

SR NO 37143

साथवाणी या / Party Copy



(Scheduled Bank)

राजा / Br. Main दिनांक / Date 19/3/2010
मुद्रक शुल्क / Stamp Duty ₹/Rs. 1,51,350/-
सेवा आकरणी शुल्क ₹/Rs. 10/-
Service Charges
एकूण/Total ₹/Rs. 1,51,360/-

आहारी रुपये / Amount in Words One Lac Fifty-one thousand Three Hundred sixty only

मुद्रक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party
पत्ता / Address

Mr. Milind Bhagwan Bhargava
18, Devi Dausham Soc,
Ghantali Road, Naupada,
Thane (W).

संबंधीत व्यक्तीचे नाव / Name of counter party
M/s. Nirmitee Developers

व्यवहाराचा उद्देश्य / Purpose of transaction
Agreement for sale

बंदी / चेक भरणाऱ्याचे नाव / Name of the Drawer
State Bank of India

बंदी / चेक भरणाऱ्याचे नाव / Name of the Drawer Bank Branch
STATE BANK OF INDIA
MAIN BRANCH

Ch. No./Pay Order No. MAR 2010

CASH RECEIVED FOR FRANKING
CASHIER / Cashier Officer
Authorised Signature

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at **Thane** on this 20th day of March 2010

BETWEEN

M/s. Nirmitee Developers, a partnership firm constituted under the provision of the Indian Partnership Act having its office at 103, Vamanand Society, Dadarkar Complex, Chikuwadi, Near Link Road, Borivali (W), holding PAN-AAGFN0521K, through its partner Mrs. Aditi Sandeep Pagar, hereinafter called and referred as the **Developers/Promoters** (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include its partners for the time being, survivors and surviving partners of the said firm and their respective heirs, executors, administrators and assigns) of the **First Part**;

For Domkivi Nagarji Sahasri Bank Ltd.
Authorised Signatories
MAIN BRANCH

भारत 34069
195939
R.01513501-P856
MAR 19 2010
STAMP DUTY MAHARASHTRA



टनन-२
दस्त क्रमांक 2099 / 2090

AND

Mr. Milind Bhagwan Bhangale, Age 41 years, Occupation Service, PAN-AAQPB4155R, and Mrs. Pushpa Bhagwan Bhangale, Age 62 years, Occupation Service, PAN-AAQPB4156N, both residing at 18, 4TH Floor, Devi Darshan Co-op. Hsg. Soc., Ghantali Road, Naupada, Thane (W), hereinafter called the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **Other Part**;

The Purchaser whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the **Purchaser** as singular masculine;

WHEREAS Smt. Sulochana D. Bhole & Others jointly were the owners of all that piece and parcel of N.A. land bearing S.No.66A, H.No.10/B, and S.No.66A, H.No. 4+5+10+11A, and bearing corresponding Tika No.25, C.T.S. No.15, Tika No.22, C.T.S. No.112C, totally admeasuring 444.50 Sq.Mtrs. or thereabout, lying being and situated at village Chendani, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation, and within the limits of Registration District & Sub-District Thane, and more particularly described in the **First Schedule** hereunder written (hereinafter called and referred to for the sake of brevity as the **Said Land**);

AND WHEREAS vide Development Agreement dated 10th October 2006, registered with the office of Sub-Registrar of Assurances, Thane-2, on 10th October 2006, at Sr. No.7419/2006, and an Irrevocable Power of Attorney dated 10th October 2006, duly registered with the office of Sub-Registrar of Assurances, Thane-2, on 10th October 2006, the owners therein have granted development rights in respect of the said land to the Developers/Promoters herein;

AND WHEREAS in pursuance of the said Development Agreement dated 10th October 2006 recited hereinabove, the Developers/Promoters have sole and exclusive right to dispose off by way of sale, all the flats/shops in the proposed new building on ownership basis and to enter into Agreements with the purchasers of those flats/shops and to receive the sale price thereof;

