



Thursday, January 04, 2007

11:26:08 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 66

दिनांक 04/01/2007

गावाचे नाव घाटकोपर

दस्ताऐवजाचा अनुक्रमांक वदर3 - 00063 - 2007

दस्ता ऐवजाचा प्रकार

करारनामा

DELIVERED

सादर करणाराचे नाव: प्रीती प्रसाद नारकर -

नोंदणी फी	:-	22140.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (58)	:-	1160.00
एकूण रु.		23300.00

DELIVERED

आपणास हा दस्त अंदाजे 11:40AM हा वेळेस मिळेल

सह. बुर्यम निबंधक (कुली 1 कुली) मुंबई - 1

मुंबई उपनगर जिल्हा:

बाजार मुल्य: 2213500 रु. मोबदला: 1900000 रु.
 भरलेले मुद्रांक शुल्क: 93280 रु.
 देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;
 बँकेचे नाव व पत्ता: केनरा बँक मुं 101;
 डीडी/घनाकर्ष क्रमांक: 155299; रक्कम: 22140 रु.; दिनांक: 02/01/2007

समाशोधनाच्या अधिन राहून

(Bhatwadi), Ghatkopar

Mumbai - 400 084

PAN: PtiH - ADIPN - 4683 K

सह. बुर्यम निबंधक

स. व. नारकर

No. 12236



अभ्युदयी प्रा. / Party Copy
अभ्युदयी को-ऑप. बँक लि.
(शुद्धता वि.)
ABHYUDAYA CO-OP BANK LTD.
(Scheduled Bank)



Stamp / Br. / Date 20.12.05
Stamp Duty ₹. / Rs 92.250/-
No. of Documents 10
Name of counter party
ABHYUDAYA CO-OP BANK LTD.
PAN No. / PAN No. ADIPN4683K
Address & Branch

अभ्युदयी प्रा. / Name of counter party
अभ्युदयी को-ऑप. बँक लि.
अभ्युदयी प्रा. / Purpose of transaction
अभ्युदयी प्रा. / Purpose of transaction
अभ्युदयी प्रा. / Purpose of transaction
अभ्युदयी प्रा. / Purpose of transaction

DELIVERED
On call to No. Sign

अभ्युदयी प्रा. / Cashier
अभ्युदयी प्रा. / Cashier
अभ्युदयी प्रा. / Cashier
अभ्युदयी प्रा. / Cashier

2005

THIS AGREEMENT made at MUMBAI this 28th day of December 2005 between M/S. AMBIKA ENTERPRISES, a firm constituted under the Indian Partnership Act, 1932 having their office at Shop No.4, Vikram Apartment, New Maneklal Estate, Ghatkoper (West), Mumbai - 400 086 hereinafter referred to as the 'PROMOTERS' (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said firm of M/s. Ambika Enterprises, their survivors or survivor and the heirs, executors and administrators of such last survivor) of the One Part. and SHRI/ SMT/ M/S. PRITI PRASAD NARKAR & SMT. RATNAPRABHA VASANT NARKAR, AGE: 37/76

OC. BUSINESS/HOUSEWIFE of _____, Indian Inhabitant/s/ a firm registered under the Indian Partnership Act, 1932/a company registered under the Companies Act, 1956, having his/ her/ their address/ office at
7/2, Sahajvan CO. OP. Hsg. SOC. Ltd.,
Kajupada (Bhatwadi), Ghatkoper (W)
Mumbai - 400 084
PAN: Priti - ADIPN - 4683 K

P.S. Bankar
श. प्र. नारकर



सदर-३	
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hereinafter referred to as the **FLAT PURCHASER** (which expression shall unless repugnant to the context or meaning thereof mean and include his/ her heirs, executors, administrators and permitted assigns/ their respective heirs, executors, administrators and permitted assigns/ the partners for the time being constituting the said firm, their survivors or survivor and the heirs, executors and administrators of such last survivor/ it's successors and assigns

of the Other Part.

WHEREAS:

- (a) One Maneklal Amulakhrai Mehta during his lifetime was the absolute owner of a large piece of agricultural land at Ghatkopar admeasuring about 85043 sq.yds. equivalent to 71106 sq.mtrs. comprising of S.Nos.38, 39 and 40 and bearing C.T.S. Nos.421 to 508 all of village Kiroi, Ghatkopar in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai and hereinafter referred to as the 'said larger piece of land'.
- (b) The said Maneklal Amulakhrai Mehta died at Mumbai on or about 27th June, 1969 having made and published prior thereto his last Will and Testament dated 11th June, 1965.
- (c) The said Shri Maneklal Amulakhrai Mehta was the absolute owner of the said larger piece of land and the same was his self acquired property. The said Shri Maneklal Amulakhrai Mehta under his said last Will and Testament dated 11th June, 1965 appointed his wife Smt. Hirabai Maneklal Mehta as the Sole Executrix and the residuary legatee. As such the said Smt. Hirabai Maneklal Mehta became entitled to the remaining immoveable and moveable property as the absolute owner thereof being the residuary legatee under the said Last Will dated 11th June, 1965. The said Smt. Hirabai Maneklal Mehta had filed a Petition being Petition No.468 of 1975 in the High Court of Judicature at Bombay for the Probate of last Will and Testament dated 11th June, 1965. of Maneklal Amulakhrai Mehta.
- (d) The said Smt. Hirabai Maneklal Mehta had prepared a scheme of lay-out and sub-division of the said larger piece of land into various plots which has been approved by the Executive Engineer, Building Proposals Zone III, Ghatkopar of the Municipal Corporation of Greater Mumbai subject to the various terms and conditions as mentioned in letters Nos.TP/ LQ/

