

ANIL B. TRIVEDI
B. Com., LL. B.
Advocate High Court
B/208 Vraj Manek 3,
Jai Amba Road,
Bhayandar (West),
Dist. THANE-401 101

AGREEMENT FOR SALE

To _____

Shti/Smt/M/s. Nirajlal, Hari Badal,

PATEL NAGAR NO ONE

FLAT/SHOP NO. 11

IN

BUILDING NO 1



RISHABH DEVELOPERS

Office:- Kedarnath, B.R. Ambedkar Road,
Bhayandar (West), Dist. Thane 401101.

RISHABH APT. NO. 1, CO-OP. HSG. SOC. LTD.

A major balance - 15/11/23

*1157
1037
224*

TNA/(T.N.A.)/(H.S.G.)/(T.C.)/19013/2007-2008.
PATEL NAGAR, STATION ROAD, BHAYADAR (WEST), DIST : THANE - 401 101.

Name : [011] NIRMALA H. BADAL
Bill No. : 213

Particulars : BILL FOR OCTOBER, 2023.
Date : 31/10/2023

SrNo.	Nature of Charges	Remarks	Amount
1.	Maintenance A/c.		350.00
2.	Water Charges A/c.		125.00
3.	Sinking Fund		50.00
4.	Interest		7.00

 Total Rs. 532.00
 Arrears Rs. 525.00
 Amount Due Rs. 1057.00

Rupees : One Thousand Fifty Seven Only
 NOTES : Pl. pay the bill on or before 25th of every month at flat no.103/308.
 Payment should be made by cross cheque in favour of the Society. Intere
 FOR NEFT : IDBI BANK, IFSC CODE : IBKL0000536. A/C. NO.53610010026926.
 FOR RISHABH APT.NO.1, CO-OP.HSG.SOC.LTD.

Processed by : Jaykumar S.Shah, Mob: 98204 30239 - 8850865448
 Chairman / Secretary / Treasurer.



Original

YOUR BILL OF SUPPLY

Consumer Number (CA no) 9000 0025 8445

Name : MRS. NIRMALA HARI BANDAL

Address : 11, RISHABH APT NO 1 CHS LTD, PATEL NAGAR STATION ROAD, NEAR VEENA HOTEL, Bhayander (W), Thane, 401101

Dis. Seq. NZ/W1106109/4/878/0002

PAN No : AU*****8M

YOU CAN REACH OUT TO US AT:

TOLL FREE NO: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: customerportal.tatapower.com



TATA POWER

Lighting up Lives!

The Tata Power Company Ltd., Commercial Department, Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill

Bill Month: NOV 2023

Bill Period : 07.10.2023 to 05.11.2023

Bill Date: 08.11.2023

Bill No. : 92253258985

Meter No. : 10032356

Meter Status : OK

Metered Units : 90

Billed Units : 96

Supply Zone : North NZ01

Dispatch Zone : North NZ01

Nxr.Mtr.Rdg.Dt.: 05.12.2023(Tent.)

Discount Date : 15.11.2023

Due Date : 29.11.2023

Supply Date : 10.06.2011

Tariff Category : LT II(A) :

LT-COMMERCIAL 0-20 KW

MRU : W1106109

Consumer : Welcome

Type Of Supply : 1 PHASE LT

Current Bill Amount

₹ 1,573.00

Net Other Charges

₹ -3.00

Past Dues

₹ 0.00

Total Amount Before Due Date*

₹ 1,570.00*

Amount By Discount Date

₹ 1,557.00

Amount After Due Date

₹ 1,590.00

Security Deposit Available

₹ 1,000.00

Security Deposit Due

₹ 2,100.00

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com

वेळेत बिल नाही भरलं तर काय होतं हे आपल्या प्रत्येकाला ठाऊकच आहे.

तसेच मतदार यादीत नाव तपासलं नाही तर, रेशन मतदानाच्या दिवशी अडचण येऊ शकते.

विशेष संक्षिप्त पुनरीक्षण कार्यक्रम २०२४

कालावधी : २७ ऑक्टोबर ते ९ डिसेंबर २०२३



Google Play

App Store

आजच आपल्या जवळच्या मतदार नोंदणी अधिकारी कार्यालयात जाऊन, किंवा voters.eci.gov.in हे संकेतस्थळ, तसेच Voter Helpline या मोबाईल ॲपवर मतदार यादीतले आपले नाव तपासून घ्या, आणि नाव नसेल तर त्वरीत नोंदणीही करून घ्या.



