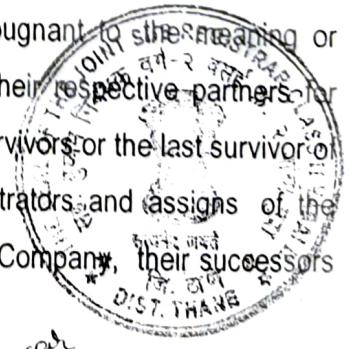


दस्ता प्रमाणित 232/2034
5/93

AGREEMENT

ARTICLES OF AGREEMENT made and entered into at Virar day of 20th / 10 in the Christain Year 2015 BY AND BETWEEN: M/S. MEHTA REALTY a Partnership firm, having their office at 1 Gokul , Opp. Petrol Pump, Agashi Road, Virar (W), Taluka Vasai, District Thane, hereinafter referred to as "the Builders" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include their ~~respective partners~~ for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners/directors of the said Company, their successors and assigns) of One Part;



Bluy

Meghna Khandekar
Rohit

पत्तिका-२
दस्तावेज क्र. 6232/2011
७/१३

AND

MEGHNA ROHIT KHEDKARROHIT HEMANT KHEDKARc/212, Samrat Millenium Paradise CHS LTD Virar(W)

hereinafter referred to as "the Purchaser/s" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners/directors of the said Company, their successors and assigns) of the Other Part:

WHEREAS:

(a) Originally MR. JASWANTRAI MULJIBHAI MEHTA and MR. BHAVESH CHIMANLAL MEHTA are absolutely seized, possessed and the owners of ALL THOSE N.A. pieces and parcel of land bearing : —

Survey No.	Hissa No.	Admeasuring
369 B	1	3572 SQ. MTRS.
369 B	2	2035 SQ. MTRS.

lying, being situate at Village Bolinj, Virar (W), Taluka Vasai, District Thane.

(b) Under the terms of Development Agreement dated 1. 10. 2007 and Confirmation Deed dated 24.6.2011, registered in the office of Sub-Registrar Vasai II Virar at Serial No. 7886/2011, MR. JASWANTRAI MULJIBHAI MEHTA and MR. BHAVESH CHIMANLAL MEHTA have authorized the Builders herein to develop the aforesaid plots of land

.. The owners have authorised the Builders to develop the aforesaid land and to receive consideration money and further, the original owners have agreed to convey the said property in favour of the co-operative housing society of the occupants of the tenements in

Bloy

Meghna Khedkar

Rohit

दस्तावेज क्र.
दस्तावेज क्रमांक 2023 2 / 2084
C 113

the said proposed building when formed, and upon the terms and conditions hereinafter contained.

(c) The Collector of Thane has granted N.A. permission vide Order No. REV/D-1/T-9/NAP/SR-6/2007, dated 18.5.2007. The xerox copy thereof is annexed hereto.

(d) The commencement of the building in respect of the said plot of land has been sanctioned by CIDCO vide Order No. CIDCO/VSR/CC/BP-3917/W/5868, dated 18.2.2010, and _____ order no. CIDCO/VSR/CC/BP-3917/W/5867, dated 18.2.2010. The CIDCO is pleased to sanction 5069.96 sq. mtrs. built up area. The xerox copy of the said orders are enclosed at annexure.

(e) prior to making application as aforesaid as required by the provision of Maharashtra co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961), the flat purchaser/s has/have made a declaration to the effect that neither the flat purchaser/s own a tenement, house of building, within the area of Municipal Council,



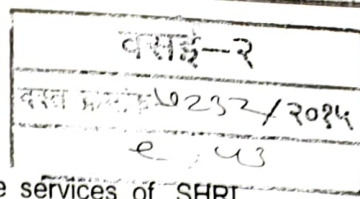
The builder has proposed to construct on the said land new multi-storeyed building to be known as Goldcrest 369, (hereinafter referred to as "the said building").

(g) The Builders herein got the plans prepared through their Achritect SHAH GATTANI CONSULTANTS a firm having their office at 103 Lucky Palace, Station Rd., Vasai (w), Tal. Vasai, Dist. Thane, for construction of R.C.C. buildings on the said Plot of land and submitted for approval to CIDCO and whereas the said CIDCO approved plan for construction of the buildings.