PS - Nakh २. व. नारकर



Page No. 3
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8009

Janji & Co., Advocates, Solicitors & Notary and the Flat Purchaser hereby confirm that he shall not be entitled to raise any requisition or objection or have any objection in that behalf.

- (ad) The Flat Purchaser had applied to the Promoters for allotment of a flat/ shop/ stilt-parking space being Flat/ Shop/ Stilt-Parking Space No. 502 admeasuring 781' sq.ft. carpet area (which is inclusive of — sq.ft. carpet area of balconies, if any) on 5th Floor of Wing A / Wing-B of the building 'PARASMANI' (hereinafter referred to as the 'said building') to be constructed by the Promoters on the said Property and shown on the typical floor Plan annexed hereto and marked Annexure: 'G' and thereon shown surrounded by red colour boundary lines (hereinafter referred to as 'the said Flat').
- (ae) Prior to making application as aforesaid the Flat Purchaser had made a declaration as required under the provisions of Maharashtra Co-operative Societies Act, 1960 that neither the Flat Purchaser nor the member of his family own a tenement, house or building within the limits of Municipal Corporation of Greater Mumbai and the Purchaser hereby once again declare and confirm the same.
- (af) The Flat Purchaser has agreed to purchase the said Flat with full notice and knowledge of the terms and conditions contained in the hereinbefore recited documents including the said Agreement for Development dated 27th April, 2004 and also subject to the terms and conditions mentioned therein.
- (ag) Relying upon the said application, declaration and agreement the Promoters have agreed to sell to the Flat Purchaser the said Flat at the price and upon the terms and conditions hereinafter appearing.
- (ah) On or before the execution of these presents the Flat Purchaser has paid to the Promoters a sum of Rs. 50,000/- (Rupees Fifty thousand only) being not more than 15% of the total price) as earnest or deposit (the payment and receipt whereof the Promoters do hereby admit and acknowledge) leaving Rs. 18,50,000/- (being the balance sale price) to be paid in the manner hereinafter appearing.
- (ai) In this Agreement the term 'Flat' shall include shop, stilt parking space or any other premises or rights hereby agreed to be sold and the term 'Flat Purchaser' shall include shop purchaser, stilt parking space purchaser or purchaser of any other premises or rights hereby agreed to

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ब.स. - ३
५३ / ५३

balconies, if any, of the Floor of Wing A / Wing B of the building to be known as 'PARASHMANI' to be constructed on the said Property and shown on the typical floor plan annexed hereto and marked Annexure 'G' and thereon shown surrounded by red colour boundary lines (hereinafter referred to as the said Flat) for the price of Rs. 19,00,000/- (Rupees Nineteen Lac

only) inclusive of Rs. /- being the proportionate price of the common areas and facilities appurtenant to the said Flat and the nature, extent and description of the common areas and the facilities are more particularly described in the Second Schedule hereunder written. The Flat Purchaser hereby agrees to pay to the Promoters the said price of Rs. 19,00,000/- (Rupees Nineteen Lac Only) only in the following manner:-

- (i) 15% as earnest money or deposit on or before execution of these presents (the payment and receipt whereof the Promoters do hereby admit and acknowledge and acquit, release and discharge the Flat Purchaser from the same and every part thereof).
- (ii) 10% on the casting of the plinth of the said building.
- (iii) 5% on casting of the First slab over the said Flat.
- (iv) 5% on casting of the Second slab over the said Flat.
- (v) 5% on casting of the Third slab over the said Flat.
- (vi) 5% on casting of the Fourth slab over the said Flat.
- (vii) 5% on casting of the Fifth slab over the said Flat.
- (viii) 5% on casting of the Sixth slab over the said Flat.
- (ix) 5% on casting of the Seventh slab over the said Flat.
- (x) 5% on casting of the Eighth slab over the said Flat.
- (xi) 6% on walls of the said Flat being constructed.
- (xii) 6% on the plaster (internal and external) being done to the said Flat.