Your nearest offline payment centres :Customer Relations Centre (MON TO SAT : 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY : 9:00 TO 13:00 HRS)

Borivali Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivali (E) Mumbai 400066.

MESSAGE TO CONSUMER

Beware of fraudulent messages being received by you. Tata Power does not send SMS from an unregistered number asking you to share any Password, OTP, Bank Details etc with our executives while making payments. Please use our authorised payment modes only. YOUR SAFETY IS OUR TOP MOST PRIORITY!

Nirshikane

Nilesh Kane Chief - Distribution (Mumbai Operations)

RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited, Account No: TPCLEXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no), IFSC Code: KKBK0000958, Account Type: Current Account

13



THE TATA POWER COMPANY LIMITED

Consumer Name: MRS. NIRMALA HARI BANDAL

Consumer No: 9000 0025 8445

Bill No : 92253258985

Bill Date : 08.11.2023

Bill Amount ₹ 1,570.00

Cheque No.

Discount Date : 15.11.2023

Amt by Disc Dt. ₹ 1,557.00

Cheque Date

Due Date : 29.11.2023

Amt After Due Dt. ₹ 1,590.00



Payment should be made by crossed cheque/DD in favour of "Tata Power CA NO. 9000 0025 8445" For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



RISHABH APT. NO. 1 GO-OP. HOUSING SOCIETY LTD.

(Regd. : T.N.A. / (T.N.A.) / (H.S.G.) (T.C.) / 19013 / 2007 - 2008) Dt. 24-08-2007

Patel Nagar, Station Road, Bhayandar (W.) 401 101, Dist. Thane

Certificate No. 033

Date 15/8/2011

Flat/Shop No. 11 Wing -

Member Registration No. 033

Authorised Share Capital Rs. 1,00,000 divided into 2000 Shares of Rs 50/- each
Registered under the M.C.S. ACT. 1960



This is to certify that Smt / Smt NIRMALA HARESH VAR
BANDAL is / are the

Registered holder of 5 (Five) Shares of Rs. 50/- each, aggregating Rs. 250/-
(Rupees Two Hundred Fifty only) bearing Distinctive Nos. From 261 to 265
inclusive in **RISHABH APT. NO. 1 GO-OP. HOUSING SOCIETY LTD.**

Bhayandar (W), Thane, Subject to the Bye-Laws of the said Society and that
upon each of such share the sum of Rupees Fifty has been paid.

Given under the common seal of the society this 15th Days AUGUST 2011

[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

Member of the Committee P.T.O.



Ministry, August 23, 2008

1 31 06 PM

पावती

Original

नोंदणी 39 म

File No. 39 M



Monday, August 03, 2023
1:31:06 PM

Original

नोंदणी ३९ म.

Flag: 39 M

पावती



मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, सजपती शिवाजी महाराज मार्ग, भाईंदर (२), ता. जि. ता. २०१ २०१ दुरधनी २०१९ २०२० / १०१६ १३०३
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकारण ६ विषय ३९, ४० अन्वये)

मालमत्ता कराचे देयक

मालमत्ता कराचे शिल वर्ष : २०२३-२०२४

(दिनांक ०१/०४/२०२३ - ३१/०३/२०२४)

स्वच्छ सर्वेक्षण २०२३



स्वच्छतेच्या प्रवृत्ती महानगर

मालमत्ता क्र. : D020004365011

शिल क्र. : 9404429

खोली/सरनिका क्र. : 11

सचे क्र./ रिका क्र. :

दिनांक : 29/04/2023

एकूण क्षेत्रफळ (ची.फुट) : 120 00

वार्षिक करयोग्य मूल्य रु. : 1944 00

वापराचा प्रकार : Non Residential



Scan QR Code & Pay Bills

जमिन मालकाचे नाव : NIRMALA H. BADAL

भोगवट्याधारकाचे नाव :

पत्ता : S-11, RISHABH APT.1, BHAINDAR W.

