



Tuesday, January 18, 2011

4:33:34 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 266

दिनांक 18/01/2011

गावाचे नाव सोरीवली
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार

उहण3 - 00266 - 2011
करारनामा



सादर करणाराचे नाव: मे. ए. आर. सलफोनेटस प्रा.लि. तर्फे संजय बॅनर्जी - -

नोंदणी फी	:-	12700.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (57)	:-	1140.00
एकूण	रु.	13840.00

आपणास हा दस्त अंदाजे 4:48PM ह्या वेळेस मिळेल

दुय्यम निबंधक - २,
उल्हासनगर ३

बाजार मुल्य: 1270000 रु. मोबदला: 1067290 रु.
भरलेले मुद्रांक शुल्क: 58800 रु.

न पैकी, सि
निका न. -5

बेचर राघ
-; घर/प
न. 30,

नर्जी - -
न. 41
म्बर:



दस्तावेज क्रमांक व वर्ष: 266/2011

Thursday, January 18, 2011

4:35:41 PM

दुय्यम निबंधक: उल्हासनगर 3

मोडेली 63 म

Regn: 63 m.e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मोरीवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतील पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,067,290.00
बा.भा. रू. 1,270,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे मोरीवली ता.अंबरनाथ गट न. 39, हि.न पैकी, सि.स.न. 9575अ, हार्मोनी बिल्डींग न. 01, विंग बी, पाचवा मजला, निवासी सदनिका न. -501, घटई क्षेत्र- 556 चौ. फूट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.श्री स्वामीनारायण एंटरप्रायजेस तर्फे भागिदार बेचर राघवजी पटेल तर्फे कबुलीजबाबाकरिता कु.मु.धा.म्हणून तृप्ती समीर मोटे- ABOFS3402K - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: प्लॉट न. 30, जीवन दीप बिल्डींग, सूर्योदय सोसा. अंबरनाथ ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे. ए. आर. सलफोनेटस प्रा.लि. तर्फे संजय बॅनर्जी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: प्लॉट न. 41, अॅडीशनल अंबरनाथ एम. आय डी सी; शहर/गाव: अंबरनाथ; तालुका: -; पिन: -; पॅन नम्बर: AAECA8617Q.
- (7) दिनांक करून दिल्याचा 18/01/2011
- (8) नोंदणीचा 18/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 266 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 58800.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 12700.00
- (12) शेरा



११ बंधक कर
१२ बांधणी
१३ बंधवार वेतनी

२०
२०

भारत 18/06 INDIA
बीस रुपये
TWENTY RUPEES

सहायक निबंधक, उल्हासनगर-३

Sl. No: 223568

प्राप्त बरकरारी पत्र / Party Copy

अंबारनाथ जयहिंद को-ऑप. बँक लि. अंबारनाथ
AMBERNATH JAYHIND Co-Op. BANK Ltd., Ambernath

प्राप्त / By: Amh (E) दिनांक / Date: 15/11/11

प्राप्त मूल्य / Stamp Duty: ₹/Rs. 58,800

सेवा शुल्क / Service Charges: ₹/Rs. 10

कुल मूल्य / Total Amount in Words: ₹/Rs. 58,810
Eight Hundred Eighty

प्राप्त मूल्य / Amount in Words: ₹/Rs. 58,810

प्राप्त मूल्य / Amount in Words: ₹/Rs. 58,810

प्राप्त मूल्य / Amount in Words: ₹/Rs. 58,810

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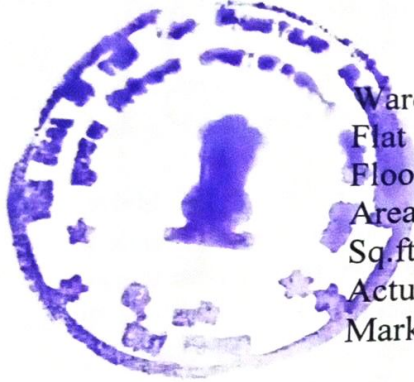
Ch. No / Pay Order No: Cash

Description

The undersigned hereby certifies that the above documents & contents that the account or receipt number...
I, the undersigned hereby certify that the above documents & contents that the account or receipt number...
I, the undersigned hereby certify that the above documents & contents that the account or receipt number...

प्रिण्टिंग / Cashier

अधिकृत हस्ताक्षर / Authorised Sign.



Ward No. , Village Morivali,
Flat No. 501, Bldg No. 01, "B" - Wing
Floor. 5th
Area Admeasuring about 556 Sq. ft (Cartpet) + 0 Sq. ft (Terrace).
Actual Value Rs. 10,67,290/-
Market Value Rs. 12,70,000/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT AMBERNATH, TALUKA - AMBERNATH ON THIS 18th DAY OF Jan 2011.

