of the N.A. Permission granted by the Collector of Raigad being First Phase.

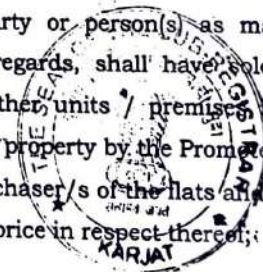
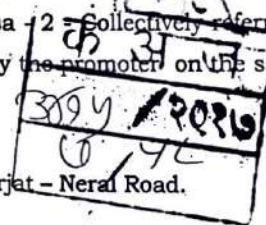


(b) The Promoter have introduced Second Phase on all that piece and parcel of plot of land situate at Village Deolwadi, Taluka Karjat, District Raigad, within the limits of Sub Registrar of Assurance Karjat Raigad in the registration District of Raigad bearing Survey No. 01, Hissa No. 03, admeasuring 0-82-3 H. R. P., Assessment Rs. 12-71 within the limits of Sub Registrar of Assurance Karjat - Raigad in the registration District of Raigad (hereinafter referred to as the "Said Property") more particularly described in the **First Schedule** hereunder written is owned and possessed jointly by (1) Mr. Omprakash B. Monga, (2) Mr. Gaurav Omprakash Monga, (3) Mr. Vasant Anandji Patel, (4) Mr. Jayantilal Arjanbhai Patel, as Partners of M/S. ECOPARK DEVELOPERS LLP having its registered office address at 14th Floor, Eco Star, Vishweshwar Nagar Cross Road, Off. Aarey Road, Goregaon (East), Mumbai 400 063, the said Promoter. The said property so purchased by the partners has been introduced by them in the Books of said Promoters as their capital contribution and as such said Promoter is entitled to undertake activities in respect of the said property.



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- (c) The Promoter proposes to construct and develop the said property by constructing various buildings as shown in the N.A plan of the project duly approved by Assistant Director of Town Planning (A.D.T.P.), Alibaug (District Raigad) and forming part of the N.A. Permission granted by the Collector Raigad, which is more particularly described in the block plan attached herewith and marked as **Annexure 'A'** in RED colour boundary line.,
- (d) The Project comprises of (i) Building - 1 known as Aster - 1 in Wing "A", Aster - 2 in Wing "B", (ii) Building - 2 known as Iris - 1 in Wing "C", Iris - 2 in Wing "D", (iii) Building - 3 known as Rosa - 1 in Wing "E" and Rosa - 2 in Wing "F", all Buildings consisting of Ground plus Four upper floors for residential purpose as shown in the said sanctioned/approved plan.
- (e) The Promoter has, on the basis of the FSI available, as on date, prepared and submitted plans for the aforesaid 3 (Three) Buildings (having 06 Wings) (hereinafter individually referred to as "Aster - 1, Aster - 2, Iris - 1, Iris 2, Rosa - 1 and Rosa - 2" collectively referred to as the "**Buildings**") to be constructed by the promoter on the said property.
- (f) The access to the said property is from Karjat - Nerai Road.
- (g) The Promoter alone or any other party or person(s) as may be nominated by the promoter in this regards, shall have sole and exclusive right to sell the flats and other units / premises in the Buildings to be constructed on the said property by the Promoter and to enter into agreement/s with the purchaser/s of the flats and other units/premises and to receive the sale price in respect thereof;
- (h) The Promoter has appointed Design Directions through Mr. Ketan Musale as Architects and M/s. Narendra Desai & Associates as RCC consultants for the preparation of the structural designs and drawings of the Building and the Promoter accepts the professional supervision of the Architect and the Structural Engineers till the completion of the Buildings;



Dr - P

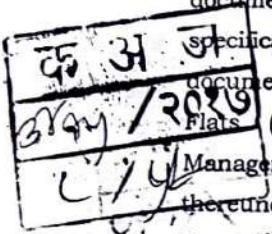
(i) The Promoter has obtained N.A. permission bearing No. MASHA / L.N.A. 1 (B)/ S.R. 114/2015, dated 13/10/2016 from the Collector of Raigad, Alibaug - Raigad and got the plans, specifications, elevations, sections and other details of the Buildings duly approved and sanctioned from the Competent Authority. The promoter is developing the said property alongwith other properties in the name and style as "ECO GREENS" in different phases. While sanctioning the plans the competent authority has laid down certain terms, conditions and restrictions which are to be observed and performed by the promoter while developing the said property;

(j) The Promoter has commenced construction of the Buildings in accordance with the approved plans;

(k) The Purchaser demanded from the promoter and the promoter has given, to the satisfaction of the purchaser, inspection of all the documents relating to the said property, the approved plans, specifications prepared by the promoter's Architects and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, (the "Act") and the rules made thereunder and the purchaser is fully satisfied which the title of the Promoter in respect of the said property and the Promoter's right to allot various flats/premises in the Buildings;

(l) The copy of the Title Certificate issued by Advocate P. C. Shinde, Karjat - Raigad, Copies of the Extracts of Record of Rights, Copy of N.A. Permission and Copy of the Plan in respect of the flat/premises proposed to be purchased by the purchaser has been annexed hereto and marked as Annexure 'B', 'C', 'D', 'E' respectively;

(m) The Purchaser applied to the Promoter for allotment to the Purchaser of Flat/Unit No. 201 on the 2ND floor in the Building 1 known as ASTOR-2 in Wing "B", admeasuring 34.20 square meters carpet area along with attached terrace admeasuring _____ square meters carpet area (which is inclusive of the area of balconies and column projections, if any) as shown in the floor plan hereto annexed and



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marked as Annexure 'E' (the "Premises") which is more particularly described in Third Schedule hereunder written.

(n) The Promoter has agreed to sell and allot to the Purchaser the Premises on ownership basis and the Purchaser agrees to purchase the same for the total consideration of Rs. 22,86,200/-
 (Rupees TWENTY TWO LAKH EIGHTY SIX THOUSAND TWO HUNDRED ONLY Only) and on the terms and conditions as hereinafter appearing;

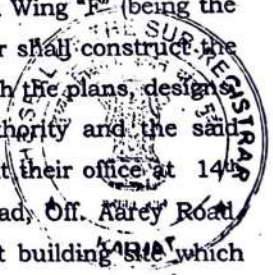
(o) Under section 4 of MOFA (Maharashtra Ownership of Flat Act) 1963, the Promoter is required to execute a written agreement for sale of the Premises in favour of the Purchaser, being in fact these presents and also to get the same registered under the Registration Act, 1908;

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

1. PLANS:

1.1 The Promoter is proposing to construct Residential (i) Building known as Aster - 1 in Wing "A", Aster - 2 in Wing "B", (ii) Building known as Iris - 1 in Wing "C", Iris 2 in Wing "D", (iii) Building known as Rosa - 1 in Wing "E" and Rosa - 2 in Wing "F" (being the "Buildings") on the said Property. The Promoter shall construct the Buildings on the said Property in accordance with the plans, designs, specifications approved by the Competent Authority and the said plans and specifications have been kept by it at their office at 14th Floor, Eco Star, Vishweshwar Nagar Cross Road, Off. Aarey Road, Goregaon (East), Mumbai 400 063 and also at building which have been seen and approved by the purchaser/s and the Purchaser/s has/have also agreed that the Promoter may make such variations and modifications as the Promoter may consider necessary or as may be required by the Government or any other local body or authority and the Purchaser/s shall not be entitled to raise any objection on account of such variations or amendment/modifications provided that the Promoter shall obtain prior consent in writing from the Purchaser/s in respect of such variations or modifications / amendment which may adversely affect the premises agreed to

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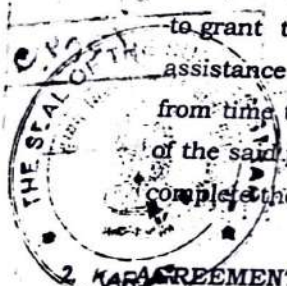


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purchased by the Purchaser/s.

