



SANGAM BUILDERS & DEVELOPERS

Phone : 3123

29

BUILDERS & CONTRACTORS

A Registered Partnership firm Having
OFFICE AT : Pradhan Building, 1st Floor, Devi Chowk, Juni Dombivli Road,
DOMBIVLI (West) 421 202, Dist. Thane.

RECEIPT No. 235

BUILDING NO. D Date 19/9/90

Received with thanks from M/s./Shri. M. B. Gaisamudre.

the sum of Rupees Forty thousand only —

For Instalment No.
Initial, First, Second, Third

by ~~CASH~~ CHEQUE No. 298863 on SRI Jacob Circle Bonly

in ~~FULL~~ PART Payment on A/c. of Flat No. 45 in Wing C on 19/9/90
in SAKHARAM NAGAR COMPLEX BUILDING NO. D * For SANGAM BUILDERS

[Signature]
Partner

Rs 40000/-

Subject to realisation of cheque

NANDA ART PRINTERY, DOMBIVLI.



AGREEMENT FOR SALE

OF A SELF-CONTAINED RESIDENTIAL
FLAT/SHOP/COMMERCIAL UNIT IN

SAKHARAM NAGAR COMPLEX



in Survey No. 52/2, 52/3, 54/6, 123/3 and 123/4 of Revenue Village Dombivli, Taluka Kalyan, Dist. Thane within the limits of Kalyan Municipal Corporation of Dombivli Division, formerly knowt as Dombivli Municipal Council, Dombivli, Dist. Thane.

Flat/Shop/Unit No. 45 in C Wing on IIIrd Floor
of the Building

~~A~~ / ~~B~~ / ~~C~~ / ~~D~~ / ~~E~~ / ~~F~~

SAKHARAM NAGAR COMPLEX

PROMOTER :

M/s. Sangam Builders and Developers

a Registered Partenership Firm having office at
Pradhan Building, 1st Floor, Devi Chowk, Juni Dombivli Road,
Dombivli (West) 421 202, Dist. Thane.

Phone : 3 1 2 3



मुद्रांक प्रमाणित, मुद्रांक
प्रमाणिकरिता

AGREEMENT FOR SALE OF A SELF-CONTAINED
RESIDENTIAL FLAT/SHOP/UNIT IN THE
BUILDING A/ B/ C/ D/ E/ F IN
SAKHARAM NAGAR COMPLEX DOMBIVLI (WEST)

THE ARTICLES OF AGREEMENT made at DOMBIVLI this
30th day of Jan 1990.

BETWEEN

M/s. SANGAM BUILDERS AND DEVELOPERS, a Register-
ed Partnership Firm, having office at Pradhan Building, First Floor,
Devi Chowk, Juni Dombivli Road, Dombivli (West) through the Consti-
tuted Attorney of the said Firm and/or Partners of the said Firm
Shri M. C. Mali
adult, occupation service resident of Dombivli (West), hereinafter
referred to as the PROMOTER (which expression shall, unless
it be repugnant to the context or meaning thereof, mean and include
the Partner or the Partners for the time being of the said Firm
M/s. Sangam Builders and Developers and Survivors and Surviving
Partners of the said Firm and the heirs, executors, administrators
and assigns of the last Surviving Partner of the said Firm) of the
ONE PART;

AND

SHRI/SMT./KUM maharudra Bupalrao Gaisamudhe
Occupation Service residing at B/95/2683 KARNAMWAS-
Nagar No. 2 Wikhedi B'bay - 83
and also working for gain at Indian-oil COOPN. LTD. Plc
Dept Mahalakshmi B'bay - 34.