Ad. 18/10/06

MS



टनन-२
दस्त क्रमांक ३६७/२०१०
३ / १२

AND WHEREAS the Developers/Promoters are constructing multistoried building on the said land in accordance with the plan sanctioned by the Thane Municipal Corporation vide its V.P. No.2006/152/TMC/TDD/696, dated 29.01.2009;

AND WHEREAS the Developers/Promoters have appointed Architect Mr. Rajesh Bhosale of Dombivli, for the preparation of the plans, specifications and designs of the proposed building, and the Developers/Promoters accepted the professional supervision of and R.C.C. Consultant M/s. S.S. Cons of Thane, till the completion of the said building, and accordingly the plans, designs and specifications in respect of the proposed new building have been prepared by Architect Mr. Rajesh Bhosale;

AND WHEREAS copies of the floor plan approved by the concerned local authorities have been annexed hereto and marked as **Annexure - ___**;

AND WHEREAS the purchaser demanded from the Developers/Promoters, and the Developers/Promoters have given inspection of all the documents relating to its title to the said land, including the copies of development agreement, Certificate of Title of the said land issued by Advocate A.A. Chitnis, VII-XII Extract, Property Card and/or all other relevant documents showing the nature of title of the Developers/Promoters to the said land, and the plans, designs and specifications prepared by the Architect Mr. Rajesh Bhosale, and approved by the competent authorities, and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer)Act, 1963, and the rules made thereunder (hereinafter called and referred to for the sake of brevity as the **Said Act & Said Rules**);

AND WHEREAS the Promoters have made full and true disclosure of the nature of their title to the said land and the Purchaser is satisfied with the same, and has accepted the title of the owners to the said land as shown in the revenue records;

AND WHEREAS the Promoters have informed the Purchasers that, while sanctioning the said plans the concerned local authority has laid down certain terms, conditions, stipulations which are to be observed and performed by the Developers/Promoters while developing the said land and the building to be constructed thereon and upon the due observance and performance of the terms



Advised
MP

Pushpa B Bhangale

ट न न - २
दस्त क्रमांक ३६०७/२०१०
<i>र</i> / <i>र</i>

and conditions, the completion and/or occupation certificate in respect of the building shall be granted by the concerned local authority;

AND WHEREAS the purchaser herein offered to purchase and the Developers/Promoters have agreed to sell/allot **Flat/Shop No.702**, having **Carpet** area admeasuring **525 Sq.Ft. + 210 Sq.Ft. Open Terrace (48.79 + 19.52 Sq.Mtrs.)**, on the **Seventh Floor**, in the proposed new building known as **NIRMITEE PITRUCHHAYA** to be constructed on the said land (hereinafter called and referred to for the sake of brevity as the **Said Flat/Shop**);

AND WHEREAS the parties hereto are desirous of reducing the terms and conditions in writing by executing the said agreement as under;

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Developers/Promoters shall construct multistoried building on the said land in accordance with the designs, specifications and plans approved by the concerned local authority and which the Purchaser has seen and approved, with such variations and modifications as the Developers/Promoters and/or Architect may consider necessary or as may be required by the Thane Municipal Corporation to be made in them.

The Purchaser herein, by executing these presents, has granted his irrevocable consent to the Developers/Promoters as required under Section 7 of the said Act whereby the Developers/Promoters shall be entitled to make such alterations, variations and modifications in the structure of the said Flat/Shop agreed to be purchased by him and/or structure of the building as may be necessary and/or expedient in the opinion of the Architect/Engineer.