1.2 The Promoter is also entitled to sub-divide the said property and to amend the layout as may be permitted by the Planning Authority and other concerned authorities and/or reduce or increase the limits of the said property and the Purchaser hereby agrees and gives consent to the same and covenants not to obstruct and/or raise any objections whatsoever to and /or interfere with the development to be carried out by the Promoter even after the promoter have given the possession of the said premises to the Purchaser, however the Purchaser shall obtain the prior consent of the premises purchaser/s if such variations, alterations, amendments or deletion in the approved plan will adversely affect the Premises of the Purchaser.

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The Purchaser hereby acknowledge, confirm and undertake that the purchaser shall not claim any rebate or reduction in the purchase price as well as any other benefit from the Promoter as a result of such developments and /or amendments, alterations, modifications and /or variations on the said property. The Purchaser hereby agrees to grant to the Promoter at the cost of the Promoter all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter have delivered possession of the said premise to the Purchaser, so as to enable the Promoter to complete the development of the said property.

2 KAR AGREEMENT:

The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser Flat bearing No. 201 admeasuring 34.20 square meters carpet area along with attached terrace admeasuring _____ square meters carpet area (which is inclusive of the area of balconies and column projections, if any) on the 2ND floor in the Building 1 known as ASTER-2 in Wing "B", to be constructed on the said Property (the "Premises") in "ECO GREENS - PHASE - II" for the price of Rs. 22,86,200/- (Rupees TWENTY TWO LAKH EIGHTY SIX THOUSAND TWO HUNDRED ONLY/- Only) more particularly described in the **Third Schedule** hereunder written

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including the proportionate price of the "Common area and facilities appurtenant to the Premises, the nature, extent and common areas and facilities which are more particularly described in the "Second Schedule" hereunder written. The proposed carpet area of the said premises would be as per the approved plans and may reduce marginally as a result of physical variations due to tiling, ledges, plaster, skirting, RCC column, door Jam/s & door frame, railings, etc. However, the said Purchase price shall remain unchanged for such marginal reduction.

3. PAYMENT :

- 3.1 The Purchaser has paid to the Promoter a sum of Rs. 51,000/- on or before the execution of this Agreement and agrees to pay the balance sum of Rs. 22,35,200/- in the following manner:
- 3.1.1 Rs. 6,34,860/- on or before commencement of RCC Plinth;
- 3.1.2 Rs. 2,28,620/- on or before Commencement of 1st Slab;
- 3.1.3 Rs. 2,28,620/- on or before Commencement of 2nd Slab;
- 3.1.4 Rs. 2,28,620/- on or before Commencement of 3rd Slab;
- 3.1.5 Rs. 2,28,620/- on or before Commencement of 4th Slab;
- 3.1.6 Rs. 2,28,620/- on or before Commencement of 5th Slab;
- 3.1.7 Rs. 1,14,310/- on or before Commencement of Brick Work;
- 3.1.8 Rs. 1,14,310/- on or before Commencement of

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Flooring Work;

3.1.9 Rs. 1,14,310/- on or before Commencement of Painting Work;

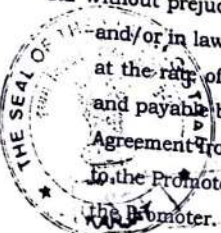
3.1.10 Rs. 1,14,310/- being the balance consideration at the time of Possession;

Service Tax, as applicable to be paid together with respective installments and Value Added Tax (VAT)/GST, as applicable in respect of the said premises shall be paid by the Purchaser/s to the Promoter at the time of registration of this Agreement.

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The above said payments shall be made by the Purchaser within 7 days of notice in writing by the Promoter to be given as hereinafter mentioned.

3.2 Without prejudice to the Promoter's other rights under this Agreement and/or in law, the Purchaser agrees to pay to the Promoter an interest at the rate of 18% per month on all the amounts which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter until the date such outstanding amount is received by the Promoter.



4. OBLIGATIONS OF THE PROMOTER:

4.1 The Promoter has commenced the construction of the Building in accordance with the plans, designs, specifications that are approved by the Competent Authority and with only such variations and modifications as may be required by the Competent Authority and/or any other concerned authority/ies ("Sanctioning Authorities") to be made by them and/or as the Promoter may consider necessary, however the prior consent of the Purchaser/s shall be obtained if such variations and modifications shall adversely affect the structure of the building and/or premises of the Purchaser/s.

4.2 The Promoter agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which

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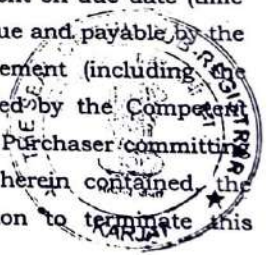
may have been imposed by the Sanctioning Authorities at the time of sanctioning the plans or thereafter and shall before handing over possession of the Premises to the Purchaser, obtain from the concerned authority the occupation certificate and/or completion certificate in respect of the Premises.

4.3 The Promoter hereby declares that the Floor Space Index available in respect of the said Property shall be utilized by the Promoter within the said "Eco Greens" project only and not else where for any purpose whatsoever. In case the said Floor Space Index has been utilized by the Promoter elsewhere, then the Promoter shall furnish to the Purchaser all the detailed particulars in respect of such utilization of said Floor Space Index by it. In case while developing the said Property the Promoter has utilized any Floor Space Index of any other land or property by way of floating Floor Space Index then the particulars of such Floor Space Index shall be disclosed by the Promoter to the Purchaser.

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5. DEFAULT BY THE PURCHASER AND THE CONSEQUENCES.

5.1 On the Purchaser committing default in payment on due date (time being the essence of contract) of any amount due and payable by the Purchaser to the Promoter under this Agreement (including the Purchaser's proportionate share of taxes levied by the Competent Authority and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.



5.2 Provided always that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser 30 days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installments) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a 30 days after giving of such notice;

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5.3 Provided further that upon termination of this Agreement as aforesaid, the amount of 5% of the total consideration of the Premises will stand ipso facto forfeited without any reference or recourse to the Purchaser and the Promoter shall refund to the Purchaser the remaining amount of sale price of the Premises which may till then have been paid by the Purchaser to the Promoter within 6 months of the date of termination of this Agreement by the Promoter but the Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this Agreement and upon offer of refund of the aforesaid amount (after taking into account the forfeited amount) by the Promoter, (whether acceptable and realised by the Purchaser or not) the Promoter shall be at liberty to dispose of and sell the Premises to such person and at such price as the Promoter may in its absolute discretion think fit and proper. On termination of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or against the Premises.

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If the Purchaser avails housing loan from financial institutions or banks or any other lender (the "Lender") against the security of the Premises subject to the consent and approval of the Promoter, then in the event of (a) the Purchaser committing a default of the payment of the installments of the consideration amount and (b) the Promoter exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser shall obtain the necessary letter from the Lender stating that the Purchaser has cleared the mortgage debt. On receipt of such letter from the Lender, the Purchaser shall be (subject to what is stated in Clause 5.3 regarding the forfeiture) entitled to the refund of the amount so paid by him to the Promoter towards the Premises. Notwithstanding the above, the Purchaser's obligation to make the payment of the installments under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.



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6. **FIXTURE/FITTINGS:**

The Promoter will provide the fixtures, fittings and amenities in the Building and the Premises as set out in Annexure "F" annexed hereto.

7. **RIGHTS OF PROMOTER:**

7.1 It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the Premises agreed to be sold by the Promoter to the Purchaser and all other premises shall be the sole property of the Promoter and the Promoter shall be entitled to sell the same without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.

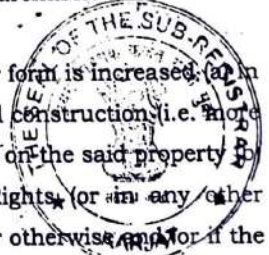
7.2 The Promoter shall be at liberty and be entitled to amend the lay-out plan of the said Property as may be required by the promoter at his sole discretion. The promoter may amend the lay out plan of the said Property, the building plans, other approvals for, including but not limited to,

- (i) acquisition of additional land/property and inclusion of and in the lay out plan of the said property; and
- (ii) amalgamation of the said property with any adjoining land/property;

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The Purchaser shall not have any objection to the aforesaid in so far as such amendment does not adversely affect the structure of the building and/or the premises therein of the purchaser.