BETWEEN

M/s. SHREE SWAMINARAYAN ENTERPRISES (PAN NO. ABOFS3402K), a registered Partnership Firm, through its Partner Shri. **Bechar Raghoji Patel**, having its office at Jeevandeep Building, Plot no. 30, Suryodaya Co-operative Housing Society Ltd, Ambernath (E), Dist - Thane, hereinafter called and referred to as the **PROMOTER/ BUILDERS/ DEVELOPERS** (Which expression shall unless it is repugnant to the context or meaning thereof mean and include its executors, successors, survivors, partners constituting the said firm for the time being in force, administrators and assigns) the **PARTY OF THE FIRST PART.**

AND

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For Ambernath Jayhind Co-Op. Bank Ltd.
Authorised Signatory
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AMBERNATH JAYHIND BANK LTD
AMBERNATH, 42, LOKMANAYA
TALUKA PATH
AMBERNATH (WEST) - 421 501



₹. 0058800/- PB6610

54110
193300
SPECIAL
ADHESIVE
JAN 15 2011
16:55
MAHARASHTRA

1. M/s. A. R. SULPHONATES PVT. LTD., MR. SANJAY BANERJEE, the signatory for M/s. A. R. SULPHONATES PVT. LTD, aged about 47 years, Occupation SERVICE, R/o Plot No. N - 41, Additional Ambarnath MIDC, Anand Nagar, Dist. Thane - 421501, Maharashtra, hereinafter called and referred to as the PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their respective heirs, executors, administrators and assign) the PARTY OF THE SECOND PART.

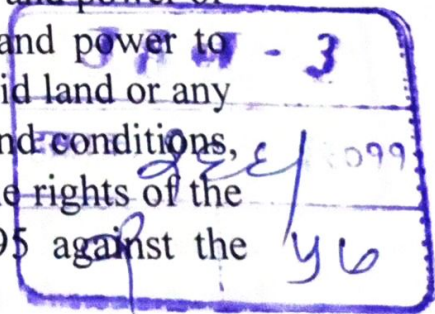
WHEREAS one Shri. Dattatray Bhiva Sorkhade and others R/o Village - Bhal, Taluka - Ambarnath, Dist - Thane, is seized and possessed of and well and sufficiently entitled to all that piece and parcel of land converted to Non Agriculture use lying and situated at Gut No. 39, Hissa No. Part, Corresponding C.T.S No. 9575- A, Area admeasuring about 10,000 Sq. Meters, situated at Revenue Village - Morivali, Ambarnath (E), Taluka-Ambarnath, Dist-Thane, within the Municipal Precincts of the Ambarnath Municipal Council, hereinafter for the sake of brevity called and referred to as "THE ENTIRE SAID PROPERTY".

AND WHEREAS by an development agreement made on 16/03/1995 and consequent thereupon Power of Attorney dated 06/11/95, entered and executed by and between the said land owners namely Shri. Dattatray Bhiva Sorkhade and other, therein referred to as 'The Owner' of One Part and M/s B. B. Jagtap and Associates, a Partnership Firm, through its Partner Mrs. Manisha Sheelratna Jagtap, having its office at Shanti Bhavan, Near Jatale Hospital, Ambarnath (W), Dist - Thane, therein referred to as "The Developer/Builder" of the Other Part, the said owners has agreed to sell development rights of the SAID PROPERTY unto the Developers and the said Development Agreement dated 16/03/1995 and Power of Attorney Dated 06/11/95 were subsequently duly registered under deed of declaration executed by M/s B. B Jagtap and Associates Dated 01/07/08 at Serial No. 3258-2008 & 3259-2008 respectively, on 01/07/08, before Sub-Registrar Assurance, Ulhasnagar.

AND WHEREAS by said development agreement 16/03/95 and power of attorney dated 06/11/95, the owners has given authority and power to Developers to delegate the powers of development of the said land or any part thereof to any other person, firms etc on such terms and conditions, as the Developers may think fit, but without prejudice to the rights of the Owners under the development agreement dated 16/03/95 against the Developers.

G. R. S. S. S.

Banerjee



AND WHEREAS under the aforesaid power and authorities vested in favour of the said M/s B. B. Jagtap and Associates, they had commenced with the development activity over the said entire property, and constructed a buildings on some part of land of the said entire property, however the scheme of development of the entire said property being very big and huge, hence the said developer was not in a position to continue with the development activity over the said property and thereby decided to assign and transfer the benefits of the development rights of the unused F.S.I of the said entire property unto prospective developers/purchasers.