कराचे तपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकूण रक्कम = (3)+(4)+(5)
			(4)	(5)	
			भाग-१	भाग-२	
House Tax / सामान्य कर	910	0.0	292.0	292.0	584.0
Tree Tax / वृक्ष कर	948	0.0	10.0	10.0	20.0
Education Cess Non Residential / शिक्षण कर	981	0.0	78.0	78.0	156.0
Shikshan Kar Mahanagar Palika / शिक्षण कर (मनपा)	947	0.0	19.0	19.0	38.0
Agnishaman Kar MahanagarPalika / अग्निशमन कर (मनपा)	916	0.0	10.0	10.0	20.0
Sewage Facility Tax / मलप्रवाह सुविधा लाभ	950	0.0	78.0	78.0	156.0
Employment Guaranty Cess / रोजगार हमी	982	0.0	19.0	19.0	38.0
Street Tax / दडथ	10000	0.0	97.0	97.0	194.0
Solid Waste Fee / घनकचरा शुल्क	1519	0.0	438.0	438.0	876.0
एकूण		0.0	1041.0	1041.0	2082.0
Excess / Advance Amount					0.0
Adjustment Entry					0.0
Shasti Removed Amount					0.0
एकूण देयक रक्कम					2082.0
३१ मे २०२३ पर्यंत ५ टक्के सूट दिल्यानंतर भरावयाची रक्कम					2034.0
३० जून २०२३ पर्यंत ५ टक्के सूट दिल्यानंतर भरावयाची रक्कम					2034.0
३१ जुलै २०२३ पर्यंत ३ टक्के सूट दिल्यानंतर भरावयाची रक्कम					2055.0

Paid by yes cc
mbmc app
19/06/23

- दिनांक ३०/०६/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ५% सूट
- दिनांक ३१/०७/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ३% सूट

आता आपण आपला मालमत्ता कर MY MBMC mobile app द्वारे देऊ शकता

खालील संकेत स्थळावर भरू शकता

चंद्रकांत बोसे

सहायक आयुक्त (कर)



Monday, August 03, 2009

1:31:00 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6057

भावाचे नाव भाईदर

दिनांक 03/08/2009

दस्तऐवजाचा अनुक्रमांक टनन4 - 06057 - 2009

दस्ता ऐवजाचा प्रकार

घोषणा पत्र

सादर करणाराचे नाव:निर्मला हरेश्वर बांदल -

नोंदणी फी	:-	1300.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	780.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (39)		
एकूण	रु.	2080.00

आपणास हा दस्त अंदाजे 1:45PM ह्या वेळेस मिळेल

(Signature)
दुय्यम निबधक

टाणे 4

बाजार मुल्य: 0 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: इंडियन बँक -भाईदर सादर डिडी/पेऑर्डर रोखीकरण होण्याच्या अधिन राहून हि पावती निर्गमित केली. ;

डीडी/धनाकर्ष क्रमांक: 165943; रक्कम: 1300 रु.; दिनांक: 03/08/2009



DELIVERED

Customer's Copy
THE KAPOL CO-OP. BANK LTD.
 FRANKING DEPOSIT SLIP

Branch **87085** Date **3-8-11**
 Pay to Acct. Stamp Duty

Franking Value	Rs 44
Service Charges	Rs 13
TOTAL	Rs 110

Name & Address of the Stamp duty paying party
SMT. N. H. BANDAL

Tel./Mobile No. **28182127**
 Desc. of the Document
 DD/Cheque No. **75195**
 Drawn on Bank

(For Bank's Use only)

Tran ID **A254 Rs.**
PL-546 Rs.

Franking Sr. No.
 Cashier Officer

DEED - OF - DECLARATION

I **SMT. NIRMALA HARESHVAR BANDAL**, adult,
 address at Shop No.11, Ground Floor, in building
 of known as Rishabh Bldg. No. 11, at **Rishabh Nagar No.1,**
 Station Road, Bhayandar (W), **Thane** Dist. Thane,
 do hereby solemnly affirmation state and declare on
 oath as under:-



For THE KAPO...
 The Kapol Co-Op. Bank Ltd.
 Branch and Office, Goddako Naka,
 Tansi Prasad, 1st Floor,
 Opp. Shivsena Offices,
 Bhayander (E), Thane-401 105,
 Dist. (W) C.R. 108/1005/2908-2012

...2

87085	
87085	2008
9	3e

INDIA STAMP DUTY MAHARASHTRA
 75495
 179482
R.00001001-P85497
 AUG 03 2009
 10-21

1. I say that I have Purchased and acquired Shop No.11, on Ground Floor, the building Rishabh Bldg.No.1, at Patel Nagar No.1, Station Road, Bhayandar (W), from M/s.Shri Rishabh Developers, vide agreement dated 1.3.93, more particularly described in the schedule given hereunder, hereinafter referred to as the SAID SHOP.

2. That the said M/s.Shri Rishabh Developers, were not available, consequently the said Agreement dated:1.3.93 has been not registered. The said Shop purchased by me, against total consideration of Rs.1,30,000/-.

