

...प्राप्त होकर...

चरई-२

पुस्तक	पृष्ठ		
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१		२०२३	

AGREEMENT FOR SALE

Agreement for Sale made at Vasai, this 9th day of June, in the year
Two Thousand and Twenty Three,

BETWEEN

M/s. Shree Narayan Industrial Developers, a registered partnership Firm, having its address at Dhuri House, Near Railway Station, Vasai Road (W.), Taluka Vasai, District Palghar through its Partners (1) Mr. Chandrashekhar Shantaram Dhuri & (2) Mr. Sudhir Kashinath Dhuri, hereinafter referred to and called 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 **FIRST PART**;

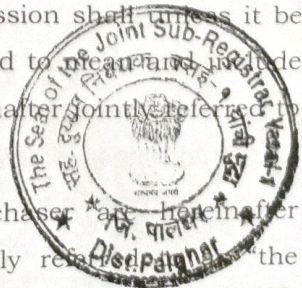
AND

Mr. / ~~Ms.~~ / Mrs. Pramod Harishankar Yadav &
Mrs. Dhanno Pramod Yadav of _____
Indian Inhabitant/s having his / her / their address at A/9
Mahendra Chawl, Haweli Pada, Santosh Bhuvan, Vasai,
hereinafter referred to as the **"Allottee/s"** (a) in case of an individual, such individual's heirs, executors and administrators and assigns; (b) in case a partnership firm, for the time being survivors or the last survivors of them and legal heirs, executors administrators or the permitted assigns of such last survivor or them; and (c) in case of company, or a body corporate or juristic entity, it's the director or directors for the time being constituting the said company/survivor or survivors of them of the **SECOND PART**.

AND

(i) Mr. Chandrashekhar Shantaram Dhuri, an adult, resident of Sumangalam, Sai Nagar, Vasai Road (W), Taluka Vasai, District Palghar and (ii) Mr. Sudhir Kashinath Dhuri all residing at Sunath Bhabhola Naka, Near D-Mart, Vasai Road (W), Taluka Vasai, District Palghar (Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs the successor in title) hereinafter jointly referred to as **the Confirming Party** of the **THIRD PART**;

The Promoter, the Confirming Party and the Purchaser are hereinafter individually referred to as "the Party" and collectively referred to as "the Parties".



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WHEREAS,	२०२३		

1. The aforesaid Confirming Parties No.1 and 2 owned, seized and possessed of larger land at village Bilalpada, Taluka Vasai, District Palghar. The mode and manner of acquiring rights, title and interest by the said Confirming Parties is as under.

a. The Confirming Party No.1 Mr. Chandrashekhar Shantaram Dhuri is exclusive and absolute owner of the piece and parcel of freehold lands lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal corporation;

Sr No	Survey No	Hissa No	Area	Assesement
Sr. no.	Survey no.	Hissa No.	Area in HRP	Assessment Rs. - Paise
1	46	2/2	0-04-32	0-09
2	46	2/4	0-17-28	0-37
3	46	2/11	0-28-90	0-63
4	47	4/5	0-11-20	1-35
	Total	0-61-70		

b. Some of the above land came to share of the Confirming Party No.1 by registered deed of partition dated 29.12.2010 registered on 06.01.2011, vide Document No.190/2011. Some of the First land were purchased by the Confirming Party no.1 by (1) registered Deed of Conveyance dated 29.12.2010 registered on 06.01.2011 vide Document No.250/2011, (2) registered Deed of Conveyance dated 11.01.2011 vide Document No.450/2011, (3) registered Deed of Conveyance dated 29.12.2010 registered on 06.01.2011 vide Document No.1083/2011. On the basis of the said several registered Deeds of Conveyance, the Confirming Party No.1 is absolute owner of the First Land.

c. And whereas the Confirming Party No.2 is exclusive and absolute owner of the piece and parcel of freehold lands lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation, which is as under:

Survey no.	Hissa	Area in HRP	Assessment Rs. Paise
46	2/1	0-21-60	3240-00

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पुस्तक	दस्तावेज क्र.	पृष्ठ क्र.	८६
Kashinath Mahadev Dhuri		(2)	
Kashinath Dhuri			