M/s. Sangam Builders & Developers
Partner

(Handwritten signature)

hereinafter referred to as the, PURCHASER which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her heirs, executors, administrators and assigns) of the OTHER PART;

The Purchaser, whether singular or plural, masculine or feminine, Body Corporate or otherwise and whether the Purchaser in respect of Shop/Commercial Unit/Residential Flat for the sake of brevity shall be referred to as Purchaser as singular masculine;

WHEREAS the Promoter by a Registered Deed of Conveyance dated 6/01/89 1988 duly registered in the Office of Sub-Registrar, Kalyan and with prior permissions in all respects acquired absolute right, title and interest in the immoveable property viz., all that piece or parcel of non-agricultural plot of land admeasuring about 7169 square yards equal to 5994 square meters bearing Revenue Survey No. 52, Hissa No. 2, Survey No. 52, Hissa No. 3, Survey No. 54, Hissa No. 8, Survey No. 123, Hissa No. 3, Survey No. 123, Hissa No. 4 of Revenue village Dombivli, Taluka Kalyan, District Thane within the limits of Kalyan Municipal Corporation of Dombivli Division, formerly known as Dombivli Municipal Council, Dombivli, District Thane and also within the Ulhasnagar Urban Agglomeration of Dombivli Area as per Urban Land (Ceiling and Regulations) Act, 1976 and also within the Registration sub-District Kalyan, Registration District Thane, together with construction of plinths of the Buildings on the aforesaid non-agricultural plots of land as per sanctioned building plans of Dombivli Municipal Council, Dombivli, District Thane Vide permission No. 322 dated 19.4.1974 and further Renewal No. DOM/PWD/1044 dated 26.9.1981 together with right to construct and complete five Buildings i.e. A, B, C, D, E and F thereon consisting of shops, commercial units, self-contained Residential Flats therein together with right to sell shops, commercial units, self-contained Residential Flats in the buildings and to appropriate the price or consideration thereof in capacity as Owners, hereinafter referred to as the "said property".

AND WHEREAS in pursuance of the aforesaid Deed of Conveyance from the Original Owners Sarvashri Srinivas Ramchandra Kulkarni and others as fully described in the said Deed of Conveyance and to whom the Promoter has paid full price or consideration of the said property and therefore the Promoter in terms of valid sanctions, permissions, have further commenced and proceeded with the construction of incomplete buildings thereon for sale of shops/commercial units/self-contained Residential Flats on Ownership basis as is required under "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") and "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as the "said Rules");

AND WHEREAS the said property including incomplete construction of the buildings thereon the Promoter having paid full price or consideration thereof, the Promoter are the sole and exclusive Owners thereof and the said property now absolutely vest in the

(3)
(2)

Promoter and the same is within the prescribed ceiling limits of the Urban Land (Ceiling and Regulations) Act, 1976 on account of orders passed and/or on account of construction of plinths carried out thereon prior to coming into operation of the said U.L.C. Act and hence the said property including the buildings under construction as and when completed, can be sold, assigned or transferred by different Agreements for Sale to be executed in favour of the various Purchasers as aforesaid and as regards Deed of final Conveyance or Conveyances of the said property and the said buildings thereon in favour of one or different independent Societies can be lawfully executed and registered with a simple declaration in the Form No. I and II in lieu of written permission under Section 27 of the said U.L.C Act;

AND WHEREAS the Promoter at the cost and expenses of the Promoter are entitled to construct and complete all buildings on the said property and to sell shops/units/self-contained Residential Flats as per the provisions of the said Act and the said Rules;

AND WHEREAS the Original Owners Shri Srinivas Ramchandra Kulkarni and others appointed their Architect Shri R. M. Sawant to prepare building plans, obtain municipal sanction and to supervise construction of the building and accordingly the said Architect Shri R. M. Sawant prepared building plans, obtained sanction thereof and supervised the construction of the building upto plinth level or so, however, the said original Owners did not further construct and complete the building/buildings on their entire property as decided and desired by them initially and the Promoter after obtaining right, title and interest in the said property from the original Owners as aforesaid and the Promoter instead of continuing the originally appointed Architect, Shri R. M. Sawant, appointed their Architect, Shri K. H. Sapra for further supervision, construction and completion of the incomplete buildings as is required under the said Act and the said Rules for issuing interim and final Certificate from time to time;

AND WHEREAS the Promoter decided to name the said buildings forming part and parcel of the said property as Sakharam Naagar Complex and the respective buildings as per sanctioned buildings plans and booking plan thereof are shown as Building A, B, C, D, E and F in the said Sakharam Naagar Complex;

AND WHEREAS the Promoter also appointed their Advocate Shri D. G. Tipnis for search, investigation of the title of the said property and to issue No Encumbrance and Title Certificate of the said property including the Buildings thereon together with preparing Agreement for Sale between the Promoter and the prospective Purchasers as is required under the said Act and the said Rules;