7.3 If the Floor Space Index, by whatever name or form is increased (at in respect of the said property and/or additional construction, i.e. more than what is envisaged at present) is possible on the said property on account of Transferable Development Rights, (or in any other similar manner) available for being utilised or otherwise, and/or if the Sanctioning Authorities permit the construction of additional wing/s, then in such event, the Promoter shall be entitled to construct such additional wing/s as per the revised building/s plans. The Purchaser expressly consents to the same as long as the total area of the Premises is not reduced and the structure of the building is not changed.

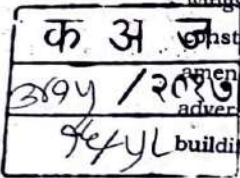


7.4 The Purchaser is aware and confirms that the Promoter shall be

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entitled to complete the development of the said property by constructing the residential buildings.

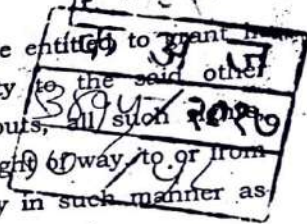
- 7.5 The Purchaser agrees and gives his consent to the Promoter for carrying out the amendments, alterations, modifications and/or variations to the scheme of development in respect of the said property/and/or to the further building/s plans (whether envisaged at present or not) if the said amendments, alterations, modifications and/or variations does not adversely affect the premises of the Purchasers or the structure of the building. The Purchaser agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter for carrying out amendments, alterations, modifications, variations as aforesaid or the Scheme and/or to the further building/s plans, if any, in respect of one or more wing or wings and/or building or buildings to be developed and/or constructed (whether envisaged at present or not) if such amendments, alterations, modifications, variations does not adversely affects the Premises of the Purchasers and structure of the building.



- 7.6 The location of the common areas and amenities is a provisional one. The Promoter is entitled and authorized to alter/modify the layout of the said property, including to alter relocate or reshape the common areas and amenities shown in the presently approved layout subject to that the size or area of the common area and amenities shall not be reduce. The Promoter shall be authorized to construct any building or structure in area currently designated on the said property by relocating it or varying its size.
- 7.7 The Promoter shall always have the right and be entitled to purchase and acquire further Transfer of Development Rights from the market and consume the same on the said property and construct additional structures, make alterations and deal with the same in the manner the Promoter deems fit and proper and the Purchaser hereby consents to the rights of the Promoter mentioned above as well as the rights of the Promoter to revise and modify the building plans from time to time as far as it does not adversely affect the said Premises of the purchasers and the structure of the building.

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- 7.8 The Purchaser is aware that the Promoter will be developing the said property by constructing the residential buildings and shall be entitled to all the benefit of Floor Space Index or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Promoter deem fit
- 7.9 The Purchaser agrees and expressly consents to the following:- (a) The Promoter shall be at liberty and entitled to enter into any arrangement as it may deem fit, with the other promoters/developers to amalgamate the lay - out on the said property with the lay - outs on the lands contiguous/adjacent to the said property, to form a larger lay - out with a view to integrate various infrastructure such a roads, common spaces, gardens, water supply, electric sub-stations, drains, sewers, installation and other services and utilities for more effective and economical maintenance and optimum enjoyment of the same.
- (b) The Promoter have the right and shall be entitled to grant in respect of any portion of the said property ~~to the said other promoter/developers of the adjacent lay - outs, all such~~ ^{to the said other promoter/developers of the adjacent lay - outs, all such} benefits, privileges, easements including the right ~~of way to or from~~ ^{of way to or from} any or all internal roads in the said property in such manner as desired by the promoter.
- (c) The Promoter shall have the right to utilize ~~(transfer) float~~ ^{(transfer) float} any additional or residual FSI potential of the said property ~~or to the said adjacent lay - outs or on any other land.~~ ^{or to the said adjacent lay - outs or on any other land.}
- 7.10 The Purchaser is aware that the Promoter is developing the said property by constructing the 3 (three) Residential Buildings having total (06) Wings. The commencement of construction, completion / possession etc. of the buildings to be constructed on the said property will be spread over number of years. The Purchaser declares and confirms that he is aware that the building in which the said premises is located is part of the single lay - out and the said building is not situated on an independent plot as it is part of the Group Housing Scheme under the relevant D.C. Regulation. The FSI utilized in the building in which the said premises is located is part of

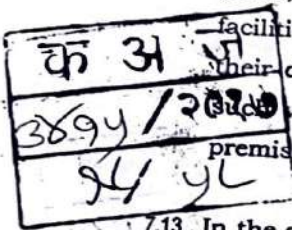


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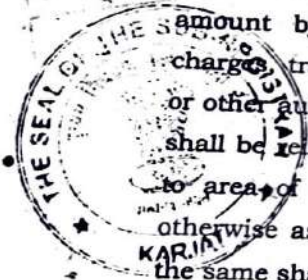
the total FSI sanctioned on the basis of the area of the said property. The purchaser shall not be entitled to any other FSI benefit except the FSI under in the said premises. The Promoter reserve unto themselves right to consume total FSI available by reason of any increase in FSI and/or any change in the DCR from time to time till the conveyance is executed in favour of the Apex Body.

7.11 The Promoter shall be at liberty to sell, assign, transfer mortgage or otherwise deal with its right, title and interest in the said property and/or the Building, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the Premises.

7.12 The Promoter shall be entitled to make variations in the lay-out plans, amenities and specifications, service and utility connection, facilities and underground water tanks, pumps, recreation areas, and their dimensions as the Promoter deems fit subject however, that such variation shall not adversely affect the said building and the premises of the purchaser therein.



7.13 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges etc. payable to any Sanctioning Authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser to the Promoter in proportion to area of the Premises wherever applicable of the Premises or otherwise as may be determined by the Promoter. Non payment of the same shall constitute a breach of this Agreement.



7.14 The Promoter shall have the right to designate any space in the said property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the said property. The Promoter shall also be entitled to designate any space in the said property to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said property and the buildings constructed thereon.

7.15 Notwithstanding the other provisions of this Agreement, the Promoter shall be entitled to nominate any person ("project management agency") to manage the operation and maintenance of the building(s), and the infrastructure on the said property, common amenities and facilities on the said property for a period of at least Three years after the said property is developed (as determined by the Promoter). The Promoter shall have the authority and discretion to negotiate with such project management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the project management agency shall be borne and paid by the Purchaser on a pro rata basis as part of the common amenities and outgoing charges referred in clause 12:1 (iii) herein.

7.16 In such event, the Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter or the project management agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said property and common areas and facilities within the said property and buildings constructed thereon.

7.17 The Promoter shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the said property, till such time as the said property together with the buildings constructed thereon are transferred to the Organisation Apex Body.

7.18 The Promoter shall be entitled to construct site offices/sales lounge in the said property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said property or any portion thereof is conveyed/ leased / assigned to the Organisation or the Apex Body and shall continue until the entire said property is developed.

7.19 The Promoter has informed the Purchaser/s and the Purchaser/s

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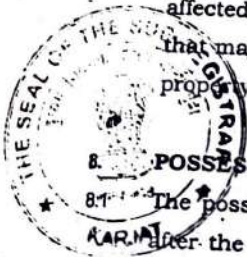


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is/are aware that the Promoter is intending to develop the said property further by putting up additional construction either horizontally or vertically or by amalgamating the said property with adjoining land/s in future. The Purchaser/s hereby expressly give/s his/her/their no objection for the said additional development and the Purchaser/s shall not raise any objection at any time now or in future for the said additional development and the Promoter alone shall be entitled for the benefits of the said additional development without any claim of whatever nature by the Purchaser/s herein.