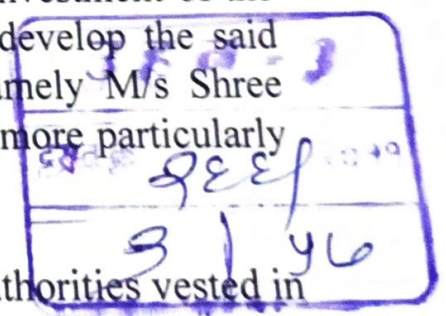
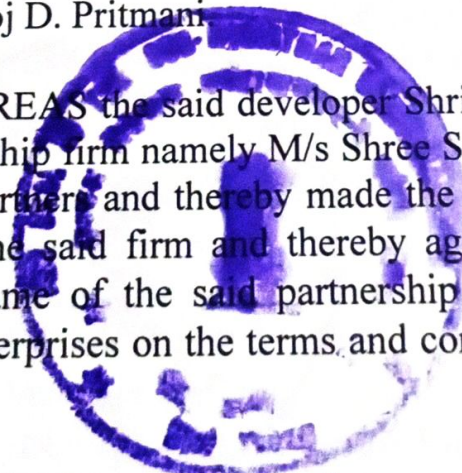
AND WHEREAS by an Development Agreement made on 20/12/01 and consequent thereupon Power of Attorney dated 20/12/01, between aforesaid M/s B. B. Jagtap and Associates, therein referred to as 'The Vendor' of the One Part and Shri. Manoj D. Pritmani, having it address at Narayan Building, Opp-Shantinagar Police Station, Kalyan Bhivandi Road, Bhivandi, Dist - Thane, therein referred to as "The Developers" of the Other Part, the Original Developers has further assigned/transferred the development rights of property bearing Gut No. 39, Hissa No. Part, Corresponding C.T.S No. 9575- A, Area admeasuring about 4315 Sq. Meters, lying and situated at Village Morivali, Amb (E) Taluka - Ambernath, Dist - Thane, out of the said entire property, hereinafter for the sake of brevity called and referred to as "THE SAID PROPERTY" unto the said Shri. Manoj D. Pritmani, on the terms and conditions more particularly mentioned therein and the fact of execution of the said development Agreement and Power of Attorney, were duly brought on the record of rights by way of deed of declaration dated 12/01/07, duly registered with the Sub-Registrar of Assurance, Ulhasnagar at serial no. 00125-07, dated 12/01/07, by the said developers namely Shri. Manoj D. Pritmani.

AND WHEREAS the said developer Shri. Manoj D. Pritmani had formed an Partnership firm namely M/s Shree Swaminarayan Enterprises alongwith other partners and thereby made the capital investment of the said property in the said firm and thereby agreed to develop the said property in the name of the said partnership firm namely M/s Shree Swaminarayan Enterprises on the terms and conditions more particularly mentioned therein.

AND WHEREAS by and under the power and authorities vested in the Developers / Builders, the Developers/ Builders herein is entitled to sell, carry out construction of the said building as per the plan and permission sanctioned by the AMBERNATH MUNICIPAL COUNCIL and allot the flat/s to the intending buyers.

Manoj D. Pritmani

Banerjee



AND WHEREAS the revised building plans and permission in respect of the construction over the said property is duly sanctioned, approved by the AMBERNATH MUNICIPAL COUNCIL, bearing no. ANP/NAV/BP/09-10/58/1743/6 Dated 17/04/09.

AND WHEREAS the DEVELOPERS / BUILDERS have proposed to construct on the said property, the proposed building namely "HARMONY" as per the sanctioned plans and permissions (hereinafter referred to as "THE SAID BUILDING").

AND WHEREAS the BUILDERS / DEVELOPERS have sole and exclusive right to dispose off the residential flats / units constructed in the said proposed building on OWNERSHIP BASIS, to enter into agreement/s with the Purchaser/s and receive the sale price in respect thereof, and upon such disposal of the flats/ units out of the said property to devolve upon, i.e. the said land together with the building/s constructed thereon in favour of Co-operative Housing Society/Federal Society of all those several person acquiring the respective flats/units/building etc.

AND WHEREAS this agreement is made in accordance with the provision of the MAHARASHTRA OWNERSHIP OF FLATS (Regulation of Promotion of Construction Sale, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein.

AND WHEREAS the purchaser has agreed to pay the said price/ consideration in respect of the said flat / unit in accordance with the provisions of MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction of work of the said scheme.

AND WHEREAS by executing this agreement, the Purchaser/s has accorded his/ her consent as required under section 9 of the said MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, whereby the PROMOTERS / BUILDERS shall be entitled to sell, mortgage or create charge on any flats / other units etc, which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser/s has accorded his/her their consent as required under section 7 of the said MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of

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Construction, Sale, Management and Transfer) Act, 1963, whereby the PROMOTERS / BUILDERS, will be entitled to make such alteration in the structure in respect of the said flats /tenements / galas and garages etc, agreed to be purchased by the Purchaser and / or such other alterations or additions in the structure of the building as may be necessary and expedient in the option of the Architect / Engineer.

AND WHEREAS the PROMOTERS / BUILDERS have entered into a standard agreement with Architectural Consultants Shri. P S GOKHALE, having its office at DOMBIVLI (E) , registered with council of Architects, and such agreement is as per the agreement prescribed by the council of Architects and the PROMOTERS / BUILDERS have also appointed STRUCTURAL ENGINEER, namely Shri. ATUL KURTADKAR of "STRUC-TECH CONSORTIUM ", Having its office at 103, Sanjeevani Apt, Above Monginis Shop, Badlapur (E). for the preparation of the structural designs and drawing of the building and the PROMOTERS / BUILDERS accept the professional supervision of the Architects and the R.C.C Engineer, till the completion of the building.

