

AND WHEREAS the Scheme of Development involves setting up a Group Housing Complex to be known as "Evershine Gardens" on the said four plots of land as per the layout plan, hereto annexed as ANNEXURE 'B', hereinafter referred to as "THE RESIDENTIAL COMPLEX" and the transfer of all of the said Plots with the ten buildings, when constructed thereon by one or more Deeds of Conveyance to a single Housing Co-operative Society or more to be formed of Purchasers of Flats and other premises in the ten buildings under the provisions of the Maharashtra Co-operative Societies Act, 1960;

AND WHEREAS the Builders have commenced the work of construction of the buildings on all the Plots;

AND WHEREAS M/s. M.T. Miskita & Co., Advocates & Solicitors, have investigated the title to the said plots and issued their Certificate of Title (a copy whereof, together with the extract from the Record of Rights in respect of the said plot are hereto as ANNEXTURES 'C' and 'D' respectively.

AND WHEREAS the Purchaser has applied to the Builders for allotment of one residential Flat No. 4-304 / Shop No. \_\_\_\_\_ on the 3<sup>rd</sup> Floor / Garage / Car Parking Space No. \_\_\_\_\_ on the \_\_\_\_\_ floor of the building No. EG 2, hereinafter referred to as "the said Premises", on what is known as "Ownership Basis", the Builders have agreed to allot and sell the said premises to the Purchaser, as hereinafter mentioned;

AND WHEREAS the Purchaser has seen and inspected (a) the said Deeds of Conveyance related documents and the approved plans, specifications, the said four Commencement Certificates and conditions attached to the same, issued by CIDCO and (b) the said Plots;

AND WHEREAS the Purchaser has also been given inspection of other documents as required by the Purchaser and of the documents mentioned in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale, Management and Transfer) Act, 1963, and the Rules made thereunder, as in force;

AND WHEREAS in the premises aforesaid, the Builders have agreed to allot and sell to the purchaser and the purchaser had agreed to acquire and purchase the said premises in the said building under construction in the Residential Complex at or for the total consideration

THE ASSAULT CO-OP  
Rate of interest on loans  
(retained deposits)  
ended w.e.f. February

|                                  |       |
|----------------------------------|-------|
| General, Youth<br>up Credit Socy | 4.25% |
|                                  | 4.75% |
|                                  | 4.75% |
|                                  | 5.00% |
|                                  | 5.15% |
|                                  | 5.50% |

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**EVERSHINE GARDENS CO OP. HSG. SOCIETY LTD.**  
 Registration No. TNAN/SHSGR(TC)/ 13310 /2001-2002  
 BLDG NO. 1 TO 4, KRISHNA TOWNSHIP, VASAI(W), DIST. PALGHAR 401 202 M S (INDIA)

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**BILL**

Unit No: EG2 A 304      Unit Area: 725.00 SqFt  
 Name: HARISHCHANDRA VISHWAKARMA  
 Bill For: August - 2023  
 Floor No: THIRD

Unit Type: Residential

Bill No.: 452  
 Bill Date: 25/08/2023  
 Due Date: 21/09/2023

| Sr.                                 | Particulars Of Charges | Amount            |
|-------------------------------------|------------------------|-------------------|
|                                     |                        | 36.00             |
| 1                                   | SINKING FUND           | 100.00            |
| 2                                   | REPAIR FUND            | 500.00            |
| 3                                   | MAINTENANCE CHARGES    | 120.00            |
| 4                                   | MUNICIPAL WATER        | 24.00             |
| 5                                   | INSURANCE CHARGES      | 50.00             |
| 6                                   | PARKING CHARGES        | 150.00            |
| 7                                   | BUILDING REPAIR FUND   | 500.00            |
| 8                                   | MAJOUR REPAIR FUND     | 1,489.00          |
| E.&O.E                              |                        |                   |
| Sub Total                           |                        | 0.00              |
| Adjustment Credit/Rebate            |                        | 0.00              |
| Interest On Arrears                 |                        | 0.00              |
| Previous Arrears                    |                        |                   |
| Principal                           | 0.00                   |                   |
| Interest                            | 0.00                   | 0.00              |
| <b>Total Due Amount and Payable</b> |                        | <b>₹ 1,489.00</b> |

Rupees One Thousand Four Hundred Eighty Nine Only

**Notes:**

Please pay this bill before the due date of this month  
 Interest @ 21% will be charged on arrear.

PREPARED BY "OMKAR ENTERPRISES" 7448258865 / 9860457627.

**R E C E I P T**

Received with thanks from HARISHCHANDRA VISHWAKARMA  
 for payments received are as under: Period :- 01/04/2023 To 06/09/2023

| Date       | Chq No.  | Chq Date   | Bank & Branch |
|------------|----------|------------|---------------|
| 20/04/2023 | 34764765 | 20/04/2023 | UPI,          |
| 19/06/2023 | 31702600 | 19/06/2023 | NEFT,         |
| 19/07/2023 | 35661438 | 19/07/2023 | UPI,          |
| 19/08/2023 | 32311847 | 19/08/2023 | IMPS,         |
| 12/05/2023 | 34983130 | 12/05/2023 | UPI,          |

₹ One thousand four hundred forty-five only  
 (Realisation of Cheque)

Unit No: EG2 A 304

| Towards bill no.           | Amount          |
|----------------------------|-----------------|
| 149, Bill Date: 25/05/2023 | 1,489.00        |
| 250, Bill Date: 25/06/2023 | 1,489.00        |
| 351, Bill Date: 26/07/2023 | 1,489.00        |
| 48, Bill Date: 25/04/2023  | 1,489.00        |
| <b>Total :</b>             | <b>7,445.00</b> |

For EVERSHINE GARDENS CO OP. HSG. SOCIETY LTD.