3. I say that the said Agreement was not registered for registration as its registration optional U/S.18 of the Registration Act,1908.

4. I say that now I intend to register the said Agreement, and I am aware of the fact that the said Agreement can not be lodged for registration as it is time barred U/S. 25 of the Registration Act,1908.

5. I further say that the said M/s.Shri Rishabh Developers, are neither available nor co-operative for lodging the said Agreement with a Confirmation Deed.

6. I feel it absolutely necessary to bring the fact that the said M/s.Shri Rishabh Developers, had entered in to an Agreement dated 1.3.93 for



Handwritten box containing the text '2094/2008' and other illegible markings.

the sale of said Shop Premises at Village of Bhayandar, Taluka & Dist.Thane, on the records of the Government, and therefore I execute this DEED OF DECLARATION. And the said Agreement dated 1.3.93 has been attached herewith as ANNEXURE to this Deed of Declaration.

THE SCHEDULE OF THE PROPERTY

ALL THAT SHOP PREMISES BEARING No.11, on Ground Floor, having Built up area of 260 Sq.Fts., (i.e Built up 24.16 Sq.Mtrs.) in the building known as Rishabh Bldg No.1, Patel Nagar No.1, Road, Bhayandar (W) Constructed on Old No.54 S.No.365/1, CTS 1370 to 1415, in the Village of Bhayandar, Tal: & Dist:Thane.



WHATEVER, Stated hereinabove is true and correct and I Sign this on 3rd Day of August 2009, at Bhayandar.

IDENTIFIED BY ME :



DECLARANT

① P. R. Shan

② M. P. Odhani

Handwritten text and stamp at the bottom of the page, including the number '१०५०/२००९'.

Impounded under section 44 of Bombay Stamp Act 1958

Collector of Stamps THANE

Rs. 130,000/-



Shri/Smt. N. H. Badal of Thane has paid an amount of deficit stamp duty of Rs. 13000/- Thirteen thousand only and penalty of Rs. 250/- only in the State Bank of India. Branch Thane vide Challan No. 19. dated 24/11/95



Certified u/s 41 of the Bombay Stamp Act, 1958 that the full stamp duty of Rs. 13000/- only has been paid in respect of this Instrument. Subject to the Provision of 15560/11845 Sec. 53A of Bombay Stamp Act, 1952

Collector of Stamps, THANE

The Articles of Agreement made and executed by Bhayander, Dist. Thane, dated this 19

March 1993. BETWEEN

M/s. SHRI. RISHABH DEVELOPERS, a Partnership Concern having its office at 9, Kedarnath, B.R. Ambedkar Road, Bhayandar (West), Thane-401 101. hereinafter called the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm, its Partners, their heirs, executors and administrators and assigns) of the FIRST PART AND Smt Nirmala, Haver Badal

having residential/office address at

305 Patel Nagas, Station Road.

Bhayandar (West)

hereinafter referred to as 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/or administrator and assigns), of the OTHER PART.

vide Agreement dated 19.10.04 a part of Shop No. 11, having area of 80 sq. ft. B.V. has been sold to Mr. Sandeep S. vaidya. And the said part has been numbered as SHOP No. 11-A.

Contd....2/-

P.V. Bhoir. P.V. Bhoir.



WHEREAS by and under an Indenture of Lease dated 27th September, 1972 made and entered into between one SHRI. KANHAIYALAL DAMODAR SHAH AND OTHERS therein referred to as THE LESSORS of the ONE PART and one SHRI PURSHOTTAM SHANKARLAL PATEL, therein referred to THE LESSEES of the OTHER PART, the said SHRI KANHAIYALAL DAMODAR SHAH & OTHERS did demise and grant upto the said SHRI. PURSHOTTAM SHANKARLAL PATEL a lease of the property more particularly described in the First Schedule herein subject to observation and performance of the covenants, conditions, agreement and stipulations contained therein on payment of rent reserved therein and for the terms set out therein.

AND WHEREAS pursuant to the Said Lease the said LESSEE constructed Six Chawls and named them as PATEL NAGAR NO. 1, and each Chawl containing the following rooms and shops as follows :-

- CHAWL No. 1 : 10 ROOMS
- CHAWL NO. 2 : 20 ROOMS
- CHAWL NO. 3 : 10 ROOMS
- CHAWL NO. 4 : 10 ROOMS & 10 SHOPS.
- CHAWL NO. 5 : 20 ROOMS.
- CHAWL NO. 6 : 20 ROOMS.



on a portion of the said property which is more particularly described in the First Schedule hereunder written.