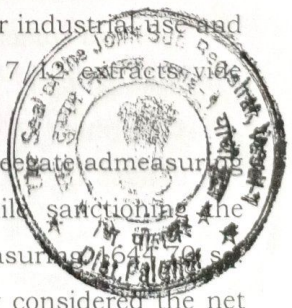
d. This land came to share of (1) Kashinath Mahadev Dhuri, (2) Devendra Kashinath Dhuri, (3) Sudhir Kashinath Dhuri (the Confirming Party No.2 herein), (4) Chhaya alias Sandhya Chandrashekhar Gawade by registered Deed of Partition dated 29.12.2010 registered on 06.01.2011, vide Document No.190/2011 and thereby they became absolute owners of the Second Land.

e. By registered Deed of Release dated 25/04/2018 registered vide Document No.VSI-6-2991/2018 in respect of the Second land, executed by (1) Kashinath Mahadev Dhuri, (2) Devendra Kashinath Dhuri, (the Releasers) in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein) and thereby the said Releasers released their undivided share, right and title in respect of the said Second land in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein). Further, by registered Deed of Release dated 14/08/2018 registered vide Document No.VSI-6-5355/2018 in respect of the Second Land, executed by Chhaya alias Sandhya Chandrashekhar Gawade (the releasor) in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein) and thereby the said Releasor released her undivided share, right and title in respect of the said Second land in favour of Sudhir Kashinath Dhuri (the Confirming Party No.2 herein) and accordingly an entry to that effect is recorded on 7/12 extracts vide Mutation Entry No.1374 dated 29/09/2018.

2. In the aforesaid premise the above Confirming parties came to own and possess the larger land. For the sake of administrative simplicity of developing the said land, the Confirming parties being partners of the aforesaid firm, M/s. Narayan Industrial Developers inducted the land to the Firm which is Promoter of the project. The Promoter thereby contemplated develop the said property by building thereon two industrial buildings as per the applicable rules and regulation .

3. The Tahasildar Vasai in pursuance to the Government of Maharashtra Gazette Part 4 No.3 dated 05/01/2017 and Order No.REV/D-1/T-1/Land-1/WS/SR-439/2017 dated 30/11/2017 granted Non-Agricultural permission in respect of the said Land for industrial use and accordingly an entry to that effect is recorded on 7/12 extracts vide Mutation Entry No.1254 dated 08/01/2018.

4. The Promoter submitted the aforesaid property in aggregate admeasuring 8370.00 sq.mtrs. to VVCMC for its approval. While sanctioning the project, VVCMC deducted therefrom an area admeasuring 1644.70 sq.mt. being the area affected by DP road and thereby considered the net plot area admeasuring 6725.30 sq.mt. for the purpose of granting approvals. This area 6725.30 sq.mtrs. is hereinafter referred to as the



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SCHEDULE No. 'A'

(The Description of the said Property)

The land bearing Survey no.46/2/2 area 0-04-32 H-R-P, Survey no.46/2/4 area 0-17-28 H-R-P, Survey no.46/2/11 area 0-28-90 H-R-P, Survey No.47/4/5 and Survey No.46/2/1 lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation.

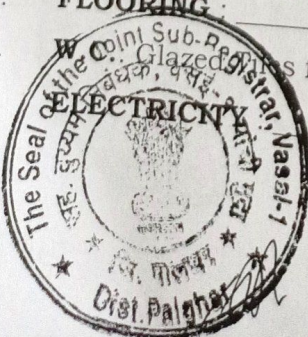
SCHEDULE No. '2'

(The Description of the said Gallas)

Galla No 209, RERA Carpet areas 38.71 sq meters, (Builtup area 40.83 sq.mtr.) in the Building No 2 Constructed on 6725.30 sq. mtrs. The land bearing Survey no.46/2/2 area 0-04-32 H-R-P, Survey no.46/2/4 area 0-17-28 H-R-P, Survey no.46/2/11 area 0-28-90 H-R-P, Survey No.47/4/5 and Survey No.46/2/1 lying, being and situated at revenue village Bilalpada, Taluka Vasai, District Palghar and within the local limits of Vasai Virar City Municipal Corporation.

Details of Amenities

- BUILDING:** The Building shall have RCCD frame structure with Branded Lift.
- DOORS AND WINDOWS :** _____
- MAIN DOORS :** _____
- FLOORING :** _____
- Glazed tiles flooring with dado to be provided.
- ELECTRICITY :** _____



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