AND WHEREAS the purchaser applied to the Promoter for allotment of Shop/Commercial Unit/Flat No. 45, C Wing, on IIIrd floor in the Building A/B/C/D/E/F in Sakharam

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Partner

Nagar Complex forming part and parcel of the said property;

AND WHEREAS prior to making application as aforesaid, the Purchaser as per provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulations) Act, 1976 has made a declaration to the effect firstly that neither the Purchaser nor the member of the family (family as defined under the Urban Land (Ceiling and Regulations) Act, 1976) of the Purchaser owns a tenement, house or building within the limits of Dombivli;

AND WHEREAS relying upon the said application, declaration and agreement, the Promoter agreed to sell to the Purchaser a Shop/Commercial Unit/Flat at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS the Promoter have displayed all the requisite deeds documents such as documents of title pertaining to the said property, sanctioned building plans, specifications, permissions, Architect's Certificate, advocate's Certificate, amenities and facilities to be provided in the shop/comercial unit/flat and the Buildings in Sakharam Nagar Complex etc. as are required under the said Act and the said Rules and the inspection thereof has been taken by the purchaser by seeing the original and thus the Purchaser is fully satisfied about right, title and authority of the Promoter and that the Purchaser shall not seek or insist for any of the further clarification, requisitions, pertaining to the Title of the said property and the Purchaser is satisfied that the Promoter have complied with all the requisite provisions of the said Act and the said Rules;

AND WHEREAS only for the sake of convenience and easy reference, particulars of the entire non-agricultural land on which the buildings in Sakharam Nagar Complex are being constructed and completed is described in the First Schedule hereunder written, however, one or more Societies when formed, as the case may be, shall not be entitled to have and to hold the said entire N.A. land for their respective Buildigs.

As regards nature of the Buildings in Sakharam Nagar Complex the same is being described in the Second Schedule hereunder written.

Comprehensive Architect's interim certificate for the said property and/or for all the buildings in Sakharam Nagar Complex is described in the Third Schedule hereunder written.

Title Certificate and No Encumbrance Certificate of the Advocate in respect of the said entire property including the said Buildings A, B, C, D, E and F thereon in Sakharam Nagar Complex is described in the Fourth Schedule hereunder written.

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The amenities and facilities to be provided in Shop/Commercial Unit/Self-contained Residential Flat in any or all the buildings in Sakharam Nagar Complex are described in the Fifth Schedule hereunder written;

AND WHEREAS as per the request of the Purchaser as aforesaid, the Promoter offered to sell Shop/Commercial Unit/Self-contained Residential Flat No. 45, C Wing, IIIrd Floor admeasuring about 578 sq.ft. built up area 501 sq. ft. carpet area in the Building A/B/G/D/E/F at a lumpsum price or consideration of Rs. 144,500/- (Rupees One lac forty four thousand five hundred only).

exclusive of all costs, expenses such as water, electric deposits, laying of electric cables, fixing of electrical transformer as compelled and required to be done and performed by Maharashtra State Electricity Board, share capital, entrance fee, formation of Society charges and other legal expenses and such other cost and expenses as are not envisaged at this date but as are paid by the Purchasers purchasing units on ownership basis with proportionate betterment and development charges as are charged and recovered by Local Authority;

AND WHEREAS the aforesaid offer of the Promoter as regards price and other expenses having been found by the Purchaser as just, reasonable and according to the present market rate and thereby the Purchaser accepted the aforesaid offer of the Promoter and further agreed not to challenge or question the terms and conditions as would appear hereinafter as the terms and conditions contained in this Agreement have been thoroughly inspected by the Purchaser before accepting the offer;

AND WHEREAS prior to the execution of these Presents or on or at the time of execution of these Presents, the Purchaser has paid to the Promoter a sum of Rs. 500/- (Rupees Five hundred only)

being earnest amount or part of the price or consideration (superseding and cancelling all the earlier payment and receipts made by the Purchaser to the Promoter) and thus the Promoter hereby admit and acknowledge the said payment and in further consideration of the Purchaser agreeing to pay the balance price together with all costs, expenses as aforesaid on the due date "time being essence of the contract" and further agreeing to abide by all the terms and conditions hereinafter appearing THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

