

Authorized Signatory
Bandra (E) Branch

₹ FORTY FIVE THOUSAND SEVEN HUNDRED

The North Kanara G.S.B Co-op Bank Ltd., Bandra Branch, Zapurza Sahitya Sahawas, Kalanagar, Mumbai-400 051 D-5/STP(V)/C.R. 1042/02/05/1300 to 1303

भारत 69103
154767
R. 0055700/-PB510

SPECIAL ADHESIVE
MAY 05 2011

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AGREEMENT FOR SALE STAMP DUTY MAHARASHTRA

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 5th day of MAY, 2011 BETWEEN VISHAL ASSOCIATES the registered Partnership through its (1) MR. ASHWINBHAI SAVAJIBHAI PATEL, age 41 years, Occupation - Business, Occupation - Business both Indian Inhabitants of Mumbai, having their office at Satyam Shopping Centre, A Wing, 5/6 on 2nd floor, M.G. Road, Ghatkopar (E), Mumbai 400077, hereinafter referred to as "THE DEVELOPEERS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, executors, agents, representatives, and assigns) OF THE ONE PART

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AND

MR/MRS/MS. Narasimhaswami Siddiram Gurram Age 51 Years, Occupation -, Indian Inhabitant, having address at 36/791 Adarsh Nagar, Opp: Century Bazaar, Loochi, Mum-30 hereinafter referred to as "THE PURCHASER/S" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, administrators, representatives, executors, attorneys, successors and assigns) OF THE OTHER PART.



WHEREAS:-

- a. **ORIGINALLY** the property known as Adenwala Chawl consist of 2 chawls viz. "C" and "D" having 14 tenements on ground floor structure in the Chawl "C" (which are long back divided into 28 Rooms by independent entrance, mori and documents etc. and in existence till the date of its demolition) and 22 tenements of ground plus one upper floor in Chawl "D", respectively occupied by respective occupants/tenants of original landlord Shri Govind Pawar (since deceased) and the details of measurement of respective tenements are recorded under Deed of Conveyance duly executed and registered in favour of the society alongwith the list of tenants/occupants thereby, lying and situated

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INDIA STAMP DUTY MAHARASHTRA

R. 0203300/-PB5100
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CR-1 - 1001 East

Further, the Purchaser/s shall not raise any objection in respect of any changes, alterations to be made or incorporated in the said building before the Occupancy Certificate is granted. The Purchaser/s hereby agrees to such variations and modifications.

2. The Purchaser/s declares that he/she has satisfied himself/herself about the title of the Developers/Promoters to the said Property/Plot and declares that he/she shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.

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3. The Purchaser/s hereby agrees to purchase and acquire Flat/Shop No. 10 on the Ground Floor in A... Wing the building known as "DEEP" admeasuring 235 sq.ft. built up area and 11 sq.ft. open terrace, inclusive of the area of lofts, common premises, terrace, Passages, lifts and balconies, staircase, common passage and any other area used as amenity etc, in building being constructed on the Said Property, for a total consideration of Rs. 30,00,000 /- (Rs. Thirty Lakhs Only Only).

N.S. Juman

due to force measure or if there is any increase/rise in the price of steel, cement and other building materials before the completion of the building, the Developers/Promoters shall be entitled to receive escalation/increase in the price of flat. This amount of escalation shall be paid by the Purchaser/s to the Developer/Promoters within seven days of the demand made by the Developers/Promoters.