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The Promoter shall always have the right to acquire and amalgamate the said adjoining parties and develop the same alongwith the said property and the Purchaser/s shall not raise any objection or cause any obstruction for the same provided that the light, ventilation and the area agreed to be given to the Purchaser/s is not adversely affected and the Purchaser/s shall not object to any Right of Way that may be granted over the said property to the adjoining land/s or property/ies.



POSSESSION:

The possession of the Premises shall be delivered to the Purchaser after the Premises is ready for use and occupation provided all the amounts due and payable by the Purchaser under this Agreement and the stamp duty and registration charges in respect of the Premises are duly paid by the Purchaser. The Promoter expects to give possession of the Premises to the Purchaser on or before

31st DECEMBER 2019

8.2 If the Promoter fails or neglects to give possession of the Premises to the Purchaser on the above referred date (subject to force majeure) or within any further date or dates as may be mutually agreed between the parties hereto, then in such case the Purchaser shall be entitled to give notice to the Promoter terminating this agreement, in which event the Promoter shall within three months from the receipt of such notice, refund to the Purchaser the amount of deposit or earnest money and the further amounts, if any, that may have been received by the Promoter from the Purchaser as installments in part payment in respect of the Premises along with the simple interest at

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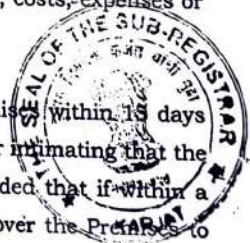
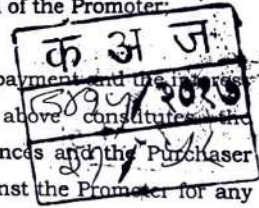
the rate of 9% per annum from the date of receipt till repayment. The Purchaser shall not have any further claim against the Promoter in respect of the Premises or arising out of this agreement and the Promoter shall be at liberty to dispose of the Premises to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the Premises on the aforesaid date, if the completion of the Building/s is delayed on account of:

- (i) force majeure;
- (ii) non-availability of steel, cement, other building material, water or electric supply;
- (iii) war, civil commotion or act of God;
- (iv) any notice, order, rule, notification of the Government or other public, judicial or competent authority;
- (v) delay in any approvals;
- (vi) other reasonable cause beyond the control of the Promoter.

8.3 The Purchaser agrees that the refund of the payment and the interest amount as mentioned in Clause 8.2 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes any and all his rights to claim against the Promoter for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.

8.4 The Purchaser shall take possession of the Premises within 15 days of the Promoter giving written notice to Purchaser intimating that the Premises is ready for use and occupation. Provided that if within a period of three years from the date of handing over the Premises to the Purchaser, the Purchaser brings to the notice of the Promoter any construction defect in the Premises or the building in which the Premises is situated or the material used therein, then wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter reasonable compensation for such defect. Provided further, if any defect or damage is found to have been caused due to the negligence or due to any unauthorized changes/alteration carried out by the Purchaser or



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his agents, then the Promoter shall not be liable for the same.

9. **COMMON AREAS AND RESTRICTED AREAS:**

It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities appurtenant with the Premises and the nature, extent and description of such common areas and facilities is set out in the **Second Schedule** hereunder written. It is hereby agreed that the areas mentioned in the Second Schedule written hereunder under the heading Common Areas and Facilities only shall be common facilities and the Promoter shall be entitled to declare all other areas as limited or restricted or reserved common areas and facilities including those mentioned in the **Third Schedule** hereunder written and alienate and dispose off the same in such manner as the Promoter think fit and proper.

10. **COVENANTS BY THE PURCHASER:**

10.1 The Purchaser shall use the Premises or any part thereof or permit the same to be used only for the purpose of residence. The Purchaser agrees not to change the user of the Premises without prior consent in writing of the Promoter and any unauthorised change of user by the Purchaser shall render this Agreement voidable at the option of the Promoter and the Purchaser in that event shall not be entitled to any right arising out of this Agreement.

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10.2 The Purchaser with an intention to bring all persons in whose hands the Premises may come, doth hereby covenant with the Promoter as follows:



(a) to maintain the Premises at the Purchaser's own cost in good tenable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the Building/s, staircase/s or passage/s which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the Building or the Premises or part thereof;

(b) not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the Building or storing of which goods is objected by

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the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the Building including the entrance thereof. In case any damage is caused to the Premises or the Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach;

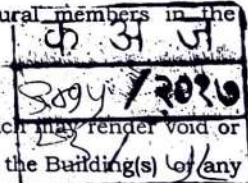
(c) to carry at the Purchaser's own cost all internal repairs to the Premises and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and not to do or suffer to be done anything in the Premises or the Building which is in contravention of rules, regulations or bye-laws of the concerned local public authority;

(d) not to demolish or caused to be demolished the Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof nor alter the elevation and outside colour scheme of the Building and to keep the portion, sewers, drain pipes in the Premises and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other part of the Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the Premises;

(e) not to do or permit to be done any act which may render void or voidable any insurance of the said property or the Building(s) or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;

(f) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the said property and the Building;

(g) to co-operate with the Promoter and allow the Promoter and/or its agents, surveyors, workers, etc to enter the said premises for the purposes of carrying out all the repairs, fixing leakages, etc.



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(h) pay to the Promoter within 15 days of demand by the Promoter, his/her share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the Building;

(i) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the [Corporation] and/or government and/or other public authority on account of change of user of the Premises or otherwise;

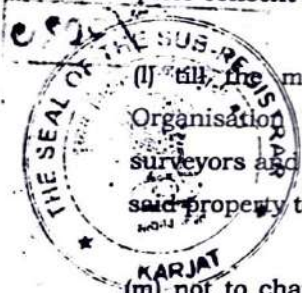
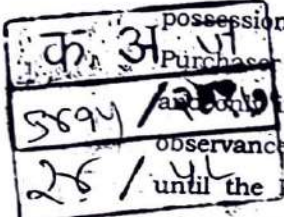
(j) to bear and pay all service tax, works contract tax, VAT etc and such other levies, if any, which may be imposed with respect to the construction on the said property and/or any activity whatsoever related to the Premises by the Corporation and/or State/Central/Government and/or Public Authority from time to time;

(k) not to let, sub-let, transfer, assign or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this agreement are fully paid up and until the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained its prior consent in writing in that behalf;

(l) till the management of the Building is handed over to the Organisation and/or the Apex Body, to allow the Promoter, its surveyors and agents at all reasonable time to enter into or upon the said property to view and examine the state and condition thereof;

(m) not to change the external colour scheme or the pattern of the colour of the Building;

(n) not to change exterior elevation or the outlay of the Building;



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(o) not to fix any grill to the Building or windows except in accordance with the design approved by the Promoter;

(p) Purchaser shall not do or suffer to be done anything on the said property or the Building which would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Promoter in that behalf;

These covenants shall be binding and operative even after the formation of the society / condominium

10.3 The Purchaser confirms that the Promoter has given full free and complete inspection of documents of title in respect of the said property and the Purchaser confirms that he has entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Title Certificate issued by Advocate and the Purchaser undertakes not to raise any objection and/or requisition on the title to the said property.

10.4 The Purchaser shall have no claim save and except in respect of the Premises. All other areas including common area and facilities remain the property of the Promoter until the whole of the said property is transferred as herein provided subject to the rights of the Promoter as contained in this Agreement.

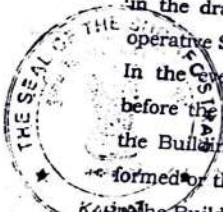
10.5 IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space and/or the designated open space in, or adjacent to, or connecting in any manner to the flat/premises, in the said building/s, if any, shall belong exclusively to the Purchaser/s of the said flat/premises and such terrace space and/or the designated open space is intended for the exclusive use of the respective Purchaser/s to whom the same is allotted. The said terrace or the open space shall not be enclosed by the Purchaser/Allottee till the permission in writing is obtained from the concerned local authority/competent authority/ies and the Promoter of the Society as the case may be.