- 1. The Promoter shall sell or cause to be sold and the Purchaser shall purchase or cause to be purchased a Shop/Commercial unit self-contained Residential Flat No. 45 C wing, on IIIrd floor of 501 sq.ft. carpet area and 578 sq.ft. built up area of the Building A, B, C, D, E and F in Sakharam Nagar Complex now under construction on the land described in the

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First Schedule hereunder written in accordance with the sanctioned plans and specifications, designs sanctioned by the Local Authority at a lumpsum price or consideration of Rs. 1,44,500/- (Rupees One lac forty four thousand five hundred only) exclusive of all costs and expenses as hereinabove and as would appear hereinafter.

2. The purchaser has paid a sum of Rs. 5000/- (Rupees Five thousand only) on or before the execution of these Presents superseding all the earlier payments and receipts to the promoter and the same amount is considered as First Instalment. The Purchaser agrees and undertakes to pay to the Promoter the balance price and amount in the following manner :-

(a) Rs. 40,000/- (Rupees Forty thousand only) on or before _____

(b) Rs. 40,000/- (Rupees Forty thousand only) on or before _____

(c) Rs. 40,000/- (Rupees Forty thousand only) on or before _____

(d) Rs. 20,000/- (Rupees Twenty thousand only) on or before _____

(e) Rs. _____ (Rupees _____ only) on or before _____

(f) Rs. 2500/- (Rupees Two thousand Five hundred only) on or before _____

on account of costs and expenses such as water, electric meter deposits, proportionate costs of fixed deposits payable to the Local Authority or Electricity Board for installation of electric cables and transformer, water pipelines, etc., share capital, entrance fee of the proposed Society and costs and expenses on account of formation and registration of the Co-operative Housing Society and the said amount is not final and conclusive but is being recovered as 'on account' and the same shall be paid by the Purchaser

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to the Promoter on or before _____.

(g) Rs. 4000/- (Rupees Four thousand
only only)

towards balance price or consideration of the said flat
on or at the time of obtaining possession of the Flat.

In the event the Purchaser fails to pay the aforesaid instalments or any part thereof on the respective due dates (as time being essence of the Agreement which is expressly agreed to and consented by the Purchaser and whether the same is formally demanded or not) the Promoter shall have option to terminate this Agreement in addition to claim, demand and recover interest for the delayed payment at the rate of 18% per annum i.e., 1.5% per month with monthly rests. In the event the Promoter decides to terminate this Agreement, the Promoter shall refund or return the amount so received without any interest by deducting a token sum of Rs. 1,000/- as token liquidated damages and refund to the Purchaser as and when the said unit is sold by the Promoter in favour of a new incumbent Purchaser in respect of the said unit in place of the Purchaser of this Agreement. If the Promoter fails to give possession on account of wilful neglect or default on the Part of the Promoter and on account thereof the Purchaser cancels this Agreement, the Promoter shall be liable to pay simple interest on the amount paid by the Purchaser as provided in the said Act and in the said Rules and the Promoter shall refund the amount so received with interest to the Purchaser.

3. The Promoter shall construct and complete the Building A, B, C, D, E and F in "Sakharam Nagar" complex on the Non-Agricultural land described in the First Schedule with amenities and facilities as described at the exclusive cost and expenses of the Promoter and as per sanctioned building plans and specifications and also as per advice and supervision of the appointed Architect Shri K.H. Sapra. The Purchaser has seen the sanctioned plans, specifications and designs and has agreed with the Promoter that the Promoter shall be entitled to make such variation and/or modifications, alterations in the said plans or as may be required to be done by the Local Authority or any other concerned authorities and/or the Promoter may himself consider necessary and desirable and for this purpose, this shall operate as an irrevocable consent of the Purchaser to the Promoter for making such variations, alterations and/or modifications. Similarly, the Promoter has supplied the Revenue extracts of the land in question and a copy of sanctioned plan duly approved by the Local Authority to the Flat Purchaser as required under the said Act for annexing to the original Agreement for Purchaser.