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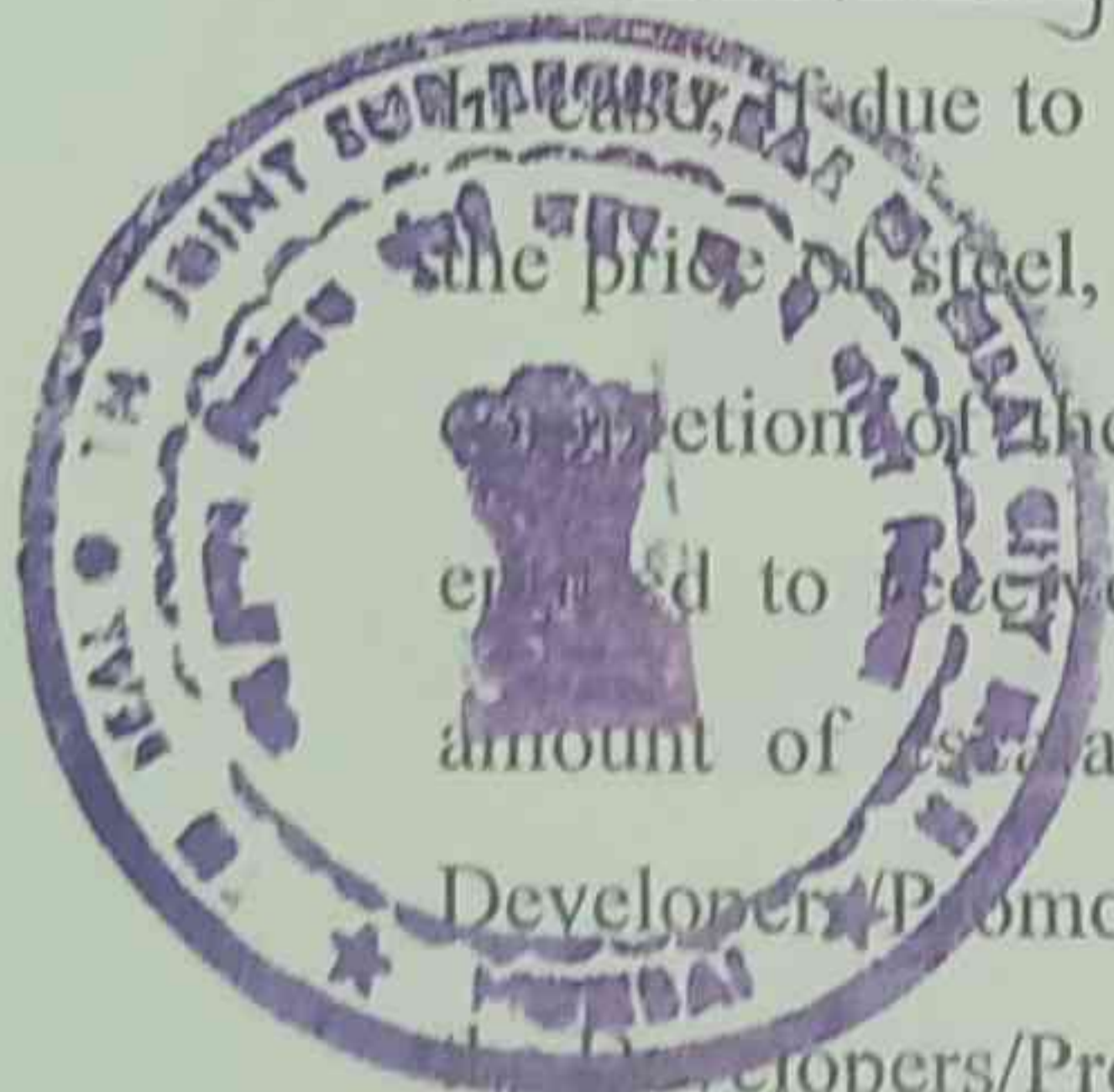
4. Purchaser/s shall pay to the Developers/Promoters the said amount of consideration of Rs. 30,00,000 /- (Rupees Thirty Lakhs Only Only) at the time and in the manner as stated herein below:-

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PAYMENT SCHEDULE

(a) At the time of booking	Rs. _____ /- 10 %
(b) on completion of plinth	Rs. _____ /- 20%
(c) on completion of R.C.C.	Rs. _____ /- 40%
(on completion of 1 st to 8 th Slab by 5% each)	

