

WARD NO. ....

Flat Area 459 Sq. Ft. Carpet

Market Value Rs. 28,00,000/=

Actual Value Rs. 31,50,000/=

## AGREEMENT FOR THE SALE OF FLAT

This article of Agreement For Sale is made and entered into at Kalyan

this 10<sup>th</sup> day of March 2016..;

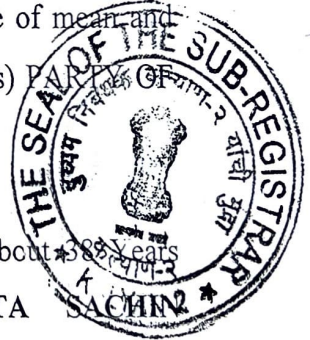
BETWEEN

MR PURUSHOTTAM MORESHWAR BHAT Aged about -48  
Years, PAN NO.AGAPP6324N & MRS LEENA  
PURUSHOTTAM BHAT aged 40 years PAN NO. AOZPB4320D  
Residing at Flat No. 201 2<sup>nd</sup> Floor WING B SONU  
APARTMENT NEAR JOSHI HOSPITAL, BRAHMIN ALI  
BHIWANDI 421308. Hereinafter called and referred to as the  
TRANSFEROR / FLAT. PURCHASER (which expression shall  
unless it be repugnant to the context or meaning there of mean and  
include his heirs, executors, administrators and assigns) PARTY

THE SECOND PART.

AND

MR. SACHIN GOVIND PALSHETKAR, Aged about 38 Years  
PAN NO.-APRPP5181M, & MRS. SHWETA SACHIN  
PALSHETKAR Aged about 34 Years PAN NO. - AVNPP5334Q,  
Residing at POTE APARTMENT BLDG NO.2 ROOM NO. 3 B  
WING KOLSEWADI, KALYAN (E) 421306. Hereinafter called  
and referred to as the SELLER. (Which expression shall unless it be  
repugnant to the context or meaning thereof mean and include his  
heirs, executors, administrators and assigns) PARTY OF THE FIRST  
PART.



Purushottam  
Leena

Sachin  
Shweta

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WHEREAS the party of the First Part owns and possesses the flat being Flat No.601 on the 6<sup>th</sup> Floor, Wing 'A' BLDG NO.1, area admeasuring about 459 Sq. Ft. Carpet (which is inclusive of area of door Jam, Cupboard and Balcony) in the building known as "MANGESHI DREAM CITY 1-A CO. - OP. HOUSING SOCIETY LTD. ADHARWADI JAIL ROAD, KOLIVALI Kalyan (West). CONSTRUCTED ON ALL THOSE PIECES AND PARCELS OF LAND bearing Survey No. 39 HISSA NO. 1/IP PART , 1/2 PART situated at Village KOLIVALI, Taluka Kalyan, District Thane. Description of the property more particularly described in the schedule hereunder written.

AND WHEREAS the party of the First part had purchased said flat from M/S. TIRUPATI DEVELOPERS by agreement for sale dated 25/06/2010 Which is registered at Sub-Registrar office Kalyan No.-1 by their Registration No 5929 - 2010 Dated 19/07/2010. and since then the seller became absolute owner of the said flat.

AND WHEREAS as a owner of the Flat, the seller is entitled to hold, possess and enjoy the said flat.

AND WHEREAS the seller at his own will decide to sell the aforesaid flat.

AND WHEREAS the party of the Second Part was in search of suitable premises for his residence, came to know of the same and approached the party of the first part and gave an offer to purchase the said flat for a price of Rs. 31,50,000/= (Rupees THIRTY ONE Lakhs FIFTY THOUSAND Only).

AND WHEREAS the said offer was considered by the seller from all angles and ultimately accepted.

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AS

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*Devi*  
*Shetye*

1) THE Party of the first part here by agreed to sell and assign to the party of the second part and party of the second part (purchaser) here by agrees to purchase and acquire the right title, interest of the party of the first part in the said premises for a price of Rs 31,50,000/= (Rupees THIRTY ONE Lakhs FIFTY THOUSAND Only).

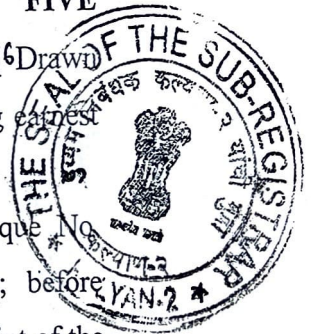
2) The party of the second part have paid Rs. 16,50,000/= (Rupees SIXTEEN LAKHS FIFTY THOUSAND Only) in the following manner:

a) Rs. 25,000/- (Rupees TWENTY FIVE THOUSAND Only) by Cheque No. .... Dated 06/03/2016 Drawn on CASH, before execution of this agreement being earnest money

b) Rs. 5,00,000/- (Rupees FIVE LAKHS Only) by Cheque No. ~~015888~~ Dated 10/03/16 Drawn on Dena BANK . before execution of this agreement being earnest money

c) Rs. 6,25,000/- (Rupees SIX LAKHS TWENTY FIVE THOUSAND Only) by Cheque No. "015889" Dated 16/03/16 Drawn on Dena BANK . before execution of this agreement being earnest money

d) Rs. 5,00,000/- (Rupees FIVE LAKHS Only) by Cheque No. "015890" Dated 31/03/16 Drawn on Dena BANK ; before execution of this agreement being earnest money (ALL Receipt of the same seller hereby acknowledges subject to realization of cheque). Purchaser assures to pay balance amount of Rs.15,00,000/= (Rupees FIFTEEN Lakhs Only) within (30) Thirty days from the date of receiving Society NOC to mortgage the said flat and also providing all original papers as may be demanded by the financial institution for procuring loan. Seller assures to provide NOC & other related papers within 15 days from the date of registration of this agreement. Possession of the flat will be given on receiving full and final payment.