4. The Purchaser has, prior to the execution of this Agreement, satisfied himself about the Title and No Encumbrance Certificate issued by Advocate Shri D. G. Tipnis and the Purchaser, therefore, shall not make any requisitions and/or objections to the said Certificate. Similarly, a copy of the Plan is likewise given to the Purchaser as required under the said Act and the said Rules

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for annexing the same to the original Agreement meant for the Flat Purchaser.

A after execution of the deed of conveyance through the Co-op. Housing Society.

5. The Promoter agrees to give possession of the said unit to the Purchaser *A* ~~to~~ *A* subject to prompt payment by the Flat Purchaser as per clause 2. However, the Promoter shall not incur any liability if he is unable to deliver possession of the said unit by the aforesaid date, if the completion of the project is delayed by reason of non-availability of cement, steel, water for construction or any other building material and subject to strikes, civil comotion or any act of God or natural calamities such as earthquake, flood, etc., or as a result of any notice, order rule or notification of Government and/or other public or Competent Authority or for any reason beyond the control of the Promoter and in any of the aforesaid events, the Promoter shall be entitled to reasonable extension of the time for delivery of possession of the said unit to the Flat Purchaser.

6. This Agreement is not an Agreement to sell of immoveable property or Conveyance within the meaning of provisions under the recent amended Bombay Stamp Act, 1958 and no interest in the immoveable property is or is intended to be transferred inter vivos in the Flat Purchaser.

7. It is specifically agreed that the built up area agreed to be acquired by the Purchaser from the Promoter hereunder in respect of the said unit shall be inclusive of the area of all the rooms in the said unit, the proportionate area of the walls, balconies, staircase, passages, common passages and foyer. However, the carpet area described in the Agreement is for the sake of convenience to the parties as required under the said Act and the said Rules. Similarly, area of the rooms, balconies, common area, restricted areas are shown on a copy of the sanctioned plan given to the Purchaser by way of annexure as per Clause 4 above.

8. It is hereby expressly agreed that the Promoter shall be entitled to sell the premises in all the Buildings for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes for residential or for commercial user and/or any other user that may be permitted by the authorities concerned in that behalf and the Purchaser or his nominee or assignees shall not object to the user of the premises for the aforesaid purpose at any time in future by the respective Purchaser thereof as far as the unit agreed to be sold by the Promoter to the Purchaser under this Agreement is agreed to be given or sold for Residue only

9. It is hereby expressly agreed that the terrace of all the Buildings shall always belong to the Promoter and they shall be entitled to deal with the disposal of the same in such a manner as they may deem fit and proper. In the event of the Promoter's obtaining permission from the Local Authority for constructing any type of premises on the Terrace, or in the open space then the Promoter shall be entitled to dispose of such premises constructed by them on the terrace with or without the terrace to such person or persons on such terms as the Promoter may deem fit. The Promoter shall,

In that event, be entitled to allow the entire terrace or part of the terrace to be used by the Purchaser of such premises constructed on the terrace. The Society/Societies or Limited Company/Companies or any other Body/Bodies or Association/Associations that may be formed by the Purchasers of premises in all the Buildings shall admit the Purchaser of the premises that may be constructed on the terrace or on the open space, as its member and shall allow such Purchaser to use the premises that may have been constructed on the terrace with or without the terrace. In the event of any water storage tank for the building/buildings being constructed on the terrace, then the Society/Societies or such other Incorporated Body/Bodies shall be entitled to depute its representative to go to the terrace for the regular check-up and upkeep and for repairing the tank at all reasonable times and/or during such time as may be mutually agreed upon by the Purchaser of the premises on the terrace. The Promoter shall alone be entitled to any or additional structure on terrace and sell the same at any time in future even after execution and registration of final Conveyance/Conveyances of the land and building/buildings under construction.

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10. It is hereby expressly agreed and provided that so long as it does not, in any way, affect or prejudice the rights hereunder granted in favour of the Purchaser in respect of the said premises or unit agreed to be acquired by the Purchaser, the Promoter shall be at liberty to sell, assign mortgage or otherwise deal with or dispose of their right, title or interest in the said land and more particularly described in the property or any part thereof including the buildings under construction in accordance with the provisions of law for the time being in force.