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11. **ORGANISATION AND APEX BODY:**

The Promoter shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960 or condominium under the Maharashtra Ownership of Flats (Regulation of the promotion and construction, sale, management and transfer) Act 1963 & The Maharashtra Apartment Ownership Act, 1970 or any other body corporate in respect of the Building and other buildings that may be constructed on the said property (the "Organisation") by the Promoter. The nature of the organization to be formed in respect of the buildings to be constructed on the said property and the type of transfer document to be executed in favour of the organization to be formed in respect of the buildings to be constructed on the said property shall be determined at the sole discretion of the Promoter. The Purchaser and the purchasers of the other premises shall join in the formation and registration of the Organisation and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, documents and other papers and writings for the purpose of formation and registration of the Organisation including bye-laws of the Organisation and duly fill the same and return to the Promoter within 15 (fifteen) days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the Organisation. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority. In the event of the said organization being formed and registered before the sale and disposal by the Promoter of all the premises in the Building, the power and authority of the said Organisation so formed or that of the Purchaser and the Purchasers of other premises in the Building shall be subject to overall authority and control of the Promoter in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Promoter shall have the absolute authority and control as regards the unsold premises and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold premises. In case

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the Organisation is formed before the disposal by the Promoter of all the premises then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold premises and as and when such premises are sold, the said Organisation shall admit such Purchaser as the member/s without charging any premium or extra payment.

It is agreed and understood by the Parties that the Promoter may, in its sole, discretion form and register an Organisation ("Apex Body") comprising of and being the Association of the various organisations formed in respect of the Building and other buildings to be constructed on the said property including the Organisation referred to hereinabove, as the unit members for the purpose of proper management, maintenance, regulation and control of the infrastructure and common amenities and facilities of the said property and for such other purpose as the Promoter may decide.

12. **OUTGOINGS:**

Commencing a week after notice is given by the Promoter to the Purchaser that the Premises is ready for use, the Purchaser shall be liable to bear and pay all applicable taxes (including but not limited to service tax, VAT, any other future levies/taxes) and charges for sub-stations, cable costs, electricity and other service charges and the outgoings payable in respect of the Premises (including the said property taxes). The Purchaser agrees and

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themselves/himself/herself to pay regularly every month, by the 15th day of each month to the Promoter until the conveyance of the said property and the Building thereon is executed in favour of the society/condominium, organisation/apex body, the proportionate share that may be decided by the Promoter for (a) Insurance Premium, (b) all taxes due to statutory bodies/authorities that may from time to time be levied against the said property or the Building including water taxes and water charges and (c) outgoings for the provisional maintenance and management of the Building including the Premises and the amenities and facilities, common lights and other outgoings and maintenance charges such as collection charges, charges for watchman, sweeper and maintenance of accounts, incurred in connection with the said property or the Building. The amount so paid shall not carry any interest and remain with the

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Promoter until the management is handed over to the Organisation and/or the Apex Body.

12.1 The Purchaser shall on or before the delivery of the possession of the Premises pay to the Promoter the following amounts:

- i) Rs. 5,000/- towards legal charges.
 ii) Rs. 5,000/- for formation and registration of the Organization/Society.
 iii) Rs. 19,320/- being the advance on account payment towards taxes and other outgoings.
 iv) Rs. 500/- towards Share money, Application and Entrance fee of the Organisation/Society.
 v) Rs. 15,000/- towards deposits for electric meter/ water meter charges.
 vi) Rs. 5,000/- contribution towards Society office.
 vii) Rs. — towards Development charges & infrastructure charges.
 viii) Rs. 45,000/- towards Club House charges.

Rs. 1,24,820/- TOTAL

12.2 The Promoter shall utilize the sum of Rs. 10,000/- (Rupees TEN THOUSAND ONLY)

referred to in Clause 12.1(i) & (ii) above for meeting all legal costs, charges including the professional cost of the Attorney / Advocates of the Promoter in connection with formation of the Society or as the case may be, Limited Company, or the Condominium/the said Organisation/Apex body, as the case may be preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the final Deed of Conveyance in favour of the Organisation/Apex Body.

12.3 It is agreed in respect of amounts mentioned in Clause 12.1 (iii) to (viii) above, the Promoter is not liable to render accounts. In the event



[Handwritten signature]

of any additional amount becoming payable, the Purchaser shall forthwith on demand pay and deposit the difference to the Promoter. The aforesaid amount/deposit shall not carry any interest.

13. FINAL TRANSFER DOCUMENT:

13.1 The Promoter shall transfer to the said Society/ Condominium (the Organisation) or the Apex Body all the right, title and interest of the Promoter in the said property including the land together with the building by obtaining and/or executing the necessary Deed of Conveyance or any other Indenture of Transfer of the said land (or to the extent as may be permitted) and the said building in favour of the said Organisation or the Apex Body, as the case may be. Such conveyance of the said land shall be in keeping with the terms and the provisions of this Agreement. It is hereby expressly state that the Promoter shall be discharged from its liability on exhibiting its intention to execute the conveyance in favour of the said Organisation or Apex Body giving a written notice to that effect and however if any further delay is caused by the said Organisation or Apex Body in the execution of the conveyance, the Promoter shall not be liable for the same.

13.2 The Deed of Conveyance shall *inter alia* contain such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest in the said property and the Building, a covenant by the Purchaser to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.

13.3 In the event indentures of lease have been executed in favour of the Organisation and other organisations formed in respect of all the buildings constructed the said property, after the development of the said property is completed and subject to the leases in favour of the society/condominium and other organisations reversionary interest in the said property shall be transferred in favour of the Apex Body,

Dr. 1/12/20

13.4 The project shall deemed to be completed upon the development of the said property by utilization of the fullest present or future FSI and TDR thereof and upon completion of the entire scheme of development of the said property in accordance with sanctioned Scheme and on completion of the infrastructure and common areas and facilities of the said property and the sale of buildings or built-up areas therein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and/or any other agreements made with purchasers and/or lesses, licensees, etc. and formation of all society/condominium/organisations and either (i) execution of leases in favour of the society/condominium and other organisations formed in respect of the other buildings constructed on the said property and transfer of reversionary interest in favour of the Apex Body OR (ii) conveyances/deeds of assignment in favour of the society/condominium and other organisations formed in respect of all the buildings constructed on the said property.

30/9/2019
30/9



13.5 Advocates for the Promoter shall prepare and/or approve, as the case may be, deed of conveyance, indenture of lease or deed of assignment and all other documents to be executed. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the deed of conveyance/ indenture of lease / deed of assignment declaration and other documents and formation and registration of the Organisation or Apex Body shall be borne and paid by all the purchaser of the various premises in the Building and/or Organisation or the Apex Body on its formation. Such amount shall be kept deposited by the Purchaser with the Promoter at the time of taking the possession of the said Premises and shall, until utilisation, remain with the Promoter.

13.6 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Premises or of the said Property or any part thereof or of the said property or the Building or any part thereof.

Dr

14. DEVELOPMENT OF THE SAID PROPERTY

14.1 The Purchaser acknowledges that the development of the said property (including setting up of the infrastructure and common amenities and facilities) shall be in accordance with law and may be modified from time to time.

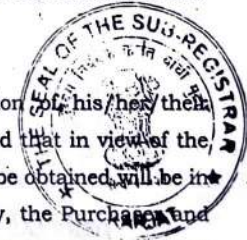
14.2 The Purchaser and the Organization or Apex Body shall fully cooperate with the Promoter in the matter of implementation of the scheme for development and the development of the said property and the infrastructure and common amenities and facilities of the said property without creating any obstruction or interference. The Purchaser has been put to the specific notice that during the course of the development there may be (a) a temporary suspension of common amenities and facilities (b) a temporary suspension of services and utilities (c) hardship and inconvenience to the Purchaser and the Organization and other organizations. The Promoter shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf;

14.3 The Purchaser hereby acknowledges and confirms that the development of the said property as contemplated herein is dependent on the grant of FSI and release of FSI by the Sanctioning Authorities. Therefore, the Promoter will/may have to modify and alter the plans as per the grant of FSI by the Sanctioning Authorities, and the Purchaser will not object to the same as long as it does not adversely affect the building and the Premises of the Purchasers and the area of the Premises is not reduced.

