



Tuesday, March 08, 2011

12:20:51 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1201

दिनांक 08/03/2011

गावाचे नाव मोरीवली

दस्तऐवजाचा अनुक्रमांक उहन3 - 01201 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

हि.न
दनिका

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

नोंदणी फी	:	15730.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (57)	:	1140.00
एकूण	रु.	16870.00

र बेच
व:

आपणास हा दस्त अंदाजे 12:35PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक - २,
उल्हासनगर ३

बाजार मुल्य: 1573000 रु. मोबदला: 1349649रु.
भरलेले मुद्रांक शुल्क: 94400 रु.



दस्तावेज क्रमांक व वर्ष: 1201/2011

Tuesday, March 08, 2011

12:23:12 PM

मुख्यम निबंधक: उल्हासनगर 3

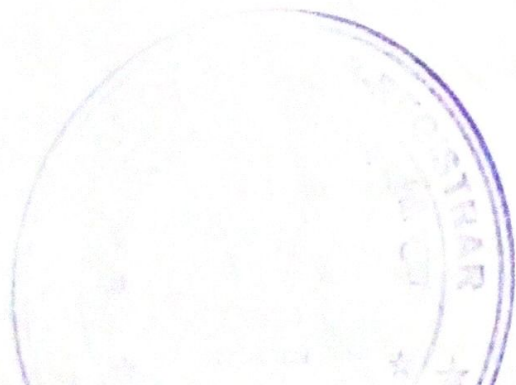
पॉली 63 न.

Page: 63 of 6

सूची क्र. दोन INDEX NO. II

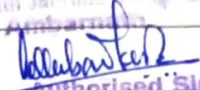
गावाचे नाव : मोरीवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,349,649.00
बा.भा. रू. 1,573,000.00
- (2) भू-मापन, फोटोहिस्सा 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, सहावा मजला, निवासी सदनिका न. -604, घटई क्षेत्र- 570 चौ. फूट + 47 चौ.फूट ओपन टेरेस.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव 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/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/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. सल्फोनेटस प्रा.लि. तर्फे संजय बॅनर्जी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: प्लॉट न. 41 अॅडीशनल अंबरनाथ एम आय डी सी; शहर/गाव: आनंद नगर अंबरनाथ; तालुका: -; पिन: -; पॅन नम्बर: AAECA8617Q
- (7) दिनांक करून दिल्याचा 08/03/2011
- (8) नोंदणीचा 08/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 1201 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 94380.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 15730.00
- (12) शेरा



Handwritten signatures and initials in blue ink, including a signature that appears to be 'Sheela' and other initials.

Stamp Franking Checked & Verified with Bank and found correct.

Nature of Document	Agreement for Sale
Registration Details	Registrable at SRO, Ulhasnagar-03
Franking Unique No.	55341 / 5849 Ulhasnagar - 3.
Property Description in brief	Flat no. 604, Bldg No. 01, "B" Wing, 6 th Floor, Orchid Petals, Shree Swaminarayan Enterprises, Gutt No. 39, Village Morivali, Near Mhada Colony, Ambernath (East)
Consideration Amount	13,49,649/-
Stamp Purchasers Name	M/s. A . R. SULPHONATES PVT.LTD.,
Name of the other party	Shree Swaminarayan Enterprises.
If through Name & Address	..
Stamp Duty Amt. In words	Rs. 77,000/- (Rs. Seventy Seven Thousand Only)
Authorised Person's full Signature & Seal	 Authorised Signatory

Ward No. .., Village Morivali,
Flat No. 604, Bldg No.01, "B" - Wing
Floor. 6th

Area Admeasuring about 670 Sq.ft (Cartpet) + 47 Sq.ft (Terrace).

Actual Value Rs. 13,49,649 /-

Market Value Rs. .. /-

38-1-3
दस्तावेज क्र. 9209/2019
2 46

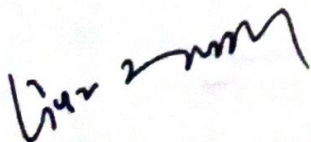
AGREEMENT FOR SALE

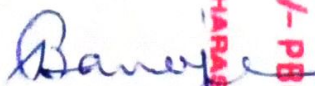
THIS ARTICLE OF AGREEMENT MADE AT AMBERNATH, TALUKA - AMBERNATH ON THIS 8 DAY OF March, 2011.