11. The Purchaser shall, on demand, pay to the Promoter a sum of Rs. 2500/- (Rupees Two thousand Five - hundred only only) as per clause 2(f) above in addition to the cost of unit agreed to be acquired as stated above, being his proportionate share in the general expenses such as entrance fee of the Society, share money, charges for laying cables, charges for electric and water meters to be paid to the Local Authority, expenses for formation of the Society and the professional costs of the Advocates and solicitors of the Promoter of this Agreement and the Affidavits to be taken from the Purchaser as per the said Order and the Conveyance to be executed in favour of the Society of all the Purchasers and all other miscellaneous expenses to be incurred by the Promoter. The Promoter shall not be liable to render any accounts for the aforesaid expenses. In addition to the above sum, if any amount on account of stamp duty for the said unit is required to be paid at the time of final Conveyance, the same shall be paid and borne by the Purchaser.

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12. The Purchaser shall permit the Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter upon his premises or any part thereof for the purpose of repairing any part of the Building and for laying, checking and repairing cable, water lines, gutters, wires, structure and other conveniences belonging to or servicing to or used for the said building

and also for the purpose of cutting of the supply of water to the premises or any other premises in the building in respect whereof the Purchaser or the occupier of such premises as the case may be, shall have committed default in paying his share of the water tax and/or other outgoings and the electric charges and all other outgoings.

13. After possession of the premises or unit is handed over to the Purchaser, if any additions or alterations in or about or relating to the said building are required to be carried out by the Government, Municipality or any other Statutory Authority, the same shall be carried out by the Purchaser of the premises or unit in the said building at his own costs and the Promoter shall not be in any way or manner liable or responsible for the same.

14. The Purchaser shall insure and keep insured the said premises and against loss or damage by fire or any other calamities for the full value thereof.

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15. In the event of the Society/Societies being formed and registered before the sale and disposal by the Promoter of all the premises in all the buildings the Power and Authority of the Society/Societies so formed or of the Purchasers therein and other purchasers of the premises shall be subject to the overall power of the Promoter in any of the matters concerning the buildings the construction and completion thereof and all amenities pertaining to the same and in particular the Promoter shall have absolute authority and control as regards the unsold premises and the disposal thereof irrespective of the fact that the Purchasers of different premises have formed a Co-operative Society/ Societies Ad-hoc Committee/Committees or any other Body/Bodies.

16. Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser for any reason whatsoever shall not be considered as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the remedies of the Promoter.

17. The letters, receipts and/or notice issued by the Promoter and despatched under certificate of posting to the address given by the Purchaser or pasted on the conspicuous part of the building will be sufficient proof of receipt of the same by the Purchaser and shall completely and effectively discharge the Promoter.

18. If the Purchaser neglects, omits or fails to pay for any reason whatsoever to the Promoter any part of the amount due and payable to the Promoter under the terms and conditions of this Agreement or otherwise (whether before or after delivery of the possession) within the time herein specified or if the Purchaser shall, in any other way, fail to perform or observe any of the covenants and

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stipulations herein contained or referred to, the Promoter shall be entitled to re-enter upon and resume possession of the said premises and this Agreement shall cease and stand terminated. The Purchaser agrees that on the Promoter's re-entry on the said premises as aforesaid all the right, title and interest of the Purchaser in the said premises and under this Agreement shall cease and the Purchaser shall also be liable for immediate ejection as a trespasser.

19. The name of the Society or Societies or such other Body or Bodies shall be determined by the Promoter and the Purchaser shall not be entitled to change such name in future at any time.

20. It is hereby expressly agreed by and between the parties hereto that the Promoter shall be entitled to recover before possession of the premises hereby agreed to be sold is given to the Purchaser, all the amounts of deposits paid by the Promoter to the various authorities which are non-refundable or otherwise on account in respect of the said Buildings.

21. Nothing herein contained shall be construed to confer upon the Purchaser, right, title or interest of any nature whatsoever in, to or upon the said property or buildings or any part thereof, or the said unit, such conferment shall take place only upon a Co-operative/Societies or Limited Company/Companies or an Association/Associations being formed by all the Purchasers of different units in the said Buildings and or execution of the Conveyance/Conveyances in favour of such Society/Societies or Limited Company/Companies as hereinafter stated and save and except absolute right of the Promoter alone on the terrace or intended construction on terrace of all the buildings.