[Handwritten Signature]

२.९.०१

SIGNED AND DELIVERED by
the withinnamed
PROMOTERS

बदर-3
2005

M/S. AMBIKA ENTERPRISES

For M/S. AMBIKA ENTERPRISES

through their partner

SRI. PRAKASH KANTILAL
BENCHANI

FOR AMBIKA ENTERPRISES

[Signature]
PARTNER

in the presence of.....

Partner

1. *[Signature]*

2. DEEPAK L. THAKAR



SIGNED AND DELIVERED

by the withinnamed FLAT
PURCHASER

SRI. PRAKASH KANTILAL

SRI. RATHADRAHA VASANT
HARSH

X *[Signature]*

X श्रीमती व. गारजे

in the presence of...

1. Smt. Gad - *[Signature]*

2.

RECEIVED of and from the withinnamed
Flat Purchaser Rs 50000/- (Rupees Fifty
Thousand only) in cash/
by Cheque No. 719991 dated 13/11/2006
drawn on COSMOS CO-OP BANK Ltd,
(CIT Ltd)
being the earnest money to be paid to us as
withinmentioned on or before execution
hereof.

Rs. 50,000/-

Witnesses:

WE SAY RECEIVED

1. Smt. Gad - *[Signature]*

For M/S. AMBIKA ENTERPRISES
FOR AMBIKA ENTERPRISES

[Signature]
Partner PARTNER

2.



पुस्तक क्रमांक : 63/2007
 पुस्तक विवरण : ...

दस्तावेज नंबर : 63/2007

दिनांक : 6/3/2007

पुस्तक क्रमांक : 63/2007
 पुस्तक विवरण : ...

1. नाम : ...
 पता : ...
 उम्र : 37
 लिंग : ...
 हस्ताक्षर : ...



2. नाम : ...
 पता : ...
 उम्र : 76
 लिंग : ...
 हस्ताक्षर : ...



3. नाम : ...
 पता : ...
 उम्र : 33
 लिंग : ...
 हस्ताक्षर : ...





दस्ता गोपवारा भाग - 2

58

बदर 3
दस्ता क्रमांक (63/2007)
-15

दस्ता नं. [बदर 63-2007] का गोपवारा
भावन मुद्रा 2213500 गोपवारा 1900000 भारते मुद्राक मुद्रा 90280

प्राची नं. 86 दिनांक 04/01/2007
प्राचीन मार्ग
सं. 101 प्रसाद नगर

दस्ता क्रमांक केन्द्रिका दिनांक 04/01/2007 11:22 AM
निबंधिका दिनांक 31/12/2006
दस्ता क्रमांक केन्द्रिका-प्राची नदी :

22180 : नदीकी प्री
1160 : नदीकात (नं. 11(1)), पुष्पकलाकी
मन्त्रिका (नं. 11(2)),
कलाकार (नं. 12) व कलाकारिका (नं. 13) ->
एकत्रिता प्री

20300 : एकुण

दस्ताका प्रकार (25) कलाकारिका
दिनांक नं. 1 प्री केन्द्रिका : (सापरीकरण) 04/01/2007 11:22 AM
दिनांक नं. 2 प्री केन्द्रिका : (प्री) 04/01/2007 11:26 AM
दिनांक नं. 3 प्री केन्द्रिका : (कपुरी) 04/01/2007 11:27 AM
दिनांक नं. 4 प्री केन्द्रिका : (अधिकार) 04/01/2007 11:27 AM

पु. निबंधिकाकी नदी, कलाकार (पुनी)

दस्ता नदी केन्द्रिका दिनांक : 04/01/2007 11:27 AM

गोपवारा
प्राचीन इत्यादि असे निबंधिका करवात की, तो दस्ताका प्रकार कलाकारिका गोपवारा
व प्राचीन गोपवारा पटलिकात.

- 1) कलाकारिका - भार/पलेट नं. -
मन्त्रिका/रस्ता -
इमारतीके नदी : 4 कलाकारिका अपात मुद्राक व नं. 80
इमारत नं. -
पुष्पकलाकारिका -
भावन/भावन -
कलाकारिका -
दिनांक -
- 2) निबंधिका सभारा नदी - भार/पलेट नं. -
मन्त्रिका/रस्ता -
इमारतीके नदी : 104, अकुर लहरी, नदी नगर घाटकोपर, व 84
इमारत नं. -
पुष्पकलाकारिका -
भावन/भावन -
कलाकारिका -
दिनांक -



प्रमाणित करणात येते कि या दस्ताका प्रकार
एकुण नं. 66(4) (4) पाने वाहेत.
बदर-3/ 53 / 2007
पुस्तक क्रमांक 1 क्रमांकावर
नदीका
दिनांक 31/12/06

सह. मुख्यम निबंधिका मुद्रा-1
मुंबई उपनगर निबंधिका

पु. निबंधिकाकी नदी
मुद्रा : (पुनी)