AND WHEREAS the Purchaser has represented to the Builder that they require suitable flat for their own accommodation.

AND WHEREAS the Purchaser demanded from the Developer / Builder and the Developer / Builder has given the inspection of all the documents of title relation of the said land to the Purchaser and the plans, designs, specifications prepared by the Promoters Architect.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the DEVELOPERS / BUILDER to the said property and copies of 7/12 extract, and the floor plan approved by the local authority have been annexed hereto.

AND WHEREAS the DEVELOPER / BUILDER has got approved from the concerned local authority the plans, specifications, elevation and details of the said Building (hereinafter referred to as "THE SAID PLANS").

AND WHEREAS while sanctioning the Said Plans, the concerned local authorities has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the DEVELOPER / BUILDER while developing the said property and the said building, upon due observance and performance of which only the

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completion and / or Occupation certificate in respect of The Said Building shall be granted by the concerned local authority.

AND WHEREAS the Purchaser applied to the DEVELOPERS / BUILDERS for allotment to the Purchaser Flat No. 501 on the 5th Floor, area admeasuring about 556 Sq. ft. Carpet + 0 Sq.ft. Terrace (Carpet) in the "HARMONY" Building No. 01, "B"- WING.

AND WHEREAS relying upon the said application and agreement, the DEVELOPERS / BUILDER agreed to sell the Purchaser the Flat at price / consideration of Rs. 10,67,290/- (Rupees Ten Lacs Sixtyseven Thousand Two Hundred Ninty Only) on the terms and conditions hereinafter appearing.

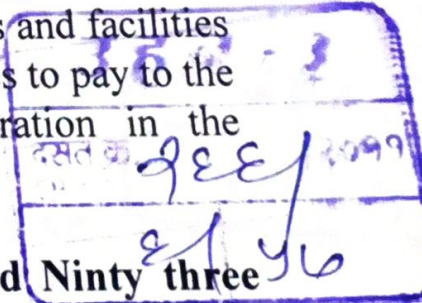
NOW THIS PRESENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. THE DEVELOPERS / BUILDER Shall construct the building consisting of Ground and Seven upper Floor on the said property in accordance with the plans, design, specification by the concerned local authorities and which have been seen and approved by the Purchaser with only such Variation and modification as the DEVELOPERS / BUILDERS may consider necessary or may be required by the AMBERNATH MUNICIPAL COUNCIL to be made in them or any of them for which the Purchaser hereby gives consent.
2. THE Purchaser / s hereby agrees to purchase from the DEVELOPERS / BUILDERS and the DEVELOPERS / BUILDERS hereby agrees to sell to the Purchaser / s, Flat/ Garage No. 501 on 5th floor, area admeasuring about 556 Sq.ft. Plus 0 Sq. Feet Terrace (Carpet) in the building known as "HARMONY" Building No. 01, "B"- WING, and as shown on the Floor Plan thereof hereto annexed as Annexure "C" hereinafter referred to as "THE SAID PREMISES" at the price / consideration of Rs. 10,67,290/- (Rupees Ten Lacs Sixtyseven Thousand Two Hundred Ninty Only), which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises. The Purchaser hereby agrees to pay to the DEVELOPERS / BUILDER the aforesaid consideration in the following manner:

- a) Rs. 1,60,093/- (Rs. One Lac Sixty Thousand Ninty three only) (Paid Rs. 10,13,925/-) i.e. 15 % paid before execution of these presents as earnest money (the payment and receipt whereof the Developer / Builders doth hereby admit,

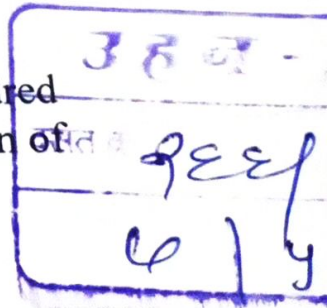
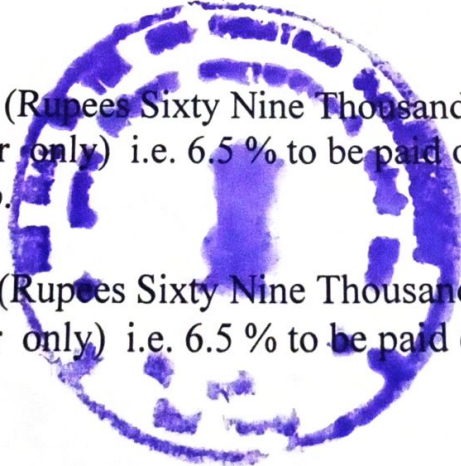
27/12/19

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acknowledge and discharge the Purchaser absolutely and forever).