AND WHEREAS the aforesaid Chawls bearing Chawl No.1, 2, & 3. (hereinafter for brevity sake referred to as "THE SAID PROPERTY") and which is more particularly described in the Second Schedule hereunder written; being in a dilapidated condition it has become necessary to demolish and/or repair the structures standing thereon to make them habitable and safe for use.

Handwritten notes and stamps at the bottom of the page, including a rectangular stamp with the word 'RECEIVED' and some illegible text, and a signature 'S. S. K.' on the left.

AND WHEREAS the said LESSEE being unable to carry out the repairs and re-development of the SAID PROPERTY and to utilise the available F.S.I. has entered into an agreement for Development Cum Sale Rights dt.01.03.1992 with the VENDORS herein and therein referred to as the DEVELOPERS and granted Development Cum Sale Rights to the VENDORS in respect of the SAID PROPERTY for the consideration and on the terms and conditions more particularly recorded therein.

AND WHEREAS pursuant to the said Development Cum Sale Rights agreement the said LESSEE has also executed an Irrevokable Power of Attorney dated 01.03.1992 in favour of the VENDORS herein.

AND WHEREAS the aforesaid agreement dated 01.03.1992 and the Irrevokable Power of Attorney dated 01.03.1992 are valid, substing and in full form and the VENDORS have been put in possession of the SAID PROPERTY.

AND WHEREAS in the premises mentioned hereinabove, the VENDORS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land.

WHEREAS :

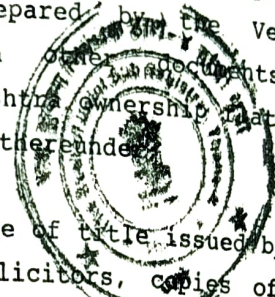
1. Under the said agreement dated 1st march 1992 the said VENDORS are entitled to develop the SAID PROPERTY by constructing buildings thereon.
2. Under the said agreement for the Development cum Sale dated 01.03.1992, the Vendors are entitled to sell and/or dispose off the flats/shops/garages/car parking spaces/stilt and/or units in the building to be constructed thereon on what is known as "Ownership basis" and to enter into agreement for sale with the intending purchaser/s and to receive from them the consideration therefor.

8090/1992
8 / 3E

Contd.....4/-

P. J. Deka -

3. The vendors intend to sell on Lease basis flats/shops/cars parking spaces and garages and other premises in the said building to be constructed on the said property;
4. The purchaser has seen the plans of the said property showing the location of the said building as also the plans in respect of the said building;
5. The flats/shops purchaser/s has/have demanded from the Vendors and the Vendors have given inspection to the flat/shop purchaser/s of all the documents of title relating to the said land the said agreement and the plans and designs and the specifications prepared by the Vendors Architect and/or such other documents as specified by the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder;
6. Copies of the Certificate of title issued by the Vendors Advocates & Solicitors, copies of the Property Card or 7/12 extract or any other relevant records showing the nature of title of the plot holder and the Vendors to the said property on which the Vendors are constructing buildings and the copies of the plans and specifications agreed to be purchased by the purchaser and approved by the Local Authority of Bhayandar have been annexed hereto 'A', 'B', & 'C' respectively. Part having so sp. Ac. has been sold to Mr. Sandeep S. ... vide Agreement Dtd. 18.10.07 } numbered as shop No. 11-A.
 The Purchaser has agreed to acquire flat/Room/Shop/Gala No. 11 on the Ground floor measuring about 260 sq. feet in Building known as Patel Nagar 1 of One Room/Two Rooms/Three Rooms and a kitchen on the terms and consideration hereinafter contained :-



NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED by and between the parties hereto as follows :-

20/10/2009

1. The party of the First Part are constructing the ... plots in accordance

P.v. Doka
T.v. Doka

with plans and specifications which have been kept at the building site for inspection and which the party of the Second Part has seen and approved and also agreed that the party of the First Part may make such variations and modifications therein as maybe required to be done by the Government, the Gram Panchayat or any other local authority.

2. The party of the Second Part has prior execution of this Agreement satisfied herself/themselves about the title of the First Part to the said plot. The party of the Second Part shall not be entitled to investigate the title of the party of the First Part and no requisition or objection shall be raised on any matter relating thereto.



Part adm. Area 80 sq. ft. has been sold to Mr. Sander S. P. Adya vide Assent No. 19.10.04 & Numbered Shop No. 11-A.