2. The Developers/Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned planning authority at the time of sanctioning the said plan or thereafter and shall before handing over possession of the said Flat/Shop to the Purchaser, obtain from the



टनन-२
दस्त क्रमांक 387/2090

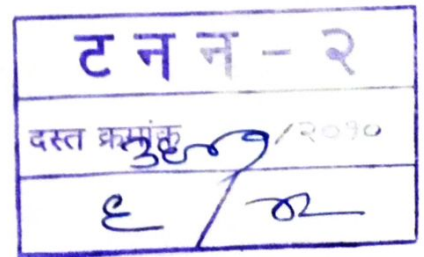
Adishp
MP
Pushpa B Bhargate

concerned local authority occupation and/or completion certificate in respect of the said building in which the said Flat/Shop is situated.

3. The Purchaser has prior to the execution of this agreement perused all the relevant documents relating to the title of the Developers/Promoters to the said land, approved plans, specifications and area of the said Flat/Shop proposed to be purchased by him, and on being satisfied he has agreed to purchase said Flat/Shop in the proposed new building from the Developers /Promoters, and hereafter shall not raise any objections in respect thereof.

4. The Purchaser hereby agrees to purchase/acquire from the Developers/Promoters hereby agree to sell/allot to the Purchaser **Flat/Shop No.702**, having **Carpet area admeasuring 525 Sq.Ft. + 210 Sq.Ft. Open Terrace (48.79 + 19.52 Sq.Mtrs.)**, (which is inclusive of balconies), on the **Seventh Floor**, in the proposed new building known as **NIRMITEE PITRUCHHAYA** to be constructed on the said land (hereinafter called and referred to for the sake of brevity as the **Said Flat/Shop**) for a total price or consideration of **Rs.33,75,000/- (Rupees Thirty-Three Lacs Seventy-Five Thousand Only)**, inclusive of proportionate price of the common areas and facilities appurtenant to the said Flat/Shop, the nature, extent and description whereof are more particularly described in the **Second Schedule** hereunder written. The Purchaser has paid to the Developers/Promoters on or before the execution of these presents a sum of **Rs.13,00,000/- (Rupees Thirteen Lacs Only)** as and by way of part payment/earnest money (the payment and receipt whereof the Developers/Promoters do hereby acknowledge and acquit, discharge and release the Purchaser from the payment thereof). The Purchaser hereby agrees to pay the Developers/Promoters the balance amount of consideration in the following manner:

- | | |
|------------------|--|
| a) Rs. _____/- | on the completion of Plinth. |
| b) Rs. _____/- | on completion of 1 st Slab. |
| c) Rs.3,37,500/- | on completion of 2 nd Slab. |
| d) Rs.3,37,500/- | on completion of 3 rd & 4 th Slab. |
| e) Rs.3,37,500/- | on completion of 5 th & 6 th Slab. |
| f) Rs.3,37,500/- | on completion of 7 th & 8 th Slab. |
| g) Rs.3,37,500/- | on completion of brick work. |
| h) Rs.3,37,500/- | on Flooring, Sanitation and Colouring. |
| i) Rs.50,000/- | on possession. |



Pushpa B Bhangate

the said land and premises or any part thereof to view and examine the state and conditions thereof.

38. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of N.A. land bearing S.No.66A, H.No.10/B, and S.No.66A, H.No.4+5+10+11A, and bearing corresponding Tika No.25, C.T.S. No.15, Tika No.22, C.T.S. No.112C, totally admeasuring 444.50 Sq.Mtrs. or thereabout, lying being and situated at village Chendani, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation, and within the limits of Registration District & Sub-District Thane.

Pushpa B Bhargale



ट न न - २
दस्त क्र. 3807 / 2090
१६ / २

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands, the date and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED)

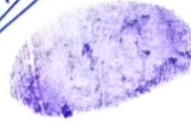
By the within named Developers/Promoters)

M/s. Nirmitee Developers)

Through its Partner -)

Mrs. Aditi Sandeep Pagar)

Aditi

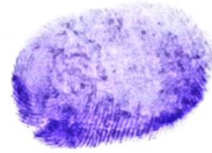


SIGNED, SEALED AND DELIVERED)

By the within named Purchaser)

Mr. Milind Bhagwan Bhangale)

Milind



And)

Mrs. Pushpa Bhagwan Bhangale)

Pushpa B Bhangale



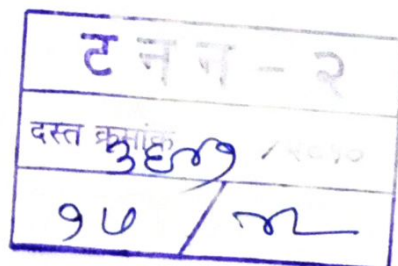
In presence of:)

1.)