- b) Rs. 1,38,748/- (Rupees One Lac Thirty Eight Thousand Seven Hundred Forty Eight only) i.e. 13 % to be paid on completion plinth work.
- c) Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e. 6.5 % to be paid on completion First slab.
- d) Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e. 6.5 % to be paid on completion of second slab.
- e) e Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e.6.5 % to be paid on completion of third slab.
- f) Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e. 6.5 % to be paid on completion of fourth slab.
- g) Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e. 6.5 % to be paid on completion of Fifth Slab.
- h) Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e. 6.5 % to be paid on completion of Sixth Slab.
- i) Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e. 6.5 % to be paid on completion of Seventh Slab.
- j) Rs. 69,374/- (Rupees Sixty Nine Thousand Three Hundred Seventy Four only) i.e. 6.5 % to be paid on completion of Eighth Slab.
- k) Rs. 1,06,729/- (Rupees One Lac Six Thousand Seven Hundred Twenty Nine only) i.e. 10 % to be paid on completion of Brick work.



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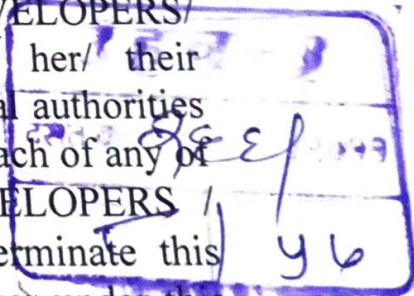
l) Rs. 53,365/- (Rupees Fifty Three Thousand Three Hundred Sixty Five only) i.e. 5 % to be paid on completion of flooring, sanitary fittings, plumbing, Plastering work etc.

m) Rs. 53,365/- (Rupees Fifty Three Thousand Three Hundred Sixty Five only) i.e. 5 % to be paid within a period of 7 days of intimation about the possession of the said flat/shop.

3. THE DEVELOPERS / BUILDER hereby agrees to observe perform and comply with all the terms, conditions, stipulations, if any which may have been imposed by the concerned local authorities at the time of sanctioning the said plans or thereafter and shall before handing over the possession of the premises to the Purchaser obtain from the concerned local authorities Completion as well as occupation Certificate in respect of the said premises, or the said building.
4. It is specifically agreed and declared that at the time of construction of this agreement, the stage of construction of the said building is up to 13th level and therefore the flat purchaser has to pay an amount of Rs. 10,67,290/- (Rupees Ten Lacs Sixtyseven Thousand Two Hundred Ninty Only) (Paid Rs. 10,13,925/-) being the agreement amount of all the stages of construction as the first earnest money and further agreed and declared and assured to pay the balance amount of consideration as mentioned in sub clause of clause No. 2 above.
5. THE Purchaser agrees to pay to the DEVELOPERS / BUILDER interest @ 21% p.a on all the amounts which becomes due and payable by the Purchaser to the DEVELOPERS / BUILDER under the terms and condition of this agreement from the date the said amount is payable by the Purchaser to the DEVELOPERS / BUILDERS.
6. ON the Purchaser committing default, in payment on due date of any amount due and payable by the Purchaser to the DEVELOPERS/ BUILDER under this agreements, (including his / her/ their proportionate Share of taxes levied by the concerned local authorities and other outgoing) and on the Purchaser committing breach of any of the terms and conditions herein contained the DEVELOPERS / BUILDERS shall be entitled to all their option to terminate this agreement and to forfeit the money paid by the Purchaser under this agreement.
7. THE fixtures, fittings and amenities to be provided by the DEVELOPERS / BUILDERS in the premises and said building are those that are set out in the ANNEXURE annexed hereto.

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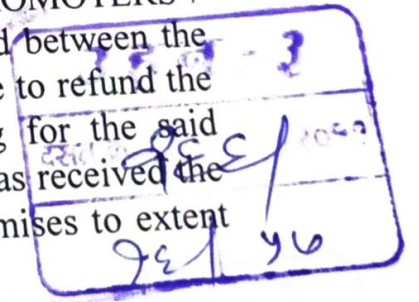


parcel of land more particularly described in the SCHEDULE hereunder written and the building is impartible and it is further agreed that the PROMOTERS / BUILDERS shall not be liable to execute a transfer deed in favour of the Purchaser.

41. The Promoters/Developers herein declared that, if the Ambernath Municipal Council grants them additional Floor Space Index in the form of floating floor space index or transfer of development rights or staircase floor space index to be utilized and consumed on the property described hereinabove and in the course of such sanctioned/approval the promoters/developers in future are permitted to raise any additional floors/structures, then it shall be their sole discretion from time to time vary, amend and/or alter the building plans in respect of the said property and the purchaser hereby irrevocably agreed to give his/her consent to the promoters/developers for carrying out amendments, alteration, modification and / or variations to the said building plans, in respect of the said building to be constructed over the said property. It is however, further made clear that the promoters/developers herein shall have the full right and absolute authority to sell/transfer the unutilized floor space index available in respect of the aforesaid property at any time in future to any person/s and the purchaser herein alongwith the other purchaser including that of the proposed society formed by the purchaser of flat in the said building shall not object or will have any claim over the said transfer, construction of the unutilized floor space index as may be sanctioned by the Ambernath Municipal Council.
42. IN case for any reason whatsoever if the Purchaser would terminate this agreement he/she shall be entitled to a refund of sale price already paid by him/her under this agreement. But he/she shall not be entitled to any interest on the sale price paid by him / her to the PROMOTERS / BUILDERS herein. Further it is hereby specifically agreed between the parties that the PROMOTERS / BUILDERS shall be liable to refund the said price only after they would get the fresh booking for the said premises from another intending purchaser/s and that he has received the money from the said intending purchaser of the said premises to extent the amount received from the purchaser.
43. THIS agreement shall always be subject to the provision of the MAHARASHTRA OWNERSHIP OF FLAT AND APARTMENT ACT 1963 & MAHARASHTRA CO-OPERATIVE SOCIETY ACT 1960 and the rules made there under.

