

for

document 2

3

Recd from lessor 2/1/2023

to garjay patil

SHOP -> NO -> 3



AGREEMENT

SELLER _____

PURCHASER _____

PROPERTY ~~AGREEMENT~~ AGREEMENT

SHOP NO-3

S. V. Tarte

B. Com. LL.B.

Advocate & Notary

Tarte Plaza, Ground Flr., Plot No. 121,

Gandhi Nagar, Dombivli (E) 421 204.

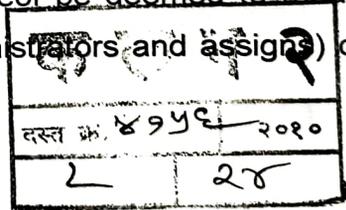
Dist. Thane. Ph.: 2820491 / 2821053 / 2821342

MR. SANJAY B PATIL Proprietor of M/s. AAKAR BUILDERS & ENGINEERS carrying on business of building Construction & Property developers having its Office at: 1/4 Parasmani Bhuvan, Tilak Nagar, Dombivli (East), hereinafter called and referred to as the DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof mean and include, heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART;

AND



Mr. Sanjay Bhagwan Patil, Aged about 44 years, Occupation Business Residing at: 12, Guru Bhakti Nivas, Guru Mandir Road, Saraswat Colony, Dombivli East 421 201 hereinafter called and referred to as the SHOP OCCUPIER (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his heirs, executors, and administrators and assigns) of the PARTY OF THE SECOND PART;



WHEREAS Shri R. P. Patil & Shri. V.P. Patil vide Development agreements dt. 29/04/1994 have agreed for development of land bearing S. No. 10 H, No. 1 (pt) CTS No. 865 Plot No. 5 & CTS No. 868, CTS No.868-A, Plot No. 6 in the Village: G.B. PATHARLI in the registration sub district: of KALYAN admeasuring 721.95 sq.mtrs & 311.9 sq.mtrs respectively and more particularly described in the schedule hereunder written (

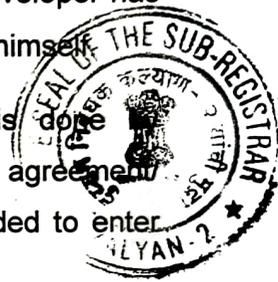
by

hereinafter referred to as THE SAID PROPERTY) to M/s. Aakar Builders & Engineers.

AND WHEREAS as per the said development agreement, the Developer M/S. Aakar Builders & Engineers have constructed the building known as TRIMBAK PALACE as per plan sanction by Kalyan Municipal Corporation No 364/91 dated 12/10/95 and revised plan sanctioned by Kalyan Dombivli Municipal Corporation on 18/7/2000 under No. NDMC/NPV/BP/KD/155-29.

AND WHEREAS few shops are kept reserved by the Developer for himself in his individual capacity and therefore the Developer has decided to enter into agreement for allotment of shops to himself.

AND WHEREAS since the construction work is done by the Developer there is no separate consideration payable on agreement for allotment of the shop and therefore the party has decided to enter into an agreement, the same is as under:



NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

कल्याण	
दस्ता क्र. ४९५९	२०१०
३	२४

1. The Developers have constructed the said building/s on the said land in accordance with the plans, designs, specifications approved by the concerned local authority which have been seen and approved by the Shop occupier.
2. The developer hereby agrees to allot to the Shop occupier a Shop bearing No.3 admeasuring 135 Sq.ft i.e. 12.63 sq.mtrs

for

8. This agreement shall always subject to the provisions of the Maharashtra Ownership of Flats Act (Mah. Act No. XV of 1963) and the rules made there under.
9. The said shop is not facing the main road and therefore the market value is taken @ 80% of the current market value as per ready recknor.