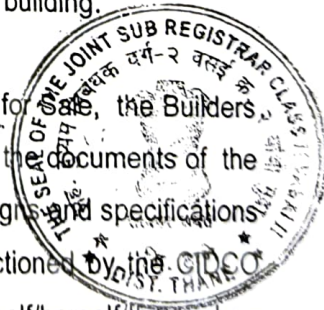
Ray

Meghna Kulkarni

R. S. Kulkarni



- (h) The Builders have engaged the services of SHRI B.C.SOLANKI, ADVOCATE, who has issued Title certificate. Copies of the extracts of Village Form No.VII and XII showing the nature of the title of the original owners of the said land on which the flats are to be constructed and the copy of the plan approved by concerned authority have been annexed hereto.
- (i) The Builders have commenced construction of the building work of the said property and the Builders are selling and / or disposing of flats and other premises in the buildings known as Gold crest 369.
- (j) The Builders have entered into a standard Agreement with an Architect registered with the council of Architects and such Agreements is as per the Agreement prescribed by the Council of Architects.
- (k) The Builders have appointed a structural engineer for the preparation of structural design and drawings of the building and the Builders accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.
- (l) By the virtue of the said Agreement for sale, the Builders have given inspection to the Purchaser/s of all the documents of the title relating to the said land and the plans, designs and specifications prepared by the Builders, Architect and sanctioned by the CIDCO. The Purchaser/s is/are hereby satisfied hiself/herself/themselves about the title and plan and he/they undertake to pay any further charges, Development charge, fees, rates, taxes levied by the Development authority if any in further and of such other documents as or specified under the Maharashtra Ownership Flats Act (Regulation of the Promotion of Construction, Sale, Management, and



Blay

Meghna Kulkarni
202

Rohit

वसाई-२
दस्त क्रमांक ८०२३२/२०१५
१० / ५३

5

the transfer) Act 1964 and the rules made there under.

OR

p) The Builder have supplied to the Purchaser/s such of the documents as are mentioned in the rules of the Maharashtra Ownership said flat Rules 1964 as demanded by the Purchaser/s.

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

1. The Builder/s shall construct the said building/s consisting of ground and Seven upper floors on the said land in accordance with the plans, design, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Builder/s may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the builder/s shall have to obtain prior consent in writing of the Flat Purchaser/s in respect of such variation or modifications which may adversely affect the flat of the purchaser.



2. The Flat Purchaser/s hereby agrees to purchase from the Builder/s and the Builder/s hereby agrees to sell to the Flat Purchaser/s one Flat No. B/503 of carpet area admeasuring 73.45 sq. meters (which is inclusive of the area of balconies) on 5th Floor in B wing, as shown in floor plan thereof hereto annexed and marked Annexure D — /covered/open Garage No. — in the Gold crest 369 Building (hereinafter referred to as "the flat") for the price of Rs. 5400000 including Rs. — the propronate price of the common areas and facilities appurtenant to

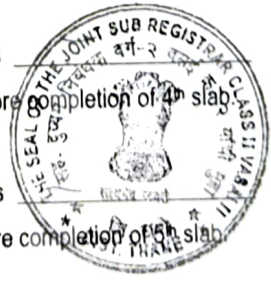
Bluy
ma kumar
R. D. D.

प्लान नं. २
प्लान नं. २३२/२०१५
११/५३

the premises, the nature, extent and description of the common/limited common areas and facilities/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written.

The Flat Purchaser/s has paid Rs. 346000 /- (Rupees Three lac Forty Six thousand only only), to the builders as and by way of earnest money, the Flat Purchaser/s shall pay balance amount of Rs. 5054000 /- (Rupees Fifty lac Fifty Four thousand only) to the builders in the following manner :-

- (a) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of plinth.
- (b) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of 1st slab.
- (c) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of 2nd slab.
- (d) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of 3rd slab.
- (e) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of 4th slab.
- (f) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of 5th slab.
- (g) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of 6th slab.
- (h) Rs. _____ /- (Rupees _____ only) to be paid on or before completion of 7th slab.



By meghmal kumar 200 Rohit

the Agreement relating to the unsold premises in the said building of which the aforesaid premises form part hereafter or even after the said society is formed and the Purchaser/s shall have no right to object to the same.