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SCHEDULE

ALL THAT PIECE AND PARCEL of land lying and situated at Gut No. 39, Hissa No. (Part), Corresponding C.T.S No. 9575- A, Area admeasuring about 4315 Sq. Meters, lying and situated at Village Morivali, Amb (E) Taluka – Ambernath, Dist – Thane, out of the said entire property, within the Municipal Precincts of the Ambernath Municipal Council and bounded as follows:

- On towards East : Plot No. 41 and Road.
- On towards West : Boundary of Ambernath Village & Lok Villa.
- On towards North : Balance Plot of Gut No. 39 Hissa no. Part.
- On towards South : Road and Plot No. 39.



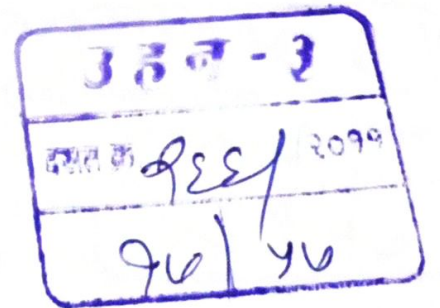
IN WITNESS WHEREOF we have set and subscribed our hand and seal to this writing on the day the year first herein above mentioned.

SIGNED SEALED & DELIVERED

By the within named

PROMOTERS / DEVELOPERS

M/s. Shree Swaminarayan Enterprises



Through it's Partner

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Handwritten signature: Banerjee

SHRI. BECHAR R PATEL

Handwritten signature



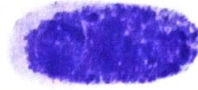
SIGNED SEALED & DELIVERED

By the within named

PURCHASER

M/s. A. R. SULPHONATES PVT. LTD.,

MR. SANJAY BANERJEE



Handwritten signature: Banerjee



The signatory for M/s. A. R. SULPHONATES PVT. LTD.,

WITNESSES :

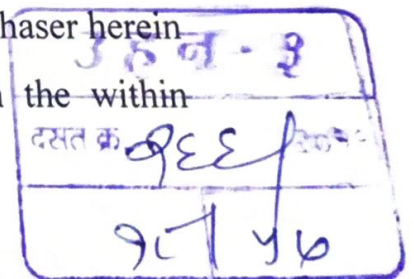
1. *Handwritten signature: Dushyant S. Shekawat*
Dushyant S. Shekawat
B48/102 Loknagan, CHS Ambernath (E)

2. *Handwritten signature: Harish K. Menon*
Harish K. Menon
Sai Darshan Society, G-213, Molivanpark,
B-Cabin Road, Ambernath (E)



RECEIPT

RECEIVED a sum of Rs. 10,13,925/- (Rupees Ten Lacs Thirteen Thousand Nine Hundred Twenty Five Only) from the Purchaser herein being the earnest money/Full & Final consideration from the within named Purchaser as mentioned in the agreement.



I Say I have received,

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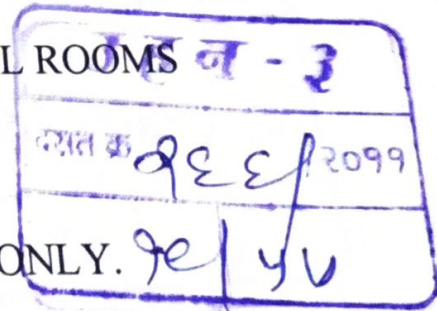
PROMOTERS