[Signature]

2.)

[Signature]



THE SECOND SCHEDULE ABOVE REFERRED TO:
List of Amenities and specifications:

1. Decorative Entrance lobby.
2. Decorative main door, internal flush doors with hardware fittings of approved quality.
3. Vitrified flooring in all rooms.
4. Power coated aluminium sliding windows.
5. Concealed copper wiring, with quality accessories and adequate number of electrical and telephone points.
6. Concealed plumbing with Jaguar or equivalent make fittings.
7. Geyser and Aqua Guard point in kitchen.
8. Granite platform with stainless steel sink and glazed tiles upto 7 Ft. height.
9. Ceramic tiles dado upto 7 Ft. height in bathroom, wash basin and W.C. with good fittings.
10. Good quality exclusive coloured exterior paint and good quality internal paint.
11. Elegant elevation.
12. Good quality lift with generator backup.
13. Inverter points and wiring for every flat.
14. Solar energy for water heating & common lighting of building.

Handwritten signature

Pushpa B Bhangale

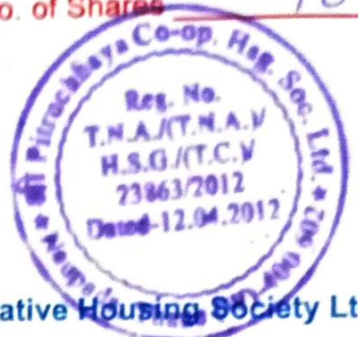


टनन-२
दस्त क्रमांक 387/2090
92/12

Share Certificate No. 14

Member's Register No. 14 No. of Shares 10

Share Certificate



श्री Pitruchaya Co-operative Housing Society Ltd.
Thane

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. TNA/HSG/TCV/23863 Yr-2012 Date 12/04/2012

This is to certify that Shri / Smt. / M/s. Millind Bhagwan Bhangale & Mrs. Pushpa Bhagwan Bhangale is the Registered Holder of 10 fully paid up share of Rs. FIFTY each numbered from 131 to 140 both inclusive, in श्री Pitruchaya Co-operative Housing Society Ltd., Thane

Subject to Bye-laws of the Said Society.

Given under the Common Seal of the Said Society at Thane

on this 2nd day of January 2013

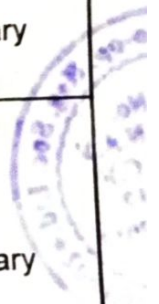
Monale
**Authorised
M. C. Member**

[Signature]
Secretary

[Signature]
Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES.

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary



**THANE MUNICIPAL CORPORATION, THANE**

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMMENDED PERMISSION / COMMENCEMENT CERTIFICATE

V.P. NO. 2006/152 TMC / TDD / ESE Buildings: Ground (part) + Stilt (part) + 5 Floors Date 29/9/2008To, Shri/Smt. Rajesh Bhesale (Architect)Shri. Shri. Madhav Damodar (Owners)M/s. Nirmitee Developers (P.O.A. Holder)

With reference to your application No. 34275 dated 7/11/2008 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Naupada Sector No. II Situated at Road / Street street 3-Cabin S.No. / C.T.S. No. / F.P. No. Tika No. 25, C.T.S. No. 15, Tika No. 22, G.T.S. No. 112K

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५) परवानगी क्र ठामपा/शबिवि/१०१ दि.२०.५.२००७ मधील वेळोवेळी पूर्ण करावयाच्या अटी आपणावर बंधनकारक राहतील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TWON PLANNING ACT, 1966

सावधान
Office No. _____
Office Stamp _____
Date _____

Issued _____



Yours faithfully

[Signature]
EXECUTIVE ENGINEER,
Town Development Department,
Municipal Corporation of
the city of, Thane.