क क न २	
पत्र क्र. १६९४	२०२०
६	२४

SCHEDULE

ALL that development rights, in respect of all that piece and parcel of non-agricultural land or ground bearing S.No. 10, H.No. 1 (pt) , Plot No. 5, & CTS No.865 admeasuring about 721.95 sq.mts and Plot No. 6, & CTS No.868 & CTS NO.868-A, admeasuring about 311.9 sq.mts situated at: Village: G.B.Patharli, Taluka: Kalyan, District: Thane, within the limits of the Kalyan Dombivli Municipal Corporation, Taluka and registration district: Kalyan and bounded as follows:

On or towards East	:	Plot No. 4
On or towards West	:	Road
On or towards North	:	Laxmi Narayan Bungalow.
On or towards South	:	30' wide road.



(Handwritten signature)

IN WITNESS WHEREOF THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY }
the withinnamed "DEVELOPER" }
MR. SANJAY BHAGWAN PATIL, Proprietor of)



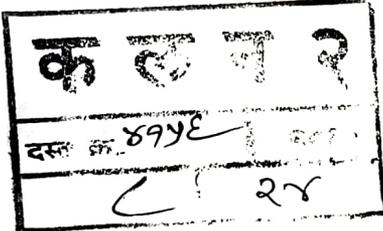
Patil



M/s. AAKAR BUILDERS & ENGINEERS }

in the presence of ... *Atul D. Pedwele* }

1. Atul D. Pedwele }



SIGNED , SEALED AND DELIVERED BY }
the withinnamed "SHOP OCCUPIER" }
MR. SANJAY BHAGWAN PATIL }



Patil



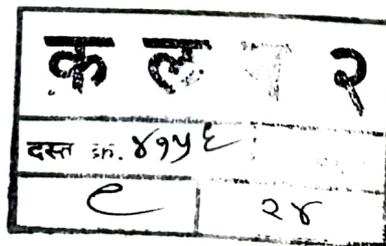
in the presence of ... *Vaibhas M. Manekar* }

1. Vaibhas M. Manekar }



SCHEDULE-III

- 1) The building will be R.C.C. frame structure
- 2) Walls will be brick walls
- 3) External plaster will be sand faced with cement paint with two coats
- 4) Internal plaster will neerũ finish plaster with oil bound Distemper colour wash.
- 5) Doors and windows:
 - (a) Entrance doors of every shop will be made of MS rolling shutters.
 - (b) Windows will be aluminium windows with glazed shutters and with aluminum fixture.
- 6) Flooring for shop will be ceramic tiles.
- 7) Electrical points for tube, fan, & power points will be provided.



for

कल्याण - डोंबिवली महानगरपालिका, कल्याण



श्रीमती - अशोक बाबाजी पंडुरंग (पती) व. प्र. (पु. उ. पांचाड) श्री. जयंत म. व. धि

दिनांक १६/०५/२०२०

विषय : स. नं. / ५० / १९६६ चे कलम ४५ अन्वये वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज