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Handwritten signature

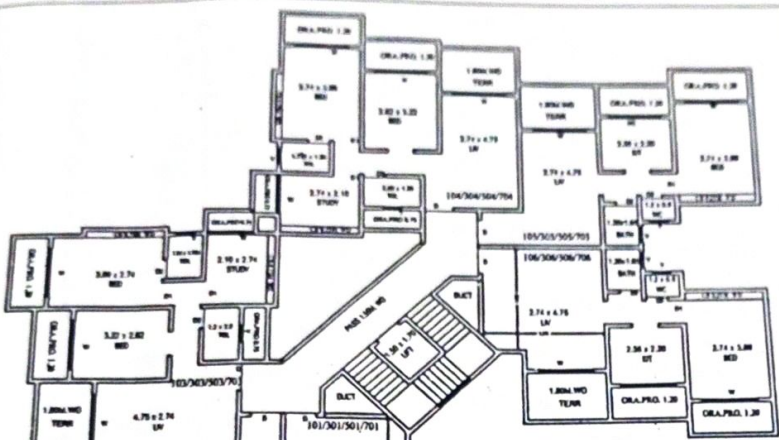
AMENITIES

1. ATTRACTIVE ELEVATION.
2. FLATS OCCUPIED WITH MARBONITE TILES.
3. FULL GLAZED TILES IN BATH, TOILET & WC. (GOOD QUALITY).
4. CONCEALED ELECTRICAL WIRING WITH STANDARD SWITCHES.
5. CONCEALED TV CABLE CONDUCT IN HALL AND BED ROOMS.
6. CONCEALED TELEPHONE CONDUCT IN HALL AND BED ROOM
7. CONCEALED PLUMBING WORK WITH C.P FITTING AND WITH SANITARY WARE.
8. COMPOUND WALL FOR COMPLEX WITH ENTRANCE GATE.
9. KITCHEN WITH FULLY GLAZED TILES WITH GRANITE PLATFORM.
10. DECORATIVE ENTRANCE FLUSH DOOR WITH NIGHT LATCH.
11. GOOD QUALITY FLUSH DOORS IN ROOMS.
12. WC, BATH AND TOILET WILL BE PROVIDED WITH COATED ALUMINUM AND BAKELITE PANELS DOORS.
13. COATED ALUMINUM SLIDING WINDOWS IN ALL ROOMS SILL WITH GREEN MARBLE.
14. GLAZED TILES IN KITCHEN OVER PLATFORM ONLY.
15. ONE LIFT WILL BE PROVIDED.



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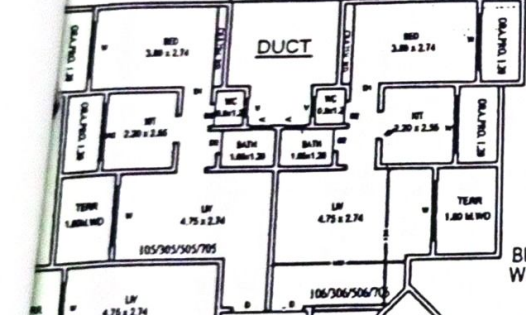
Handwritten signature: Banerjee



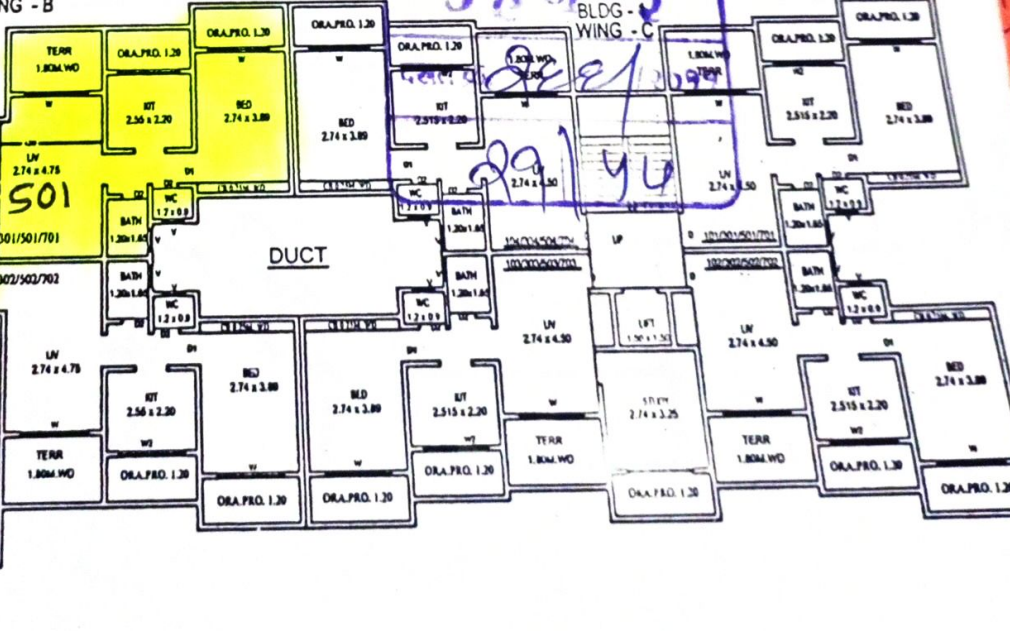
BLDG-1 WING - A



PROPOSED GARDEN



BLDG-1 WING - B



BLDG-3 WING - C

3rd, 5th & 7th FLOOR PLAN

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Handwritten signature: Banerjee



अंबरनाथ नगरपरिषद, अंबरनाथ

सुधारित बांधकाम परवानगी

जायक क्रमांक / अं. नं. व/नरवि / वां. प/०८७०/५८ १५४
अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ
दिनांक : १६/०४/२००८