[Signature] Pushpa B Bhangale

टनन-२
दस्त क्रमांक <i>[Signature]</i> २०१०



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED- PERMISSION / COMMENCEMENT CERTIFICATE

BUILDING: Ground (Part) + Stilt (Part) + 6 + 7 (Part) Floors.

V. P. NO. 2006/152 TMC / TDD / 10E4 Date : 28/2/2090
To, Shri/Smt. Rajesh Bhosale (Architect)

Shri. Madhav Damodar Shole & (Owners)
Plot No. 5,
W/S. Nirmita Developers (P.O.A.)

With reference to your application No. 60696 dated 4.1.2010 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. above in village Nandpada Sector No. II Situated at Road / Street B. Cabin
112
112
S.No. / C.T.S. No. / F.P. No. Trks. No. 25, C.T.S. No. 15, Trks. No. 22, C.T.S. No. 112

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which is not in your interest in you.
 - ५) रस्त्याबाबत दिलेले नोटेरी क्र. १३४२२ दि. २७/१२/१० व मालक यांचेवर बंधनकारक राहिल.
 - ६) वापर परवान्यापूर्वी आर.सी.सी. तज्ञांचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक
 - ७) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचे ना हरकत दाखला सादर करणे आवश्यक
 - ८) वापर परवान्यापूर्वी सोलर सिस्टीम व रेन वॉटर हार्वेस्टिंग सिस्टीम कार्यान्वीत करणे आवश्यक
 - ९) भूखंडाच्या मालकी हक्काबाबत, हद्दीबाबत व अॅक्सेस बाबत काही वाद निर्माण झाल्यास त्यास विकासकर्ते पुर्णपणे जबाबदार राहतील. त्यास ठा.म.पा. जबाबदार राहणार नाही.
 - १०) भाडोत्र्याबाबत भविष्यात वाद निर्माण झाल्यास त्याची जबाबदारी विकासकर्ते / मालक यांची राहिल त्यास ठा.म.पा. जबाबदार राहणार नाही.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No.