नं. - ३
३६३
३०

श्री. अशोक बाबाजी पंडुरंग (पती) व. प्र. (पु. उ. पांचाड) श्री. जयंत म. व. धि

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी

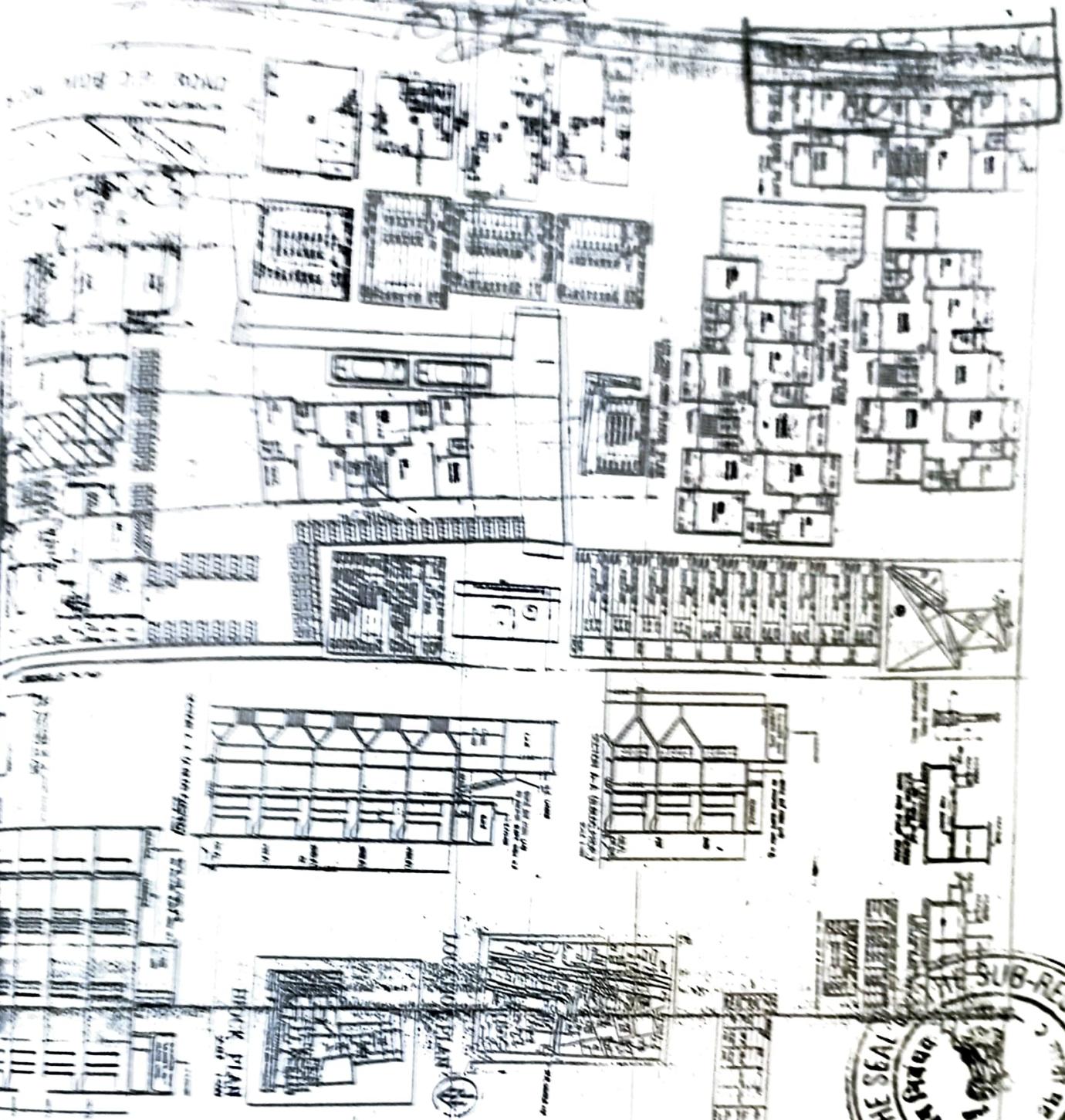
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी



कलम २
दस्त क्र. ४९५६ २०२०
१३ २६

Handwritten signature and initials: B.N.

