

## गावाचे नाव : निजामपुरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,000,000.00  
बा.भा. रू. 1,074,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 36/1ए व इतर सिटिपस क्र.: 4032/पै व इतर वर्णन: मौजे निजामपुरा ता. भिवंडी (1/3वॉर्ड क्र2/1) येथील स.नं. 36/1-ए, 36/1 पै, 74/2 पै, 102 पै सि.स.नं. 4032पै, 4033पै, 4038पै प्लॉट नं. 3 व 4, या जागेवरील मरीना टॉवर्स -1, मिल्लत नगर, तिसरा मजला फ्लॉट नं. 302 क्षेत्र 82.61 चौ.मि. बांधीव  
(1)82.61 चौ.मि. बांधीव
- (3) क्षेत्रफळ
- (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. आर. के. बिल्डर्स तर्फे पार्टनर अशफाक बशीर खरबे - -; घर/फ्लॉट नं: निजामपुरा भिवंडी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABFR6219J
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) स्वालेहा हबीब खान (चौधरी) - -; घर/फ्लॉट नं: 1279, चौथा निजामपुरा ,भिवंडी ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AKEPK7500R.
- (7) दिनांक करून दिल्याचा 07/01/2011
- (8) नोंदणीचा 07/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 165 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 36300.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 10740.00
- (12) शेरा



सह दुय्यम निबंधक, भिवंडी-१

Stamping / Stamp Duty (Customer's Copy)  
308479

Receipt No. \_\_\_\_\_ Date 21/1/11  
Name and Address of Stamp duty Payee  
Swaleha Habib Khan  
(Chaudhary) 1279 Milat  
Nagar 4th Nizampur

Tel. / Mobile No.: \_\_\_\_\_  
Documents Name: Agreement to sell

Franking Value	Service Charges	Total Amount
No. of Doc. _____	No. of Doc. _____	
X Rs. _____	X Rs. _____	
= Rs. 86300	= Rs. 1000	Rs. 86310

Rupees in words > thirty six thousand three hundred only

Cash  P.O.  D.D.  No. \_\_\_\_\_  
P.O. / D.D. Drawn on: \_\_\_\_\_  
Counter Party Name: R.K Builders  
Rs. \_\_\_\_\_ PAN No. \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_  
(For Bank's use only)

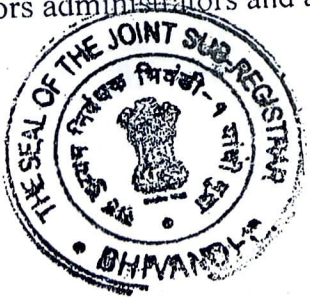
Received Rs. \_\_\_\_\_  
Franking Sr. No. \_\_\_\_\_  
Scroll No. \_\_\_\_\_  
BCBI/5000/Bkx50Lvs/RDP/07/2010  
Authorized Signatory

**AGREEMENT TO SALE**

WARD No. 2/1, ZONE No. 1/3  
STAMP OF Rs. 36,300/-  
VALUE FOR STAMP DUTY Rs. 10,74,000/-  
AREA SOLD 740.75 SQ.FT. CARPET

This Agreement is made on this 07<sup>th</sup> day of January 2011 (TWO THOUSAND ELEVEN) BETWEEN:

**M/S. R.K. BUILDERS**, a Partnership firm, having its Office at 62, 5th Nizampur Bhiwandi through its Partner **SHRI ASHFAQUE BASHIR KHARBE** hereinafter referred to as **THE VENDORS/DEVELOPERS/ BUILDERS**, (which shall unless repugnant to the context or meaning there of be deemed to include their heirs executors administrators and assigns etc.) Party hereto of the First Part



The Bharat Co-op. Bank (Mumbai) Ltd.  
 Registered Office: 1st Floor, R.K. Business Centre,  
 Deep Nagar, Thane District, Maharashtra - 401 302  
**RATNAKAR B. POOLYARI**  
 Authorized Signatory  
 The Bharat Co-op. Bank (Mumbai) Ltd.  
 Stamp Duty: 132064  
 R00363001-04/011  
 09049  
 132064  
 AND  
 132064  
 09049



**SMT. SWALEHA HABIB KHAN (CHAUDHARY)**, Age 35 yrs., residing at 1279, River View, Millat Nagar, 4th Nizampura, Bhiwandi, Dist Thane hereinafter referred to as **"THE PURCHASER"** (which expression unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns etc.) of the Other Part.

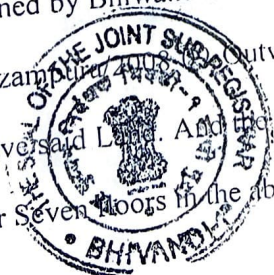
WHEREAS the partners of the above said firm owned, seized & possessed and sufficiently entitled to the piece and parcel of N.A. Plot No. 3 & 4, Survey No. 36/1-A, 36/1-Part, 74/2-Part, 102-Part corresponding to C.T.S. No. 4032 Part. 4033 part & 4038 part totally adm. 1240 sq. mts. situated at mauje 4th Nizampura, Bhiwandi, Dist Thane. The above plot of Land were purchased by the partners vide registered Conveyance Deeds.

AND WHEREAS said land described in SCHEDULE "A" hereinbelow and stands in revenue records in the name of the Vendors as owners and person in possession thereof.

AND WHEREAS said land was converted into N.A. Land vide N.A. Order No. NAP/SAR/36/2002 dated 12/12/2002 by Collector, Thane.

AND WHEREAS the Vendors/Builders with the intent to develop the said Land are constructing a R.C.C. Building on the said lands described in SCHEDULE "A" hereinbelow.

AND WHEREAS the plans and specification for constructing the said building have been got sanctioned by Bhiwandi Nizampur Municipal Council, Bhiwandi vide permission No. TP/104/Nizampur/4008/2009. And the B.N.M.C. has given the permission to Construct Ground Plus upper Seven floors in the above said building.



द. नं १६५ ३३  
पाने ७२६

AND WHEREAS The Vendors are constructing said building on said lands described in SCHEDULE "A" hereinbelow as per sanctioned plans and specification.

AND WHEREAS the said building shall henceforth always be known as MARINA TOWERS-I.

AND WHEREAS The Vendors are selling the Residential Flats in the said building on what is known as OWNERSHIP BASIS.

AND WHEREAS The Purchaser is being in need of Flat No. 302 on the Third Floor in the said building being Marina Towers-I, 4th Nizampura, Bhiwandi, the Carpet area whereof is 740.75 sq. fts (corresponding to super built-up area 1000 sq.fts.) approached the Vendors and expressed his willingness to purchase the said flat from the Vendors.

AND WHEREAS the Vendors have agreed to sell and convey said flat to the Purchaser more particularly described in SCHEDULE "B" hereinbelow at or for the price of **Rs. 10,00,000/- (Rupees Ten Lakh only)** on the terms and conditions set forth hereinbelow.

NOW THIS AGREEMENT WITNESSETH and it is agreed by the between the parties hereto as follows:-

1) That the Purchaser has already paid the sum of **Rs. 10,00,000/ (Rupees Ten Lakh Only)** by Cash/Cheque as Full & Final consideration prior to the execution of these presents as per annexure attached and there is no separate receipt issued for the same and this being the full & final consideration of the above said Flat, the receipt whereof the vendors do hereby admit and acknowledge.

The Vendor has handed over the Physical & documentary possession of the said flat to the flat Purchaser on execution of these presents.