46) This Agreement shall always be subject to the provisions of the Maharashtra Ownership flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1960, with rules made thereunder and also The Maharashtra ownership flats (Regulation of the promotion of construction etc.) Act. Rules 1963.

THE BUILDER HAS AGREED TO SELL THE SAID FLAT / CAR PARKING for Price of RS. _____/- . However , the Builder at the request if the purchaser/s has executres this Agreement on this date and market value of the Government for the purpose of affixing stamp duty is Rs. _____/- and therefore the purchaser/s has paid the stamp duty on the said present agreement value Rs. _____/- as per the price fixed by the Government.

SCHEDULE OF PROPERTY

ALL THAT piece or parcel of N.A. plot of land bearing

Survey No.	Hissa No.	Admeasuring
369 B	1	3572 SQ. MTRS.
369 B	2	2035 SQ. MTRS.

lying, being situate at Village Bolinj, Virar (W), Taluka Vasai, District Thane.



Buy

*meghna khandekar
Rohit*

your IDBI Loan Account No. 176501000279
relationship with IDBI Bank. In response to your
request for the above-mentioned loan A/c, the
details furnished below. :-

वसई-२
दस्ता क्रमांक-0232/2024
30/43

ANNEXURE "A"

ALL THAT residential flat bearing Flat / Shop No. B/503 of wing
-, admeasuring 73.45 sq. mtrs. carpet area on
5th floor, in the residential building known as
"Gold crest 369" constructed on N.A. plot of
land bearing

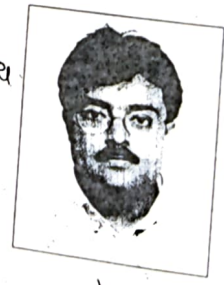
Survey No.	Hissa No.	Admeasuring
369 B	1	3572 SQ. MTRS.
369 B	2	2035 SQ. MTRS.

lying, being situate at Village Bolinj, Virar (W), Taluka Vasai, District
Thane, and within the area of Vasai Virar Sahar Mahanagarपालिका.

IN WITNESS WHEREFO THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the
with named Builders
M/S. MEHTA REALTY a Partnership firm,
Through its Partner
Mr. Bhavesh C. Mehta
in the presence of...

For MEHTA REALTY
Bhavesh
Partner



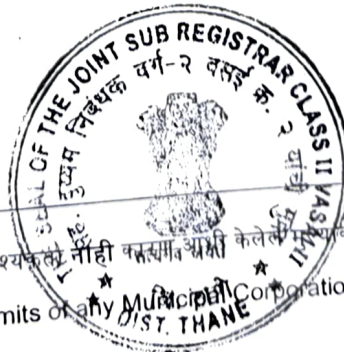
- 1) Sohil
- 2) Radhika





गावाचे नाव : 1) बोळीज

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4304000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे- बोळीज, स. नं. 369 वी. दि. नं. 1,2, विभाग नं. 10, सदनिका नं. 503, विंग- वी, पाचवा मजला, गोल्ड क्रिस्ट 369, क्षेत्र- 73.45 चौ. मी. कारपेट. ((Survey Number : 369 वी. ; HISSA NUMBER : 1, 2, ;)) इतर दहक :
(5) क्षेत्रफळ	1) 73.45 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. मेहता रियल्टी तर्फे भागीदार भावेश सी मेहता तर्फे कु सु त्रिजेश राठोड - - वय:-29; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोकुळ, ब्लॉक नं: ऑफीस 1, , रोड नं: आगाशी रोड, विरार- प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAOFM7587N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेघना रोहित खेडकर वय:-34; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सम्राट मिलेनियम पॅराडाईस सीएचएस लि, ब्लॉक नं: सी-212, रोड नं: विरार- प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AMPPP1030L 2): नाव:- रोहित हेमंत खेडकर वय:-35; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सम्राट मिलेनियम पॅराडाईस सीएचएस लि, ब्लॉक नं: सी-212, रोड नं: विरार- प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AOGPK4901A
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	20/10/2015
(11) अनुक्रमांक, खंड व पृष्ठ	7232/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	324000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक वर्ग २
वसई २ (विरार)

मुल्यांकनासाठी विचारात घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही वस्तुमान अंश केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-