22. The Purchaser shall have no claim save and except in respect of the unit agreed to be acquired by him that is to say, the open space, lobbies, terrace flats, etc. will always remain the property of the Promoter alone.

23. The Promoter shall have right until the execution of the Conveyance/Conveyances in favour of the proposed Society/Societies or the Limited Company/Companies or such other Corporate Bodies or Associations to make additions or to put up any additional structure or storeys or as they may be permitted by the Government of Maharashtra or other Competent Authorities and such additions, structures or storeys shall be the property of the Promoter who will be entitled to dispose of the same in such a manner as they may deem fit. For the said purpose, the Promoter shall be entitled to make such modifications and/or alterations in the Building Plans as the Promoter shall deem fit and this shall operate as an irrevocable consent of the Purchaser to the Promoter. making such alterations and/or additions provided that the above does not in any way affect or prejudice the right granted in favour of the Purchaser in respect of the flat or unit agreed to be acquired by the Purchaser. The Promoter shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title or interest in the said property or in all the buildings

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Partner

[Handwritten Signature]

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in Sakharam Nagar Complex being constructed by the Promoter, provided however, and it is hereby agreed and declared that for the aforesaid purpose the Promoter shall be entitled to have the said plans altered, modified, amended and/or varied and duly sanctioned by the Local Authority and that the Purchaser shall be deemed to have consented to such changes, additions, alterations and/or modifications being made in the said plans and this shall be deemed as an Irrevocable consent on the part of the Purchaser to the Promoter making such alterations and/or modifications and/or changes and/or additions in the said plans which have already been sanctioned by the Local Authority.

Partner

24. As soon as the concerned building is notified by the Promoter as complete, each of the Purchasers of flat/unit (including the Purchaser herein) shall pay the respective balance of the price payable by them within 15 days of such notice being served individually or to be put in any prominent place in the said Buildings. If any of the Purchasers fails to pay the arrears as aforesaid, the Promoter shall be entitled to terminate this Agreement with such Purchaser and the Promoter shall have right to dispose of the said unit to the third party.

25. The Promoter shall execute and/or cause to be executed in favour of the Society or Societies or Limited Company or Companies or any other Incorporated Bodies or an Associations to be formed by the Purchasers of flats/units in the said buildings in Sakharam Nagar Complex, the conveyance or Conveyances or Deeds of Assignment in respect of the said property together with building or buildings to be constructed thereon by the Promoter. Such Conveyance or Conveyances, Deeds of Assignment shall be prepared by Shri D. G. Tipnis Advocate and shall contain such provisions as the Advocate shall deem fit and necessary.

26. So long as the said flat/unit in the said Building/Buildings shall not be separately assessed for Municipal taxes and water rates, the Purchaser shall pay Rs. 701 - per flat/unit monthly in advance towards the proportionate share of the property taxes, water tax or other municipal taxes and outgoings in respect of all the outgoings in proportion to the area of the flat/unit to be acquired by the Purchaser.

27. The Purchaser hereby agrees that in the event of any amount due to the Municipality or to the State Government or betterment charges for development tax, or payment of similar nature becoming payable by Promoter, the same shall be reimbursed by the Purchaser in proportion to the area of the flat/unit agreed to be acquired by the Purchaser.

28. The Purchaser shall maintain at his own cost the flat/unit agreed to be purchased by him in the same good condition, state and order in which it is delivered to him and shall abide by all the bye-laws, rules and regulations of the Government, Local Authorities

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and any other authorities and local bodies and shall attend, answer and be responsible for all actions and violations of any of the conditions, rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

29. The Purchaser hereby agrees and undertakes to become a member of the Co-operative Housing Society/Societies or Limited Company/Companies to be formed in the manner herein appearing and also from time to time, sign and execute the application for registration and other papers and documents necessary for the formation and registration thereof including the bye-laws of the Society and duly fill in, sign and return within ten days of the same being forwarded by the Promoter. Any objection shall not be taken by the Purchaser to the draft bye-laws as may be required by the Registrar of Co-operative Societies or other Competent Authorities. The Purchaser shall be bound from time to time to sign all the papers and documents and do all other things as the Promoter and other Purchasers of flats/units in the said buildings and failure to comply with the provisions of this clause will render this Agreement ipso facto to come to an end. As far as possible, the Promoter has expressed his desire to form a Registered Co-operative Housing Society/Societies of all the purchasers of the units in the Buildings in Sakharam Nagar Complex as is required under the said Act and the said Rules.