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 the 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





Stamp Duty: Rs. 77,000/-
Stamp Duty: Rs. 2017400/-
Stamp Duty: Rs. 58304
Stamp Duty: Rs. 98569
Stamp Duty: Rs. 100305
Stamp Duty: Rs. 0077000/-
Stamp Duty: Rs. 100305
Stamp Duty: Rs. 0077000/-
Stamp Duty: Rs. 100305

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.

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,

Wan 2mm

Banerjee

दिनांक - 3	
9209	1209
8	46

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.

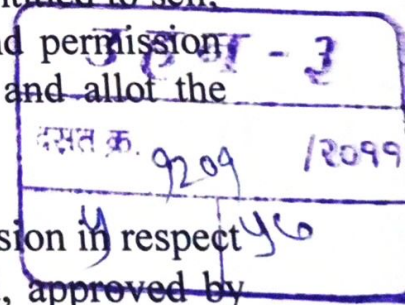
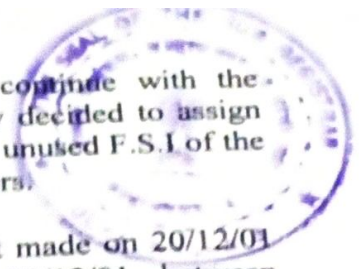
AND WHEREAS by and under the power and authorities vested in the Developers / Builders, the Developers/ Builders herein is entitled to sell, carry out construction of the said building as per the plan and permission sanctioned by the AMBERNATH MUNICIPAL COUNCIL and allot the flat/s to the intending buyers.

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

Uth - 2 - 2009

Banejee



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

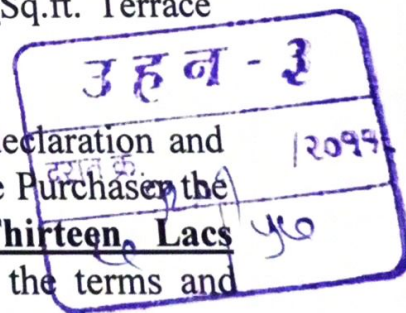
AND WHEREAS the Purchaser applied to the DEVELOPERS / BUILDERS for allotment to the Purchaser Flat No. 604 on the 6th Floor, area admeasuring about 670 Sq. ft. Carpet + 47 Sq.ft. Terrace (Carpet) in the Building No. 01, "B" Wing, "HARMONY".

AND WHEREAS relying upon the said application, declaration and agreement, the DEVELOPERS / BUILDER agreed to sell the Purchaser the Flat at price / consideration of Rs. 13,49,649/- (Rupees Thirteen Lacs Fortynine Thousand Six Hundred Fortynine 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 :-

Um 2000

Banaji



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. 604 on 6th floor, area admeasuring about 670 Sq.ft, Plus 47 Sq. Feet Terrace (Carpet) **Building No. 01, "B" Wing,** in the building known as "**HARMONY**" 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. 13,49,649/- (Rupees Thirteen Lacs Fortynine Thousand Six Hundred Fortynine Only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises. 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.
3. 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.
4. 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.
5. 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.

Umar 20/11/2019

Banajir

उपलब्ध - ३	
१२/०९	२०१९
L	५६

40. 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.

41. 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.