The Party of the Second part hereby agrees to acquire, Flat/Room/Shop/Gala No. 11 on the Ground floor of the said building consisting of one Room/Two Room/Three Room and one kitchen as per the plan and specification seen and approved by him al Rs. 139,000/- *Provided* One lakh thirty thousand *(only)* in the manner given below :- Ninety thousand only.

- (a) By Payment of Rs. 25000/- on the execution this agreement.
- (b) By making the following part payment towards the balance of the purchase price which part payment shall be made in the manner and by installments specified, below :-

- i) Rs. /- on or before
- ii) Rs. /- on or before
- iii) Rs. /- on or before
- iv) Rs. /- on or before
- v) Rs. /- against delivery of the possession of the premises.

₹ 25000	₹ 30000
₹ 30000	₹ 39000

P. V. Deka

The party of the Second Part also agrees to pay over and above the aforesaid consideration a Lease Rent of 5 paise/10 paise per Square Feet per month of the total area of the aforesaid acquired flat/shop which comes to Rs. 26-50/- per month.

4. The purchaser shall pay the aforesaid amount on there respective due dates, without any delay or default as time in respect of each such payment is of the essence of the contract and any delay in payment shall automatically make this agreement null and void and/or terminated AND the amount of earnest money and all other amounts paid by the said purchaser to the said Vendors shall stand forfeited to the said Vendors AND the said Purchaser shall have no right, title interest, demand or claim of any nature whatsoever, either against the said premises AND the said Vendors shall be entitled to sell and/or transfer the said premises in any manner whatsoever. Further the party of the First Part is not bound to give any notice requiring such payment and failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on their respective due dates.

5. The party of the First Part agrees to hand over the possession of the said Flat/Room/Shop/Gala to the party of the Second Part by the end of the month of 199 on the same being ready for use and occupation PROVIDED that the said Vendors have by then received the full purchase price of the said premises AND subject however to the availability of cement, steel or other building materials and subject to any act of God such as earthquake, flood or any other natural calamity, act of enmity, war or any other cause beyond the control of the party of the First Part.

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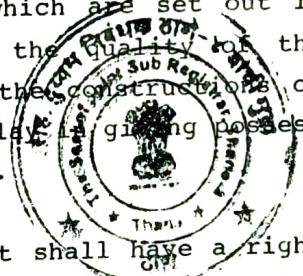
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6. The party of the Second Part shall have no claim save and except in respect of the particular Flat/Room/Shop/Gala hereby agreed to be aquired i.e. all open spaces, parking places, lobbies, staircases, lifts, terraces etc. will remain the property of the First Part until the whole property is transferred to the proposed Co-operative Housing Society or a Limited Company as hereinafter mentioned but subject to the rights of the party of the First Part as mentioned in Clause 3 herein.

7. Upon the Purchaser taking possession of the said premises he shall have no claim whatsoever against the Vendors as regards the nature of fixtures, fittings, and amenities to be provided for in the said premises which are set out in the schedule hereunder or the quality of the building material used in the construction of the said premises or the delay in giving possession or otherwise howsoever.

8. The party of the First Part shall have a right until the execution of the conveyance in favour of the proposed society or limited Company to make additions, raise moneys or put up additional structures as may be permitted by Municipal and other competent authorities such additional structures and storeys will be the sole property of the party of the First Part who will be entitled to dispose it off in any way they choose and the party of the Second Part hereby consents to the same.

9. Provided that the party of the First Part does not in any way effect or prejudice the rights hereby granted in favour of the party of the Second Part in respect of the Flat/Room/Shop/Gala agreed to be purchased by the party of the Second Part, the party of the First Part shall be at liberty to sell, assign or otherwise deal with dispose or their right, title and interest



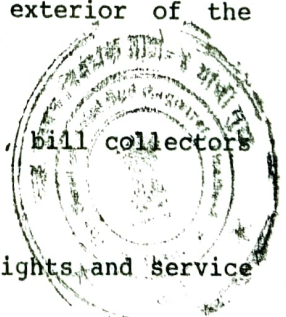
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The following expenses which may be accrued for the building shall be borne by the party of the Second Part :-

1. The expenses of maintaining, repairing redecorating etc. of the main structure and in particular the roof gutters and rain water pipe of the building, water pipes, and electric wires in under or upon the building and enjoyed or used by the party of the Second Part in common with the other occupiers of other Flat/Room/Shop/Gala and the main entrance, passages, landing staircases of the building as enjoyed by the party of the Second Part or used by him in common with other Flat/Room/Shop/Gala holders and boundary walls of the building compound terrace.
2. The cost of cleaning and lighting, the passages, landings, staircases and other parts of the building enjoyed or use by the party of the Second Part in common with other Flat/Room/Shop/Gala holders.
3. The costs of decorating the exterior of the building.
4. The costs of salaries of clerks, bill collectors chowkidar, sweepers etc.
5. The costs of maintainances of lights and service charges.
6. Panchayat and other taxes, water charges, land revenue etc.
7. Insurance of the Building.
8. Such other expenses as are necessary or incidental to the maintenance and up keep of the building.