Authorised Signature

Property 90-00  
11-50-50 -> ICICI Bank  
Credit card collect



दस्तावेजांक व वर्ष: 11768/2010

Wednesday, October 27, 2010

2:35:39 PM

दुय्यम निबंधक: वसई 1

सूची क्र. दोन INDEX NO. II

पानां 63 व

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गावाचे नाव : दिवाणमान

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,650,000.00  
बा.मा. रु. 1,292,500.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 60 वर्णना सदनिका क्र. 304, तिसरा मजला, विंग-ए, इ-जी-2, क्रिष्णा सरीता, एन्टरशाईगार्डन्स को ऑ ही सोसा लि, दिवाणमान, वसई प.  
(3) क्षेत्रफळ (1) 47.86 चौ मी कारपेट

(4) आकारणी कित्या जुळी 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) विनीती व्ही बादिवडेकर -; घर/फ्लॅट नं: -; गल्ली/रस्ता: अंबाडी रोड; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: दिवाणमान; तालुका: वसई; 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) हरीशचंद्र आर. विश्वकर्मा -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: शिव शक्ती वाळ; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सांताक्रुझ पु. मुं.; तालुका: -; पिन: -; पॅन नम्बर: ABBPV7143D.

(7) दिनांक करून दिल्याचा 26/10/2010

(8) नोंदणीचा 27/10/2010

(9) अनुक्रमांक, खंड व पृष्ठ 11768 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 65600.00

(11) बाजारभावाप्रमाणे नोंदणी रु 16600.00

(12) शेरा



खरी प्रत

Handwritten signature and date: 27/10/2010



Stworan man  
 60... 2002  
 515 sqft carpet  
 641625/-  
 20440/-

Bidder :- A/C/CR/16(2) INX-251 S  
 Purchaser :- AAPP T616E ITO 5(12)

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Mumbai, this 5 day of June 2001

between **Style Evershine Builders Private Limited**, a Company incorporated under the Companies Act, 1956, and having its registered office at 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (West), Mumbai 400 050, hereinafter called "**the Builders**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART, AND; Mr. / ~~Mrs~~ / ~~Mis~~ Madantel

H. Narang / Mrs Poonam alias Banika K. Nigpal of Indian inhabitant, residing at flat no 405 4th Floor 18/95 to 102 Amara Apts P. Q Road Secunderabad 500023

hereinafter called "**the Purchaser**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/heirs executors and administrators) of the OTHER PART:

  
 Proper Officer

Sub-Registrar Vasa  
 Dist. Thane

2204402  
 OFFICE OF THE SUB-REGISTRAR  
 VASALI, DIST:- THANE  
 MAHCRA03/NEAR - 2000  
 INDIA  
 R. 0020440 PB 0114  
 184797 JUN 04  
 STAMP DUTY MAHARASHTRA

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and price of Rs. 641625 <sup>5</sup> (Rupees six lacs forty one thousand and twenty five only)  
One thousand and twenty five - only  
stated above, and on the terms, conditions and stipulations hereinafter appearing;

AND WHEREAS the Parties hereto are required to execute an Agreement in writing in respect of the allotment and sale of the said premises namely, this Agreement, and to get the same duly registered under the Indian Registration Act, 1908;

**Now This Agreement Witnesseth And It is Hereby Agreed By And Between The Parties Hereto As Follows:**

1. The Builders will under normal circumstances, construct or get constructed phase wise or simultaneously on the said Plots Firstly, Secondly, Thirdly, Fourthly and Fifthly described in the Schedule hereunder written buildings in accordance with the Plans and Specifications seen and approved by the Purchaser, and as per the true copies thereof shown to the Purchaser prior to the execution of this Agreement. The Purchaser hereby agrees to the Builders making such variations, modifications and additions in the plans and in the said building, as they may consider necessary or expedient by the Builders' Architect or as may be required by any public or local body or authorities. This shall operate as an irrevocable consent of the Purchaser to the Builders under Section 7 of the Maharashtra Ownership Premises Act, 1993 for carrying out such changes in the building Plans.

2. The Purchaser shall purchase and acquire from the Builders the aforesaid premises being Flat No. 1304 Shop No. — on the floor 3<sup>rd</sup> of the building to be known as "EG 2"

measuring 515 Square Feet (Carpet area) shown in the Floor Plan hereto annexed as Annexure 'E' at or for the total lumpsum price and consideration of Rs. 641625 <sup>5</sup> (Rupees six lacs forty one thousand and twenty five only).

The Purchaser hereby agrees and undertakes to pay to the Builders the said total purchase price of Rs. 641625 <sup>5</sup> (Rupees six lacs forty one thousand and twenty five only), to be paid by the Purchaser/s to the Builders in the following manner, that is to say :-



Suzila Nayak