Map of Hotel



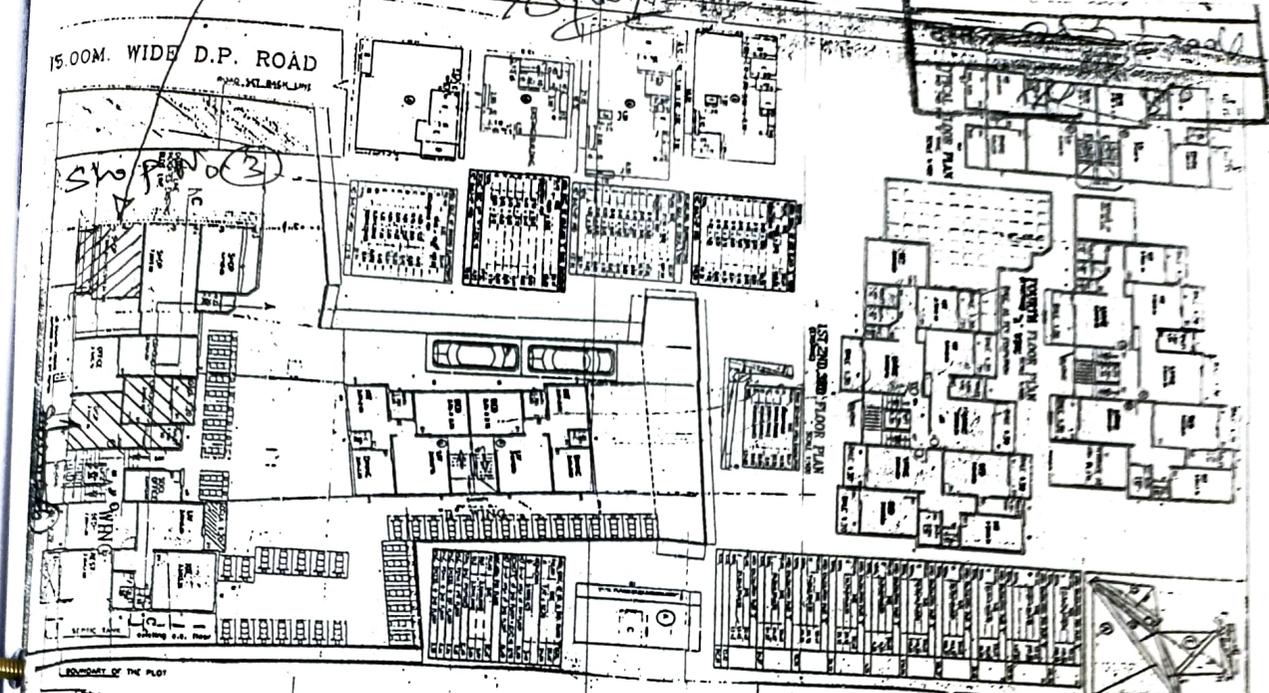
SECTION	DESCRIPTION	REMARKS
1	SECTION A	...
2	SECTION B	...
3	SECTION C	...
4	SECTION D	...
5	SECTION E	...
6	SECTION F	...
7	SECTION G	...
8	SECTION H	...
9	SECTION I	...
10	SECTION J	...
11	SECTION K	...
12	SECTION L	...
13	SECTION M	...
14	SECTION N	...
15	SECTION O	...
16	SECTION P	...
17	SECTION Q	...
18	SECTION R	...
19	SECTION S	...
20	SECTION T	...
21	SECTION U	...
22	SECTION V	...
23	SECTION W	...
24	SECTION X	...
25	SECTION Y	...
26	SECTION Z	...



Shop No. 2 Gatil

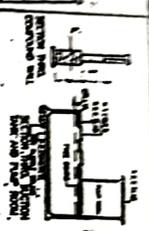
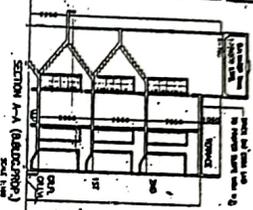
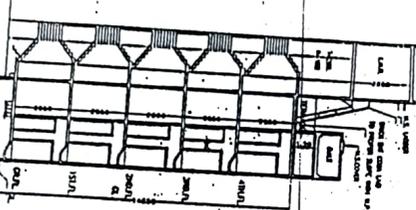
15.00M. WIDE D.P. ROAD

Shop No. 2



LEGEND OF THE PLAN

SECTION A-A (AUXILIARY)