14.4 The Purchaser will not claim/demand partition of his/her/their interest in the said premises. It is further agreed that in view of the fact that some of the approvals obtained and to be obtained will be in respect of the development on the said property, the Purchaser and the society when formed will not commit any breach or default which will result in the validity of the approvals obtained and to be obtained being vitiated.

15. STAMP DUTY AND REGISTRATION:

Dr P S



The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser. The Purchaser shall at his/her/their cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard the Promoter shall attend such office and admit the execution thereof.

16. **NOTICE:**

Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above. Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent through registered letter, courier service, personal delivery or facsimile date of service of a notice delivered personally, by courier service, registered letter or by email shall be the actual date of such delivery. Date of service facsimile notice shall be the business day after sending of such facsimile.

17. 31/01/2018
3894/2018
S.R.V. 90

INDEMNIFICATION BY THE PURCHASER:

The Purchaser shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his/its obligations under this agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any said property(ies) howsoever arising related to the use and/or occupation of the Premises and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his/its agents, servants, tenants, guests, invitees and/or any person or entity under his/its control; and (d) Purchaser's non-compliance with any of the Restrictions regarding the use and/or occupation of the Premises.

18. **GENERAL PROVISIONS**

[Handwritten signature]

18.1 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the Premises between the parties hereto.

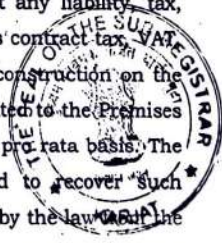
18.2 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

18.3 No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

18.4 If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several.

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30/04/2019
35/92

18.5 The Purchaser hereby agrees and confirms that any liability, tax, duties or impositions including service tax, works contract tax, GST and or any other taxes, etc. related to the construction on the said property and/or any activity whatsoever related to the Premises shall be due and payable by the Purchaser on a pro rata basis. The Promoter shall have the right and be entitled to recover such amounts proportionately or otherwise if required by the law. The Purchaser and the Promoter's decision in respect of the same shall be final and binding to the Purchaser.



18.6 The PAN of the parties hereto are as under:

Handwritten initials and symbols: Dh P B

PROMOTERS**ECOPARK DEVELOPERS LLP****AABFE 6767F**

PURCHASER/S

1. MRS. DIMPLE SANJEEV PADANE - AGTPR4692A
 2. MR. SANJEEV PADANE - ADCPP5966H
 3. _____
 4. _____

✓
 Dr. P. S.

THE FIRST SCHEDULE ABOVE REFERRED TO**DESCRIPTION OF THE PROPERTY**

ALL THOSE piece or parcel of Non Agricultural land situate, lying, being at Village Deolwadi, Taluka Karjat, District Raigad, within the limits of Sub Registrar of Assurance Karjat - Raigad in the registration District of Raigad the description of which is as under:

1. Non Agricultural Plot of land situate at Village Deolwadi, Tal. Karjat, Dist. Raigad:

Survey No.	Hissa No.	Area H. R. P.	Assessment Rs. Ps.
01	03	0-79-8 0-02-5 0-82-3	12 - 71

क अ ज
 8894 / 20812
 387.46

THE SECOND SCHEDULE ABOVE REFERRED TO:
DESCRIPTION OF COMMON AREAS & COMMON FACILITIES

1. Common areas shall include:-



a) Areas covered under the external and internal walls and pardis (built up areas).

b) Staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces designated open ground adjoining certain flats, or terraces or designated open ground connected in any way to certain flats and as such, exclusively allotted to Purchaser of the said flat).

✓
 Dr. P. S.

THE THIRD SCHEDULE ABOVE REFERRED TO:

FLAT NO. 0201 ON THE 2ND FLOOR IN THE BUILDING I
 KNOWN AS AGNER-2 IN WING "B" HAVING CARPET AREA
 OF 34.20 SQ. MTRS. ALONG WITH ATTACHED TERRACE HAVING
 SQ. MTRS. CARPET AREA IN "ECO GREENS - PHASE - II".

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

क ३४
 २०१५/२०१६
 ३३/०४
 SIGNED SEALED AND DELIVERED BY)
 the named **PROMOTER**)
 M/S. ECOPARK DEVELOPERS LLP.,)
 through its Partner)



For ECOPARK DEVELOPERS LLP
JAB
PARTNER

By the hand of its authorized signatory)
 in the presence of)
 1) PRAKASH KADU J.ans)
 KARTAT - RAIGAD)



Signature P

SIGNED AND DELIVERED by)
 the within named:)
 Purchaser/s)
 MRS. DIMPLE SANTEEV PADANE)
 & MR. SANTEEV PADANE)



in the presence of:)
Witness)
 1) SATISH RANE *Satish Rane*)
 HALIVALI - KARTAT)
 2))



Signature



RECEIPT

RECEIVED of and from the Purchaser/s abovenamed, a sum of
 Rs. 51,000/- (Rupees FIFTY ONE THOUSAND
ONLY Only)
 by Cheque/DD/RTGS/NEFT as per Clause 3.1 of this Agreement.

For M/S. ECOPARK DEVELOPERS LLP
JAB
(PARTNER)

2. Common facilities in the building shall include:-

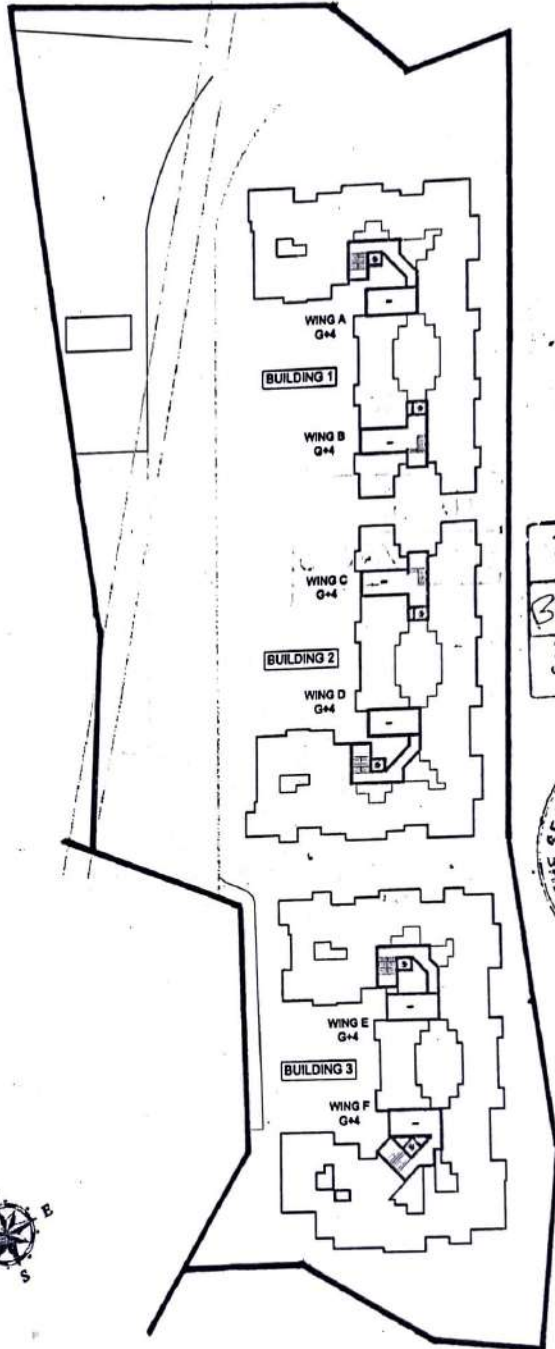
- a) Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.
- b) Drainage and sewerage treatment plant including septic tank and soak etc.
- c) Electrical common load wiring, starters/switches and all common wirings, meter cabins, service cables and switchgear.
- d) Common lights in staircases, landings, gates, terrace and building compounds.
- e) Unallotted open spaces, gardens and recreation areas.
- f) Compound gate/s. and security cabin/s
- g) Common compound walls.
- h) Lifts and lift machine room on common terrace.
- i) Society Office room and furniture therein
- j) Club House

All areas not covered under "Common Areas and Facilities" are restricted areas and facilities and the Promoter shall have absolute right to dispose of the same to any person/s in the manner the Promoter deems fit and proper.