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:

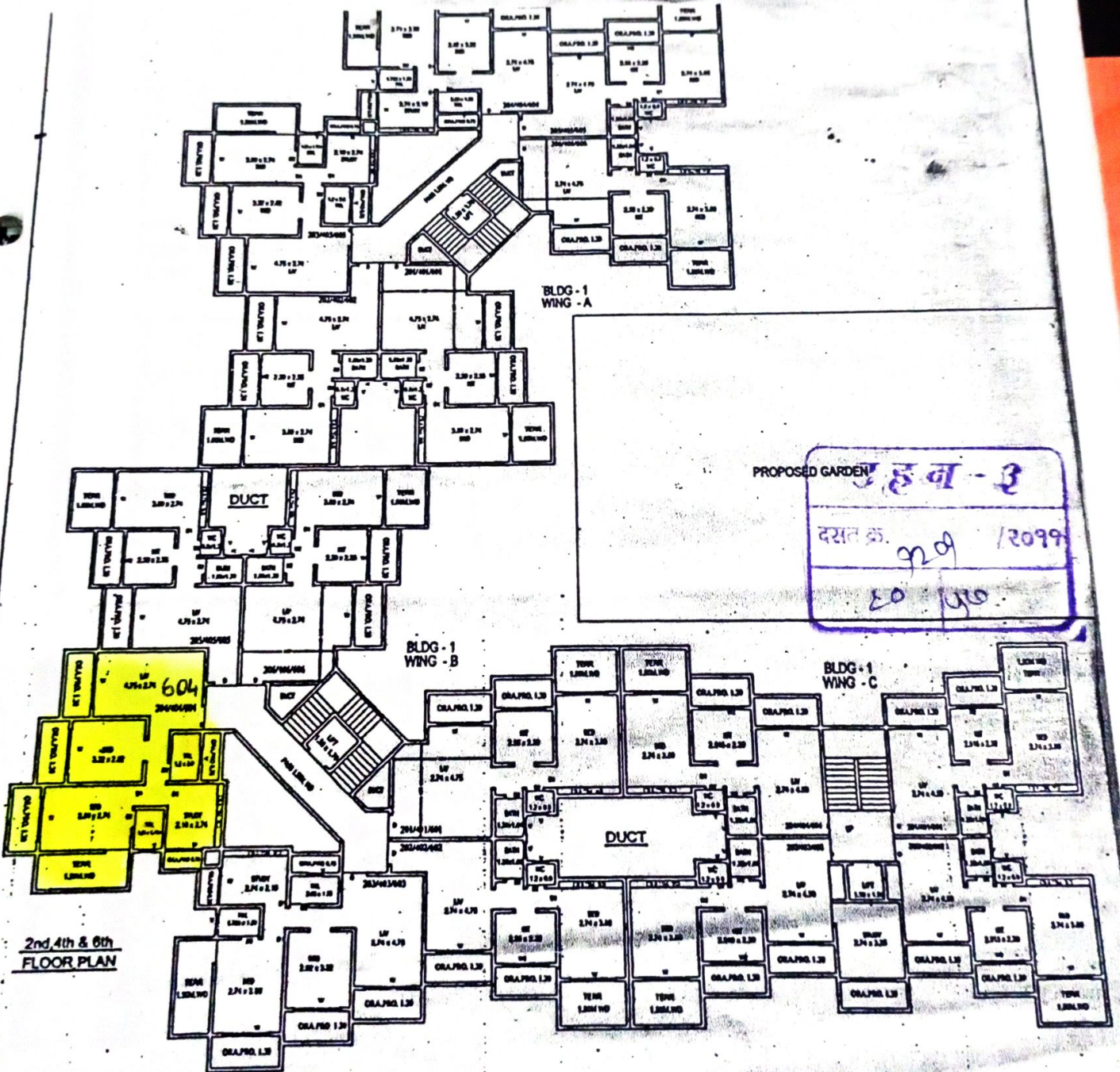
- On towards East : Plot No. 41 and Road.
- On towards West : Boundary of Ambernath Village & Lok Villa.
- On towards North : Balance Plot of Gut No. 39, Hissa no. Part.
- On towards South : Road and Plot No. 39.

उह न - ३	
दस्तावेज क्र.	१२०९ / २०१९
१६६	५६

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

Uth...

Benji



PROPOSED GARDEN **हवन - ३**
दस्तावेज क्र. २०१ / २०११
२० / ५०

2nd, 4th & 6th
FLOOR PLAN

Handwritten signature: Usha Ranjani