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 to be buildings, when constructed thereon by one or more to be conveyance to a single Housing Co-operative Society or more to formed of Purchasers of Flats and other premises in the ten buildings under the provisions of the Maharashtra Co-operative Societies Act, 1960;

18

AND WHEREAS the Builders have commerced 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. 4 904 / Shop No. allotment of one residential Flat No. 4 904 / Shop No. allotment of one residential Flat No. 4 904 / Shop No. allotment of one residential Flat No. 4 904 / Shop No. allotment of one residential Flat No. 4 904 / Shop No. allotment of one residential Flat No. 4 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. allotment of the Building No. 2 904 / Shop No. 2

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;

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

and p

10/01/2000

EVERSHINE GARDENS CO OP, HSG. SOCIETY CTD.

Registration No. TRANSPINSORT CIV. 13310 /2001-2002.

REGISTRATION TOWNSHIP, VASARWI, DIST. PALCHAR 401 202 M S (INDIA)

Unit No Name		Unit Area DRA VISHWAR	725.00 5		BILL Unit Type 1	Residential	Bill Date Due Date	452 25/08/2023 21/09/2023
Bill For	August - 2023		THIRD					Amount
Ving	EGZA							36.00
Sr.	Particulars Of							109.00
T	SINKING FLINE	2						500:00
2/	MAINTENANCE	CHAPTES						120.00
3	MUNICIPAL WA	TER						24.00
# 1/	INSURANCE CH	ARGES						50.00
2	PARKING CHARL	SES						150,00
9	BUILDING REPAI	RFUND						500.00
8	MAJOUR REPAIR	FUND						1,489,00
E	1100000			100	Sub Total Adjustment Cr	VINDER SERVICE		0.00
C1 888.1				1	djustment Gr	OGINACORNIO		0.00
					nterest On Arre			
					revious Arrear	0.00	WHE!	
				180000	rincipal	0.00		0.00
				100	terest	0.00		3.00
ne Thousa	ne Thousand Four Hundred Eighty Nine Only		- Company	and the second contract of the second	at and Daughla	9	1,489.0	

Notes:

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

PREPARED BY "OMKAR ENTERPRISES" 7448258865 / 9860457627

RECEIPT

ived with thanks from HARISHCHANDRA VISHWAKAF	RMA	
of payments received are as under: Period - 01/04/20 Date Chq No. Chq Date Bank & Branch 20/04/202334764765 20/04/2023 UPI	O:11 NO. EG2 A 30	4
	Towards bill no.	Amount
9/06/202331702600 19/06/2023 NEFT, /07/202335661438 19/07/2023 UPI, 08/202332311847 19/08/2023 IMPS, 5/202334983130 12/05/2023 UPI,	149 Bill Date: 25/05/2023 250 Bill Date: 25/06/2023 351 Bill Date: 26/07/2023	1,489.00 1,489.00 1,489.00
n thousand four hundred forty-five only	48 ,Bill Date: 25/04/2023	1,489.00
alisation of Cheque)	Total.	1,489.00 7,445.00
	For EVERSHINE GARDENS CO OP. HSG. SO	CIETY LTD.
777774444444444444444444444444444444444		

Authorised Signature



Wednesday, October 27, 2010

वस्तक्रमांक व वर्ष: 11768/2010 सूची क्र. दोन INDEX NO. II

नीवनी का म Regn. 63 m.e.

EBHAY PM

दिवाणमान गावाचे नाव:

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप कुरारनामा व बाजारमाव (भाडेपटटचाच्या बाबतीत पटटाकार आकारणा देतो की पटटेवार ते नमूद करावे) मोबदला रह. 1,660,000.00 था.मा. स. 1,292,500.00

(असल्यास)

(2) भू-मापन, पोटहिस्सा व घरकमांक (1) सर्वे क्र.: 60 वर्णना सदिनिका क्र. 304, तिसरा मजला, विग-ए, इ जी-2, क्रिणा सरीता, एक्रशाईगार्डन्स को आँ ही सोसा लि, दिवाणमान, वसई प.

द्य्यम निबंधक: रासई 1

(3)क्षेत्रफळ

(1)47.86 ची मी कारपेट

(4) आकारणी किया 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) विनीती की बादिवडेकर - ; घर/फ्लॅट नं: -; गल्ली/रस्ताः अंबाडी रोड; ईमारतीचे नावः ः ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: दिवाणमान ; तालुका: वसई; पिन: -; पॅन नम्बर: -.

(६) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पता

(1) हरीशचंद्र आर. विश्वकर्मा - : घर/पलॅट नं: ः गल्ली/रस्ताः -: ईमारतीचे नावः शिव शक्ती बाळ: ईमारत मं: -; पेठ/वसाहत: -; शहर/गाय: सांताकूझ पू. मुं.; तालुका: -;पेन: -; पेन

(7) दिनांक

करून दिल्याचा 26/10/2010

(8)

नोंदणीचा

27/10/2010

(9) अनुक्रमांक, खंड व पृष्ठ

11768 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

₹ 65600.00

(11) बाजारभावाप्रमाणे नोंदणी

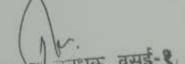
₹ 16600.00

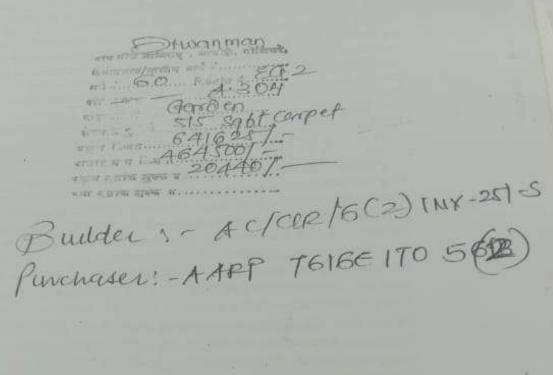
(12) शेरा





खरी भव



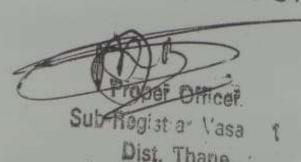


AGREEMENT FOR SALE

500003

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

ecunderabar



40 PB 0114

ives setting Gardens' o annexed and price of Rs. 6/11608 7 (Rupees) DENTIAL One Housand and twenty the ten stated above, and on the terms, conditions and stipulations hereinafter eeds of to be ildings AND WHEREAS the Parties hereto are required to execute an 1960; 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; k of Now This Agreement Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Follows: 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. The Purchaser shall purchase and acquire from the Builders the aforesaid premises being Flat No. 1304 Shop No. ____ on the floor 3 of the building to be known as "_ E(admeasuring State 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. 641628 -- (Rupees 87) Olwano The Purchaser hereby agrees and undertakes to pay to the Builders only). the said total purchase price of Rs. 641628 - 1- (Rupees 5) to be paid by the Purchaser/s to the Builders in the following manner, that is to say :-