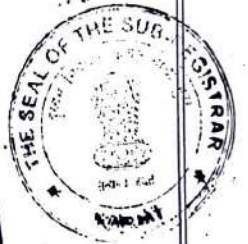


ANNEXURE 'A'

ECO GREENS - PHASE II
KARJIAT



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3894/2020
36/14



LAYOUT PLAN

PURCHASER SIGNATURE

[Handwritten signature]

PROMOTER'S SIGNATURE
FOR ECOPARK DEVELOPERS LLP

[Handwritten signature]

PARTNER



BUILDING NOMING:

FLAT NO:

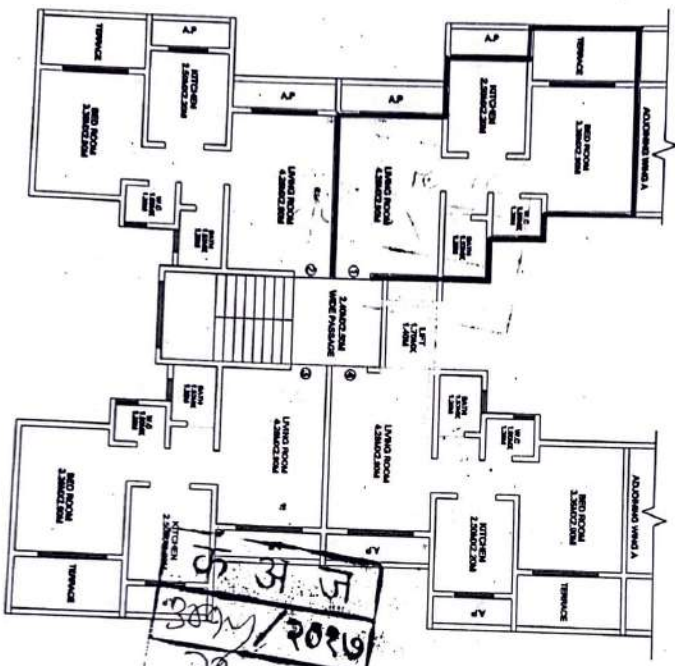
FLOOR :

1 1/2 B"

280

2ND

ASTER - 2
TYPICAL - 2ND & 4TH FLOOR PLAN



Handwritten notes: 07/31/2016, 32/14



ANNEXURE
ECO GREENS

PURCHASER SIGNATURE

[Handwritten Signature]

PROMOTER'S SIGNATURE
FOR ECOPARK DEVELOPERS LLP

[Handwritten Signature]
PARTNER

ANNEXURE "F"

LIST OF AMENITIES

1. Vitrified tiles flooring in the living room, bed rooms, kitchen and all passages.
2. Granite platform with stainless steel sink in kitchen.
3. Glazed dado in kitchen.
4. Bathrooms with concealed plumbing and high quality C.P. fittings.
5. Glazed tiles dado in bathrooms up to door-height with quality sanitary fittings.
6. Hot and cold mixer system in bath rooms.
7. Concealed copper electrical wiring with decorative switches and circuit breakers.
8. Telephone / Cable T.V. points in living room and bed rooms.
9. Coloured anodized aluminum sliding windows on marble sill.
10. Main door with veneer finish and brass/S.S. hardware fittings.
11. Automatic lifts of prestigious make.

Handwritten notes in a box:
10/10/2016
0800

Handwritten notes in a box:
क. अ. ज.
8004 / 2016
2/1/16



आयकर विभाग
INCOME TAX DEPARTMENT
ECOPARK DEVELOPERS LLP



भारत सरकार
GOVT. OF INDIA

04/09/2003

Permanent Account Number
AABFE6767F

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VASANT ANANDJI PATEL

ANANDJI NATHABHAI PATEL

23/11/1961

Permanent Account Number
AGEPP3110C

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYANTILAL ARJANBHAI PATEL

ARJANBHAI PATEL

21/09/1961

Permanent Account Number
KACPP3852D

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

OMPRAKASH B MONGA

BANARSIDAS MONGA

14/03/1943

Permanent Account Number
AADPM8163B

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURAV OMPRAKASH MONGA

OMPRAKASH BANARSIDAS MONGA

13/09/1980

Permanent Account Number
AEVRM1681E

Signature

क अ ज
29/7/2019
1831/4L



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

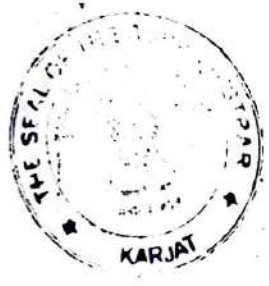
RAJIV H DESHPANDE
H B DESHPANDE

06/06/1969
Permanent Account Number
AKGPD3667G

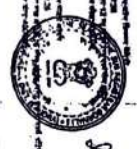
Deshpande
Signature



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३०/०५/२०१७
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1. **संस्था का नाम**
 2. **संस्था का पता**
 3. **संस्था का प्रकार**
 4. **संस्था का स्वरूप**
 5. **संस्था का उद्देश्य**
 6. **संस्था का स्थापना तिथि**
 7. **संस्था का अध्यक्ष**
 8. **संस्था का सचिव**
 9. **संस्था का निदेशक**
 10. **संस्था का निदेशक**



1. **संस्था का नाम**
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3704/2020
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 3. **संस्था का प्रकार**
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 7. **संस्था का अध्यक्ष**
 8. **संस्था का सचिव**
 9. **संस्था का निदेशक**
 10. **संस्था का निदेशक**



1. **संस्था का नाम**
 2. **संस्था का पता**
 3. **संस्था का प्रकार**
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 7. **संस्था का अध्यक्ष**
 8. **संस्था का सचिव**
 9. **संस्था का निदेशक**
 10. **संस्था का निदेशक**

1. Name of the Candidate
 2. Roll Number
 3. Date of Birth
 4. Sex
 5. Religion
 6. Education
 7. Occupation
 8. Address
 9. Signature
 10. Photograph
 11. Finger Impression
 12. Thumb Impression
 13. Date of Issue
 14. Validity
 15. Remarks



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 2019/2020

क अ ज
 3094/2019
 21/11

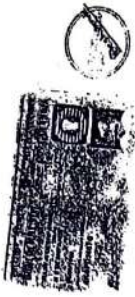


10000
 2019/2020



1. Name of the Candidate
 2. Roll Number
 3. Date of Birth
 4. Sex
 5. Religion
 6. Education
 7. Occupation
 8. Address
 9. Signature
 10. Photograph
 11. Finger Impression
 12. Thumb Impression
 13. Date of Issue
 14. Validity
 15. Remarks





Post
Office
No. 1234



क. अ. ज.
२२/१२/२०१७
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 ५५६७ / २०१७
 ७६ / ७६



क्र. - ७	७६
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Thursday, January 05, 2017
11:22 AM

Original/Quotation
Date: 5/1/2017
Page: 1/34

संस्थाचे नाव: अश्विनी
संस्थाचे पत्ता: अश्विनी, मंगळूर, मुंबई - 400 002
संस्थाचे फोन: 022-26111111

संस्थाचे बँक खाते: 11000000000000000000
संस्थाचे बँक नाव: State Bank of India
संस्थाचे बँक शाखा: Mumbai

