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M/S. SWARUP CONSTRUCTION a Proprietary Firm Through Its Proprietor SHRI. RAMAKANT VITTHAL PASHTE Age 70 Years, Occupation having its office at :- Ekta Nagar, Ward No. 3, Vangani, Tal- Ambarnath Dist- Thane, hereinafter called and referred to as "THE PROMOTER/BUILDER" PAN CARD NO. DGIPPI832E (which expression shall unless it be repugnant to the context or meaning thereof and their heirs, executors and administrators of the last survivor and their / his or her assigns of the ONE PART.

AND

JAYSHANKAR H. MISHRA Aged 49 Years, Occupation - _____ PAN - AXQPM4958C, R/at - Munner Seth chawl/ Kopari Rd. Near Vardhman Tower Thane (w) 4006 Hereinafter referred to as "The FLAT PURCHASER" (Which expression shall unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS :-

The said Non-Agricultural plot of land, bearing 1) Survey No. 58 Hissa No. 2/M, Plot No. 22, Area Admeasuring 336.625 Sq.Mtrs. Asst. 0Rs. 06 Paise and 2) Survey No. 58 Hissa No. 2/BH, Plot No. 23, Area Admeasuring 287 Sq.Mtrs. Asst. 0Rs. 06 Paise Situated at Village - **DONE** Tal-Ambarnath Dist-Thane Within local limit of Grampanchyat Done are originally owned by 1) Shri. Mohammed Abid Nisar Ahamad, 2) Mrs. Rahala Qumar Mohammed Abid Shaikh.



AND WHEREAS according to Development Agreement dt. 26/7/216 at Duly Registered at Registrar Office Thane 2 under Serial No. 7366/2016 Between 1) Shri. Mohammed Abid Nisar Ahamad, 2) Mrs. Rahala Qumar Mohammed Abid Shaikh (As a Land Owner) & Swarup Construction Through Proprietor Shri. Ramkant Vitthal Pashte According to the said Development Agreement The Land Owner has granted Development Right in favour of Developer regarding Land Bearing 1) Survey No. 58 Hissa No. 2/M, Plot No. 22, Area Admeasuring 336.625 Sq.Mtrs. Asst. 0Rs. 06 Paise and 2) Survey No. 58 Hissa No. 2/BH, Plot No. 23, Area Admeasuring 287 Sq.Mtrs. Asst. 0Rs. 06 Paise for kind consideration of 4%. Construction area and simultaneously, Irrevocable Power of Attorney was also granted by land owner mention above in favour of Swarup

जयशंकर मिश्रा

रामकान्त विठ्ठल पश्टे