श्री. ~~बाबू गोपाळ रमेश~~ व इतर यांचे कु.पु.प.घा. श्री. ~~मनोज शिंदे~~ व श्री. ~~वेणु रमेश~~
अन्वित यांचे कु.पु.प.घा. श्री. ~~मनोज शिंदे~~ व श्री. ~~वेणु रमेश~~
पेटे, हारा - श्री. पी. एस्. गोखले, वास्तुशिल्पकार, डोंबीवली

विषय अ.नं. गटने डेटू हि.नं. — सि.स.नं. — प्लॉट नं. १

मौजे ~~मोरीवली~~ येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. २०/०२/२००८ चा अर्ज क्र. २७०३४

श्री. ~~पी. एस्. गोखले, डोंबीवली~~

वास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

अ.नं. ~~गटने डेटू~~ हि.नं. — सि.स.नं. — भूखंड क्रमांक १

मौजे ~~मेरिवली~~ मध्ये १०,०००.०० चौ.मी. भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. २०/०२/२००८ च्या अर्जास अनुसरून पुढील शर्तीस

अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे ~~कच्चा~~ / स्टील, लक-मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, रहाणासाठी दुकाने / ऑफिस / दवाखाना, हॉस्पिटल / शाळेसाठी / गॅरेज वाडे

भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना / प्रारंभ प्रमाण पत्र देण्यात येत आहे.

किल्ला-१- विंग- A, B, C - स्टील + स्लॉट मजले - रडिवाल्स

किल्ला-२- विंग- K - स्टील + स्लॉट मजले - रडिवाल्स

किल्ला-३- विंग- B - स्टील + स्लॉट मजले - रडिवाल्स

-: अटी :-

- ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमाचा व नियोजित विकास असाखडकाचा अनुशांगाने घाननी करण्यात येईल.
- नकाशात ~~हिरवा~~ रंगाने केलेल्या दुरुस्तीच्या आपल्यावर बंधनकारक राहतील.
- मे. जिल्हाधिकारी ठाणे, यांजकडून बांधकाम घालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर सहीत व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिल.
- बांधकाम घालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.

उद्देश - ३
दस्तावेज क्र. १६६/२०११
१६/०४/०८



अंबरनाथ नगरपरिषद, अंबरनाथ

खुदास्ति बांधकाम परवानगी

जावक क्रमांक / अं. नं. प./नरवि / वां. प./०९-१०/५८ ^{१७}/_९
अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ
दिनांक: १९/०४/२००९

~~कु गोपाळ सोरखडे व इतर यांचे कु.पु.प.घा. श्री.बी.जी. जगतपुत्रे व
लिहल्ले यांचे कु.पु.प.घा. श्री. मनोज पित्तलगी व श्री. वेचर राधोजी
द्वारा - श्री. पी. एस्. गोखले, वास्तुशिल्पकार, डोंबीवली~~

ड.पे. हि.नं. — सि.स.नं. — प्लॉट नं. १

येथे बांधकाम करण्याच्या मंजूरी बाबत.
०१/०४/२००९ चा अर्ज क्र. २७०३४

गोखले, डोंबीवली
मार्फत सादर केलेला अर्ज.

रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

हि.नं. — सि.स.नं. — भूखंड क्रमांक ९

मध्ये १०,०००.०० चौ.मी. भूखंडाच्या विकास कराबाबत महाराष्ट्र नगरपरिषद अधिनियम

ये बांधकाम करण्यासाठी केलेल्या दि. २०/०४/२००९ च्या अर्जास अनुसरून पुढील शर्ती

कीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळघर / स्टीलट, तळ मजला, पहिला मजला
पाचवा मजला, सहावा मजला, सातवा मजला
ना, चौथा मजला, रहाणसाठी दुकाने / ऑफिस / दवाखाना, हॉस्पिटल / शाळेसाठी / गॅरेज व

माबाबत, बांधकाम परवाना / प्रारंभ प्रमाण पत्र देण्यात येत आहे.

- A, B, C - स्टीलट + सात मजले - रडिवाली
- A - स्टीलट + सहा मजले - रडिवाली
- B - स्टीलट + सात मजले - रडिवाली



18/01/2011
4:35:00 pm

दुय्यम निबंधका
उल्हासनगर 3

दस्त गोषवारा भाग-1

उहनेउ

दस्त क्र 266/2011

4/1/11

दस्त क्रमांक : 266/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मे. ए. आर. सलफोनेटस प्रा. लि. तर्फे संजय
बैनजी -
पत्ता: घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/वसाहत: प्लॉट न. 41, अॅडीशनल अंबरनाथ एम.
आय डी सी
शहर/गाव: अंबर

लिहून घेणार

वय 47

सही *Banejee*



2 नाव: मे. श्री स्वामीनारायण एंटरप्रायजेस तर्फे भागिदार
बेघर राघवजी पटेल तर्फे कबुलीजबाबाकरिता
कु. मु. घा. म्हणून तुपती समीर मोटे- ABOFS3402K - -
पत्ता: घर/फ्लॅट नं.: -
गल्ली/रस्ता: --
ईमारतीचे नाव:

लिहून देणार

वय 25

सही *Mote*