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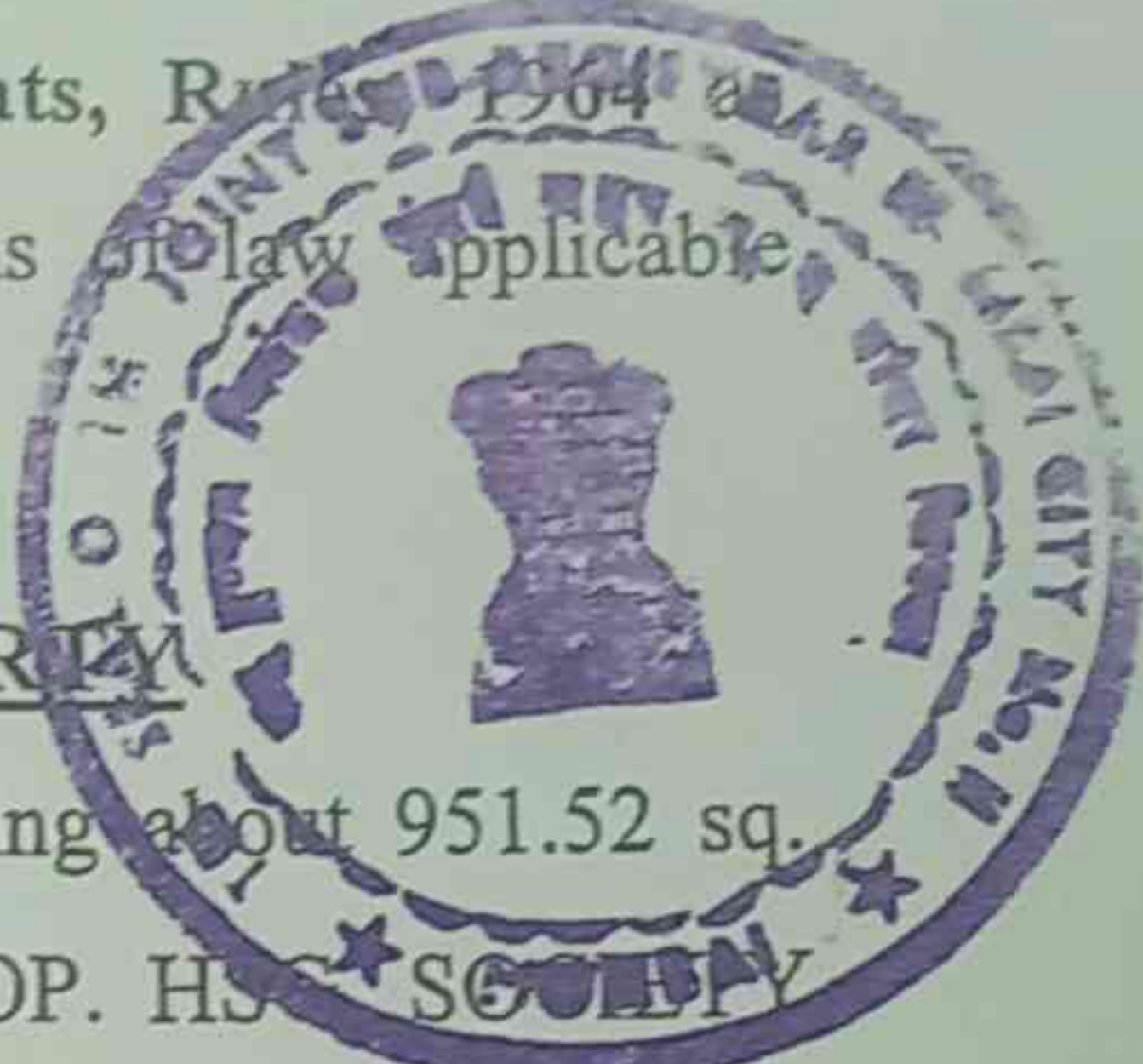
Corporation, shall be borne and paid by the Purchaser/s and the Developers/Promoters shall in no way either liable or responsible for the same.

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45. The Developers/Promoters will lodge this Agreement for registration and the Developers/Promoters will attend the Office of the Sub-Registrar of Assurances at Mumbai and admit execution thereof after the Purchaser/s informs the Developers/Promoters, the number under which it is lodged.

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46. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership of Flats Act, 1963 and the Maharashtra Ownership of Flats, Rules, 1964 as amended upto date or any other provisions of law applicable thereto.



FIRST SCHEDULE OF PROPERTY

All that piece or parcel of land admeasuring about 951.52 sq. meters lying and situated at DEEPANKAR CO-OP. HS LTD. at F.P.No.599 of T.P.S. IV, Mahim, Div. Elphiston, Mumbai within the jurisdiction of Sub-Registrar, Mumbai and Taluka Parel and District Mumbai and bounded as under:-

- Towards the East by :- Property of Bai Zulekabei
- Towards the South by:- Municipal Drainage
- Towards the North by:- Edenwala Chawl No.75A & 75B
- Towards the West by:- Property of Hiralal Ranchhoddas Munim

THE SECOND SCHEDULE OF THE PROPERTY

All that piece or parcel of ^{shop} Flat No. 10 on Gram floor, "A."-Wing, in the Building known as "DEEP", in DEEPANKAR CHS LTD. admeasuring about2.3.5..... sq.ft. built up area situated at F.P.NO.599 of T.P.S.IV, Mahim Division/ in Elphiston, Mumbai -400 025 within the jurisdiction of Sub-Registrar, Mumbai and District Mumbai.

Handwritten notes: 295 of lower part of Division

Handwritten signature: N.S. Sharma