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29. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provision of law applicable hereto.

30. The party of the Second Part shall pay Lump Sum amount of Rs. 150/- as the cost, charges and expenses of the preparation of this Agreement in duplicate.

31. The party of the Second Part knows fully well that the registration of this Agreement is compulsory under Section 4 of the Maharashtra Ownership Flat Act 1963 and therefore undertakes that he/she/they shall take all necessary steps to register it within 4 months from the date of this Agreement. The Purchaser shall lodge this Agreement with the sub-registrar of Assurance at Thane/Bombay and intimate to the Vendors in writing the particulars of the number/date under which the Agreement is lodged for registration.

IN WITNESS WHEREOF the parties hereto have set their respective hands and seals the day and year first hereinafter written.



AMENITIES PROVIDED

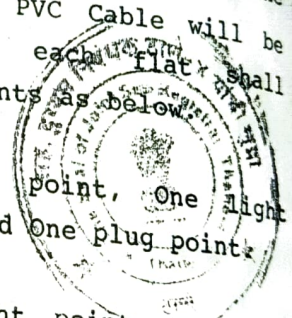
- 1. BUILDING : The Building shall have R.C.C. frame structure.
- 2. DOORS & WINDOWS : Teak wood or Assam Teakwood-ply panelled doors and aluminium windows with standard fittings.

3. MAIN DOOR : Main door teakwood panelling or flush door french polish-ed and inside with oil paint

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- 5. BALCONIES : Balconies to be provided with R.C.C. parli as per design.
- 5. FLOORING : Marble mosaic tiles or inside flooring will M.S. finish.
- 6. BATH ROOM : Kadappa flooring with 2' to be provided in every bathroom.
- 7. W.C.S. : Glazed tiles flooring with 1' 6" dado to be provided.
- 8. KITCHEN : Raised Kitchen platform with Kadappa stone top and 1'-0" glazed tile dado, galzed tile sink will be provided.
- 9. ELECTRICITY : Open wiring throughout the main in PVC Cable will be provided each flat shall have points as below
- BEDROOM, HALL : One fan point, One light point and One plug point.
- KITCHEN : One light point, One plug point.
- W.C. BATH, BALCONY : One light point in each Electric Bell in each Flat shall be provided. One light point on each landing of the staircase and one light point on the main entrance of the Building shall be provided.
- 10. PLUMBING : One Lock in W.C., Kitchen & Bathroom each with concealed fittings.



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THE FIRST SCHEDULE ABOVE REFERRED TO :

FIRSTLY :- All that piece and parcel of N.A. Land admeasuring about 13.333 sq.yards equivalent to 11.199.72 sq.meters situated at village Bhayandar Taluka, Sub-District and District Thane, bearing Survey No. 7 (part) and bounded as follows :-

ON OR TOWARDS NORTH : by Property belonging to Suryakant Shah and others.

ON OR TOWARDS SOUTH : by the Property Badruddin Habib Masalawala.

ON OR TOWARDS EAST : by Property belonging to Kanahaiyalal Damodardas Shah and others.

ON OR TOWARDS WEST : by Salt pan belonging to Mohamed Ebrahim Shaikh.

SECONDLY : All that piece or parcel of N.A. land admeasuring about 17.145 sq.yards i.e. 14.880 sq.mtr situated in village Bhayandar, Taluka Sub-District and District Thane, bearing Survey No. 7 (part), Survey No. 6, Hissa No. 1 (part), Survey No. 5, Hissa No. 1 (part) Survey No. 9, Hissa No. 2 (part) and bounded as follows

ON OR TOWARDS NORTH : partly by property belonging to Suryakant H. Shah and others and partly by the property belonging to Hariprasad Navalram.

ON OR TOWARDS SOUTH : by property of Badruddin Habib Masalawala.

ON OR TOWARDS EAST : by Station Road, Bhayandar.

ON OR TOWARDS WEST : by Property belonging to Kanahaiyalal Damodardas Shah and others.