*[Handwritten signatures]*

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13) The party of the second part hereby undertake to incur all expenses of application, registration, stamp duty of this particular transaction.

14) Identifier has identified parties to this agreement only on the basis of photo copies of Identity proof attached herewith.

THE SCHEDULE ABOVE REFERRED TO  
Flat No.601 on the 6<sup>th</sup> Floor, Wing 'A', BLDG NO. 1 MANGESHI  
DREAM CITY area admeasuring about 459 Sq. Ft. Carpet (which is  
inclusive of area of door Jam, Cupboard and Balcony) in the building  
known as "MANGESHI DREAM CITY 1-A CO. - OP.  
HOUSING SOCIETY LTD. ADHARWADI JAIL ROAD,  
KOLIVALI Kalyan (West). " VILLAGE KOLIVALI, SURVEY  
NO. 39/1/1 P, 1/2 P Kalyan (West).

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED  
TO:

ALL those pieces and parcels of land lying, being and situated at  
Village KOLIVALI, Taluka Kalyan, District Thane, bearing Survey  
No.39 HISSA NO 1/1 P, 1/2 P. totally admeasuring 23732 sq. Yards

which is equivalent to 19850 Sq. Meters. situated at VILLAGE  
KOLIVALI in Taluka and Sub-Registration District- Kalyan, District-  
Thane within the limits of Kalyan Dombivli Municipal Corporation  
and bounded as under:-

On or towards the East : Layouts of Shri.Chhotalal Girdharlal  
Thakkar

On or towards the West : Shree complex phase-III S.No. 39/1 (P)

On or towards the North : Property of S.No. 41 (Part)

On or towards the South : Property of Shri.Kacharu Dhanu Gaikar  
and Dhau Gaikar and Shri. Gopal

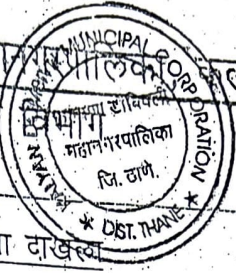


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*Handwritten signature*

मोडेल डीप्लोमा

कल्याण डोंबिवली महानगरपालिका  
नगररचना



C.H.S.

बांधकाम पूर्णत्वाचा दाखला

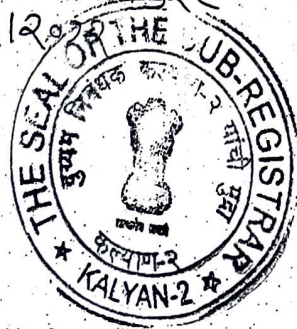
जा.क्र.कडोंमपा/नरवि/सीसी/कवि/५२९  
दिनांक:-२२/३/२०१२

प्रति,

श्री. ए.ड. हासू पायेल व इतर

कु.मु.प.धा. श्री. धीरज विवजी वरकर

द्वारा:- श्री. ए.एस. वैद्य, वास्तुशिल्पकार, कुळघाट



वास्तुशिल्पकार श्री. ए.एस. वैद्य

मांचे दिनांक ३२.५.२०११ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण-डोंबिवली महानगरपालिका हद्दीत स.नं. ३९

हि.नं. १ पै. १ पै. सिस.नं. - , प्लॉट नं. - , मोजे- क्लेशिवली

येथे महानगरपालिका यांचेकडील सुधारीत व वाढीव बांधकाम परवानगी जावक क.कडोंमपा/नरवि/बांम/कवि/५२९-२१० दिनांक ५.११.२००९ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी/वाणिज्य/औद्योगिक बांधकाम पूर्ण केले आहे. सबब त्यांना सोवतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

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१)	तळ मजला : स्टेज	स्टेज	०१ सदमिड	०३ डुबाने	०५ डुबाने	कलन २
२)	पहिला मजला : ०४ सदमिड	०४ सदमिड	०१ सदमिड	०१ सदमिड	-	लक+१ पै
३)	दुसरा मजला : ०२ सदमिड	०२ सदमिड	-	०१ सदमिड	-	
४)	तिसरा मजला : ०२ सदमिड	०२ सदमिड	-	०१ सदमिड	-	
५)	चौथा मजला : ०४ सदमिड	०४ सदमिड	-	-	-	
६)	पाचवा मजला : ०४ सदमिड	०४ सदमिड	-	-	-	
७)	सहावा मजला : ०२ सदमिड	०२ सदमिड	-	-	-	
८)	सातवा मजला : ०२ सदमिड	०२ सदमिड	-	-	-	

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अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरित करावी लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.

सहाय्यक संचालक  
कल्याण डोंबिवली महानगरपालिका

प्रत:-