BLOCK PLAN
SCALE 1:500

DOOR PLAN



NOTES	REVISION	D. PARKING STATEMENT	G. TENEMENT STATEMENT	B. BAL. AREA STATEMENT	A. AREA STATEMENT
1. The area of the plot is 1500 sq. m.	1. The area of the plot is 1500 sq. m.	1. The area of the plot is 1500 sq. m.	1. The area of the plot is 1500 sq. m.	1. The area of the plot is 1500 sq. m.	1. The area of the plot is 1500 sq. m.
2. The area of the plot is 1500 sq. m.	2. The area of the plot is 1500 sq. m.	2. The area of the plot is 1500 sq. m.	2. The area of the plot is 1500 sq. m.	2. The area of the plot is 1500 sq. m.	2. The area of the plot is 1500 sq. m.
3. The area of the plot is 1500 sq. m.	3. The area of the plot is 1500 sq. m.	3. The area of the plot is 1500 sq. m.	3. The area of the plot is 1500 sq. m.	3. The area of the plot is 1500 sq. m.	3. The area of the plot is 1500 sq. m.
4. The area of the plot is 1500 sq. m.	4. The area of the plot is 1500 sq. m.	4. The area of the plot is 1500 sq. m.	4. The area of the plot is 1500 sq. m.	4. The area of the plot is 1500 sq. m.	4. The area of the plot is 1500 sq. m.
5. The area of the plot is 1500 sq. m.	5. The area of the plot is 1500 sq. m.	5. The area of the plot is 1500 sq. m.	5. The area of the plot is 1500 sq. m.	5. The area of the plot is 1500 sq. m.	5. The area of the plot is 1500 sq. m.

273RV/4 273RVPL3
DRG. NO. JOB NO.

5/07/2000



Mr. Chandrabanshi & Co.

Gatil



2	2
दस्ता. क्र. 894E	2000
29	8

PERMANENT ACCOUNT NUMBER

AGRPP96638

NAME
GANJAY BHAWAN PATIL

FATHER'S NAME
BUNGWAN DAULAT PATIL

DATE OF BIRTH
28-12-1965

SIGNATURE

[Signature]

Commissioner of Income Tax

INCOME TAX DEPARTMENT

GANJAY BHAWAN PATIL

GANJAY BHAWAN PATIL

02/02/1966

AGRPP96638

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJENDRA GAWADE
KASHINATH LAXMAN GAWADE

09/12/1958
Permanent Account Number
ANQPG8119F

[Signature]
Signature

27-04-2010

***** Not Over INR. 3,640.00 *****

को या आदेशानुसार OR ORDER

₹. Rs. 3,640.00

Three Thousand Six Hundred Forty on Rupees करें

For Union Bank of India
रुपये युनियन बैंक ऑफ इंडिया

युनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
DOMBIVILLI EAST
(557625)

Authorised Signatories

PAY JOINT SUB -REGISTRAR, KALYAN

VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

17

400026134

२
२०१०
२२ २४



दस्ताक्रमांक व वर्ष: 4156/2010

दुय्यम निबंधक: कल्याण 2

Wednesday, April 28, 2010

1:44:00 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 83 म.

Regn. 83 m.e.

गावाचे नाव : गजबंधन पाथर्ली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1.00
बा.भा. रू. 364,000.00
- (2) भू-मापन, प्रोटोहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे गजबंधन पाथर्ली स नं 10 हि नं 1 पै ,प्लॉट नं 5 त्रिकोण पॅलेस तळमजला , दुकान नं 3 क्षेत्र 135 चौ फुट कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा 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) मे. आकार बिल्डर्स ऑफ इन्जिनियर्स चे प्रोग्रायटर संजय भगवान पाटील AGRPP9663K - -; घर/प्लॉट नं: 1/4 पारसमणी भुवन पहिला मजला डोंबिवली पु ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; 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) संजय भगवान पाटील AGRPP9663K - -; घर/प्लॉट नं: 12 गुरु भक्ती निवास डोंबिवली पु ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 27/04/2010
- (8) नोंदणीचा 28/04/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 4156 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 18200.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 3640.00
- (12) शेर