दस्तावेज क्रमांक	१०५१०
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THE SECOND SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of N.A. land admeasuring about one half share of 4778 sq.yards equivalent to one half share of 3994 sq.meters or thereabout, more commonly known as Chawl. 1, 2 & 3 respectively, situate and lying and being at Bhayandar, Taluka and District Thane, within the jurisdiction of Mira-Bhayandar Municipal Council, and bounded as follows :-

- ON OR TOWARDS NORTH : by the property of Shri. Shashikant R. Shah and others.
- ON OR TOWARDS SOUTH : by the Santok Cinema cross Road.
- ON OR TOWARDS EAST : by the Bhayandar Station Rd.
- ON OR TOWARDS WEST : by the property of Badruddin Habib Masalawala.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "THE VENDORS"
M/S. SHRI. RISHABH DEVELOPERS
THROUGH ITS PARTNER
IN THE PRESENCE

) FOR SHRI RISHABH DEVELOPERS



SIGNED/SEALED AND DELIVERED
BY THE WITHINNAMED THE PURCHASERS
MR/MRS/MISS/Ms.

Smt. Nirmala Hareshwar Bandal

IN THE PRESENCE OF



NIRMALA

RECEIVED OF AND FROM THE PURCHASER THE SUM OF
RS. 25000/- (Rs. Twenty five thousand Only)
BEING THE AMOUNT OF EARNEST MONEY WITHIN MENTIONED TO
BE PAID TO US. by cheque Trans 795 The United Western
Bank Ltd. Bhayandar. Dt 02.10.2013.

WE SAY RECEIVED

For M/S. SHRI. RISHABH DEVELOPERS,

P. V. Joke.

WITNESS :

PARTNER

-: 23 :-

TO,
M/S. SHRI. RISHABH DEVELOPERS,
9, Kedarnath,
B. R. Ambedkar Road,
BHAYANDAR (WEST) 401 101.

Date : 30-3-74

Dear Sir,

Sub : Possession of Flat/Room/Shop/Gala No. 11
on Ground floor in Building no 1

This is to record that I have received that possession of the Flat/Room/Shop/Gala No. 11 Area 260 Sq.ft. approximately, agreed to purchase from your vide our Agreement to purchase dated _____ I say that I have inspected throughly my above referred Flat/Room/Shop/Gala in particular and the building in General and it is in accordance with the plans and specifications and as per the list of amenities. I am fully satisfied with the materials used including fitting and fixtures and I have no grevance of whatsoever nature I further say that there is no discrepancy with referred to the area of the Flat/Room/Shop/Gala.

You shall not be responsible for any defect in my Flat/Room/Shop/Gala hereafter I shall bear and pay every month towards all taxes, common expenses, water charges and electric charges etc. hereafter I shall fully co-operate informing the Co-operative Society for this building.



Yours faithfully,
Name and Present Address.

उत्तर-४
दस्तावेज क्रमांक ९०५० / २००९
२९ / ३९

DEVENDER K. AILAWADI
B.Com. L.L.B.
Advocate High Court.

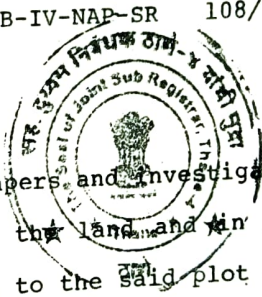
OFFICE :
71/73, Botawala Building,
Bombay Samachar Marg,
Fort, Bombay 400 023.

Date : 23rd May, 1986.

TITLE CLEARANCE CERTIFICATE

This is to certify that as per the papers produced before me by the Partner of M/s. SHRI. RISHABH DEVELOPERS, a Partnership firm, having their Office at 9, Kedarnath, B. R. Ambedkar Road, Bhayandar (West), Taluka & Dist. Thane, regarding the plot of land situate lying being at Revenue Village, Bhayandar within limits of Mira-Bhayandar Municipal Council. Taluka & Dist. Thane bearing Survey No. 5A, Hissa No. 1 (pt) admeasuring about 4778 sq. yards and is converted in N.A. Vide Order No. RB-IV-NAP-SR 108/75 dated 4/4/1975.

I have gone through all the papers and investigated the title of the said plot of the land and in my opinion the title of the said firm to the said plot of land is clear, marketable and free from all encumbrances.



Sd/-

(DEVENDER K. AILAWADI)
ADVOCATE HIGH COURT.

तलक - ४
दस्तावेजाचा क्रमांक: ६०५४ / २००९
२० / ३९