Office Stamp

Date

Issued



Yours faithfully

**Executive Engineer,
Town Development Department**

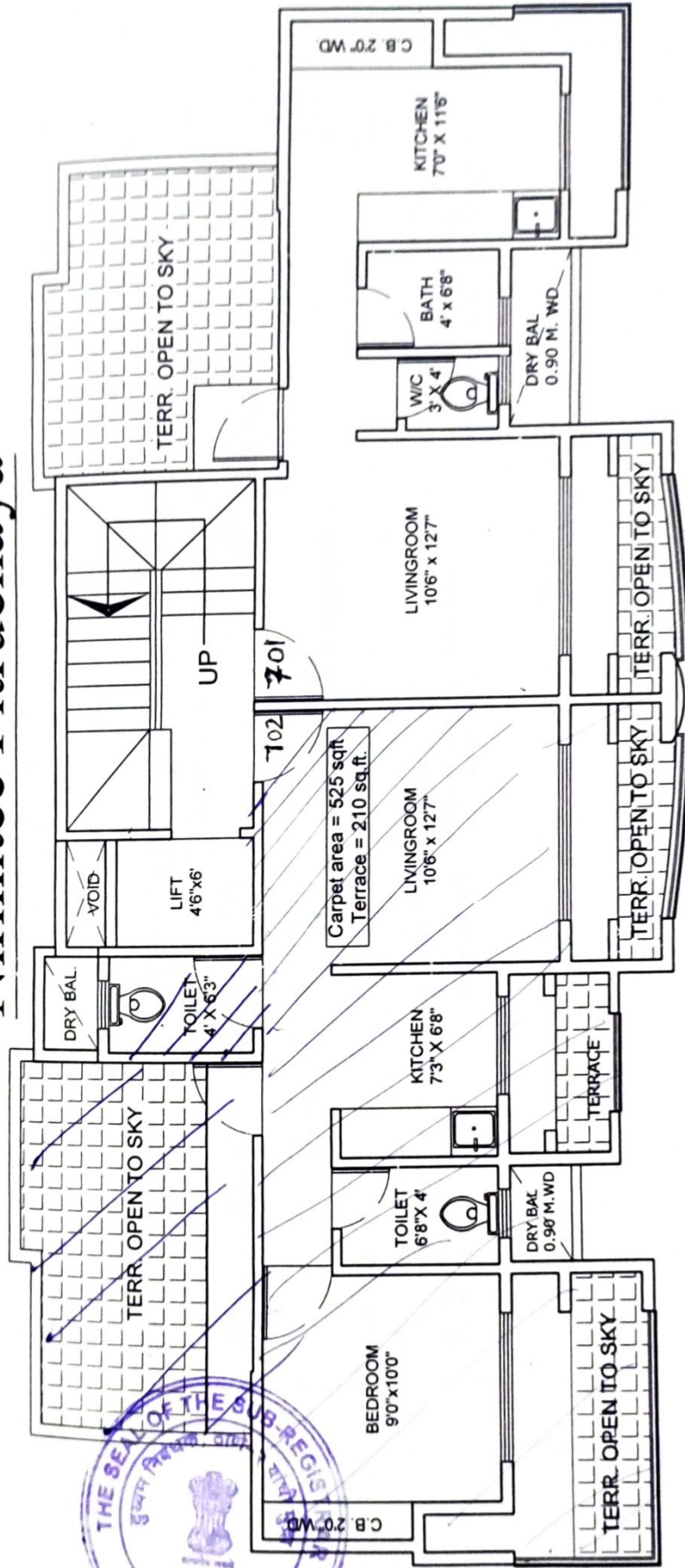
Municipal Corporation of
the city of, Thane.

Pushpa B Bhanqale

टनन-२
दस्त क्रमांक ३६०७/२०१०

Nirmittee Pitruachaya

Nirmittee Developers
9324113051/53,9320768284



SEVENTH FLOOR PLAN



Mpd Pushpa B Bhangale

Adi

34	2030
34	22

टनन2

दस्त क्र 3641/2010

83182

दस्त गोषवारा भाग-1

दुय्यम निबंधकः
सह दु.नि.ठाणे 2

3641/2010

कारणनामा

पक्षकाराचे नाव व पत्ता

नाम निर्मिती भगवान भंगाळे - -

पत्ता घर/फ्लॅट नं. -

माली/रस्ता -

इमारतीचे नाव -

इमारत नं. -

घेड/वसाहत -

शहर/गाव: नौपाडा, ठाणे

तालुका -

पिन -

फोन नंबर: AAQPB4155R

नाम पुष्पा भगवान भंगाळे - -

पत्ता घर/फ्लॅट नं. -

माली/रस्ता -

इमारतीचे नाव -

इमारत नं. -

घेड/वसाहत -

शहर/गाव: नौपाडा, ठाणे

तालुका -

पिन -

फोन नंबर: AAQPB4156N

नाम मे. निर्मिती डेव्हलपर्स तर्फे भागीदार आदिती संदिप

पत्ता - -

पत्ता घर/फ्लॅट नं. -

माली/रस्ता -

इमारतीचे नाव -

इमारत नं. -

घेड/वसाहत -

शहर/गाव: बोरीवली, मुंबई

तालुका -

पिन -

फोन -

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार

वय 41

सही

[Handwritten signature]



लिहून घेणार

वय 62

सही

Pushpa B Bhangejale



लिहून देणार

वय 31

सही

Aditi



मह दुय्यम निबंधक ठाणे क्र. २