संस्थाचे पत्ता: अश्विनी, मंगळूर, मुंबई - 400 002
संस्थाचे फोन: 022-26111111

- 1) कंत्राट मूल्य: ₹ 1000
- 2) कंत्राट मूल्य: ₹ 4000

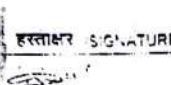
क अ ज
30/01/2017
48/40



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Sl. No.	Description of Work	Quantity	Rate	Amount
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Purchases - I

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AGTPP4692A
नाम / NAME	DIMPLE SANJEEV PADAWE
पिता / FATHER'S NAME	ANIL LALLUBHAI MISTRY
जन्म तिथि / DATE OF BIRTH	21-01-1973
हस्ताक्षर / SIGNATURE	
आयकर आयुक्त (कम्प्यूटर केंद्र) Commissioner of Income Tax (Computer Operations)	

क अ ज
3894/2016
44/16

Purchases - II

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
SANJEEV PADAWE	
MADHUKAR KASHINATH PADAWE	
18/05/1966	
Permanent Account Number ADCPP5966H	
Signature	



witness - ①

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
ANR6042787

आयुक्तचे नाव : अनिल धारक्या सांबरे
Elector's Name : Anil Barkya Sambare
पिताचे नाव : बाळ्या सांबरे
Father's Name : Barkya Sambare
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : 20/01/1981

क अ ज
394/2016
48/4L

witness - ②



आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARAD C KAMBLE
CHANDRAKANT KESHAV KAMBLE
09/12/1982
Permanent Account Number
APXPK8968B



Summary I (GoshwaraBhag-1)

90/3415
गुरुवार, 29 जून 2017 4:45 म.नं.

दस्त गोशवारा भाग-1

क अ ज

कजर
दस्त क्रमांक: 3415/2017

दस्त क्रमांक: कजर /3415/2017

बाजार मूल्य: रु. 14,48,712/- मोबदला: रु. 22,86,200/-

भरलेले मुद्रांक शुल्क: रु. 1,14,400/-

दु. नि. सह. दु. नि. कजर यांचे कार्यालयात
अ. क्रं. 3415 वर दि.29-06-2017
रोजी 4:31 म.नं. वा. हजर केला.

पावती:5549 पावती दिनांक: 29/06/2017

सादरकरणाराचे नाव: डिम्पल संजीव पाडावे - -

नोंदणी फी रु. 22870.00

दस्त हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

दस्त हजर करणाऱ्याची सही:

एकूण: 24270.00

Sub Registrar Karjat

Sub Registrar Karjat

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा.धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्रं. 1 29 / 06 / 2017 04 : 31 : 10 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 06 / 2017 04 : 32 : 32 PM ची वेळ: (फी)



दस्तनेषजामोबत जोडलेली कागदपत्रे कुलमुखत्यार पत्र
रयकी इत्यादी बनावट आडकूल आस्थास यांची संपूर्ण
जबाबदारी निष्पदकांची राहिल

Beshrande
लिहून देणार

लिहून घेणार



29/06/2017 4 47:48 PM

दस्त गोषवारा भाग-2

कअज

कजर
दस्त क्रमांक:3415/2017

दस्त क्रमांक :कजर/3415/2017
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:मे.एकोपार्क डेव्हलपर्स लिमिटेड सायबिलीटी पार्टनरशिप संस्था तर्फे भागीदार श्री गौरव ओमप्रकाश मोगा बरीरे तर्फे अदाव्यारी श्री.राजीव हरीचंद्र देशपांडे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, स्लॉक नं. -, रोड नं: रा मुद्दे ता कर्जत जि रायगड, महाराष्ट्र, टाईगाड: (००). फोन नंबर:AAABFE6767F	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाम:विमल संजीव पाडावे - - पत्ता:-, -, -, 402 रजमहाल को ऑप हॉसिंग सो लि डी के मार्ग बंदन सुपर मार्केट चे पुढे जॉय हॉस्पिटल गल्ली बेंबूर मुं, कुर्ला उत्तर, MAHARASHTRA, MUMBAI, Non-Government. फोन नंबर:AGTPP4692A	लिहून देणार वय :-43 स्वाक्षरी:-		
3	नाम:संजीव मधुकर पाडावे - - पत्ता:-, -, -, 402 रजमहाल को ऑप हॉसिंग सो लि डी के मार्ग बंदन सुपर मार्केट चे पुढे जॉय हॉस्पिटल गल्ली बेंबूर मुं, कुर्ला उत्तर, MAHARASHTRA, MUMBAI, Non-Government. फोन नंबर:ADCPP5966H	लिहून देणार वय :-51 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफ्टा क्र.3 ची वेळ:29 / 06 / 2017 04 : 42 : 54 PM

ओळख:-

बाबिल इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां ब्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम:अनिल बारक्या सांबरे - - वय:26 पत्ता:रा बाबलें ता बाबापूर जि रायगड पिन कोड:410201	स्वाक्षरी 	
2	नाम:शरद कांबळे - - वय:26 पत्ता:बदनापूर पिन कोड:410202	स्वाक्षरी 	

शिफ्टा क्र.4 ची वेळ:29 / 06 / 2017 04 : 43 : 44 PM

शिफ्टा क्र.5 ची वेळ:29 / 06 / 2017 04 : 44 : 11 PM तोंदणी पुस्तक 1 मध्ये

Sub Registrar Karjat

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH0027908632017	0001633133201718

उभाणित करणेत वेते की, या दस्तऐवजास एकुण ५५ पाने आहेत.
पुस्तक क्रमांक ३२१५ वर नोंदला.
क्रमांक

दुव्यम त्रिबंधन करिनेत

दिनांक 29 माहे 06 सन २०१७



3415 /2017

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29/06/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. कर्जत
वस्त क्रमांक : 3415/2017
नोदणी :
Regn:63m

गावाचे नाव : 1) देऊळवाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2286200
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1448712
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कर्जत इतर वर्णन : इतर माहिती: मोजे देऊळवाडी ता कर्जत जि रायगड येथील स.नं.1 हि.नं.3 यावरील ईको ग्रीन्स कॉम्प्लेक्समधील ईको ग्रीन्स फेज 2 मधील बील्डींग क्रमांक 1 अॅस्टर 2 विंग बी मधील दुस-या मजल्यावरील निवासी सवनीका क्रमांक 201 क्षेत्र 34.20 चौ.मी.कार्पेट चा करारनामा((Block Number : 201 ;))
(5) क्षेत्रफळ	1) 34.20 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे.एकोपार्क डेव्हलपर्स लिमिटेड सायबिनीटी पार्टनरशिप संस्था तर्फे भागीदार श्री गौरव ओमप्रकाश मोगा वगैरे तर्फे अखत्यारी श्री.राजीव हरीशंकर देशपांडे -- वय:-45; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा मुद्रे ता कर्जत जि रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410201 पॅन नं:-AABFE6767F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- डिम्पल संजीव पाडावे -- वय:-43; पत्ता:-, -, -, 402 रजमहाल को ऑप हौसिंग सो लि डी के मार्ग चंदन सुपर मार्केट चे पुढे जाय हॉस्पिटल गल्ली चेंदूर मुं. कुर्ला उत्तर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:- AGTPP4692A 2): नाव:- संजीव मधुकर पाडावे -- वय:-51; पत्ता:-, -, -, 402 रजमहाल को ऑप हौसिंग सो लि डी के मार्ग चंदन सुपर मार्केट चे पुढे जाय हॉस्पिटल गल्ली चेंदूर मुं. कुर्ला उत्तर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:- ADGPP5966H
(9) दस्तऐवज करून दिल्याचा दिनांक	29/06/2017
(10) दस्त नोंदणी केल्याचा दिनांक	29/06/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3415/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	114400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22870
(14) क्षेत्र	

दुय्यम निबंधक, कर्जत.



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.