30. The Purchaser hereby covenants to keep the flat's/Unit's walls and partition walls, sewers, drain pipes and appurtenant thereto in good and tenantable repairs and conditions and in particular, to support, shelter and protect parts of the other flats/units.

31. The Purchaser shall not, without the written permission of the Promoter let, sub-let, sell, transfer, convey, mortgage, charge or in any manner encumber or deal with or dispose of his flat/unit or assign, underlet or part with his interest under or the benefit of this Agreement in respect of the said flat/unit or any part thereof until the execution of the Conveyance/Conveyances in favour of Co-operative Housing Society/Societies or a Limited Company/Companies or any other Incorporated Body/Bodies or an Association/Associations and till the Purchaser shall have paid to the Promoter all the moneys payable to them under this Agreement.

32. The Purchaser shall not use the flat/or unit or permit the same to be used for any purpose whatsoever other than the one described in clause 8 which may or is likely to cause nuisance or annoyance to the other purchasers/occupiers of other flats/units in the Buildings in Sakharam Nagar Complex or to owners or occupiers of the neighbouring properties or for any illegal or immoral purposes.

33. The Purchaser shall not at any time demolish or cause to be demolished the flat or unit or any part thereof agreed to be taken by him, nor will he at any time make or cause to be made any alterations additions of whatsoever nature to the said flat or

M/a. Sangam Builders & Developers

Partner

[Handwritten Signature]

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unit or any part thereof. The Purchaser shall not close the verandha or lounges or balconies or make any alterations in the said elevation and outside colour scheme of the flat/unit to be acquired by him. The Purchaser shall not keep clothes for drying in the balcony.

34. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of any flat or unit in any part of the said Buildings in Sakharam Nagar Complex or cause any increased premium to be payable in respect thereof.

Partner

35. The Purchaser shall not throw dirt, rubbish, garbage or other refuse or permit the same to be thrown out from his flat or unit and/or even for the purpose of repairing any part of the building and/or apartment in the compound or any portion of the Buildings.

36. After all the Buildings are completed and ready and fit for occupation and after the Society/Societies or the Limited Company/Companies are registered and only after all the flats/units in the said Building and/or Buildings to be constructed by the Promoter as aforesaid have been sold and disposed of by the Promoter and the Promoter has received all dues payable to them under the terms of the Agreements with various Purchasers, the Promoter shall execute and/or cause to be executed a Deed of Conveyance or Conveyances in favour of the said Society/Societies or a Limited Company/Companies as hereinbefore provided.

37. All costs, charges and expenses in connection with the formation of the Co-operative Society/Societies Limited Company/Companies and the costs of preparing, engrossing, stamping and registering all the Agreements, Conveyance/Conveyances and other document or documents required to be executed by the Promoter or by any of the Purchasers, stamp and registration charges in respect of such Society/Societies or Limited Company/Companies as well as the entire professional costs of the Advocates and Solicitors of the Promoter in preparing and approving all such documents shall be borne and paid by all the members of such Society/Societies or the Limited Company/Companies. The Promoter shall not contribute anything towards such expenses. The proportionate share of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand.

38. The Flat Purchaser agrees to lodge this Agreement for registration with sub-Registrar Kalyan or Bombay forthwith and intimate the Promoter in writing the serial number and date on which this Agreement is lodged for registration immediately thereafter to enable the Promoter to appear before the sub-Registrar concerned and admit execution thereof. In the event the Purchaser fails to lodge this Agreement for registration or to give intimation of lodgement to the Promoter in good time, the Promoter shall not be responsible for the consequent non-registration of this Agreement including any amount in payment of stamp duty, registration fees, etc. The original

M/s. Sangam Builders & Developers

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Agreement is meant for the Purchaser and the same is to be lodged for registration as aforesaid. It is the exclusive duty of the Purchaser to lodge for registration before the sub-Registrar within the prescribed period of four months as required under the Indian Registration Act and as required under the said Act and the said Rules and in the event the Promoter do not appear before the Registering Authority the Purchaser is at liberty to apply for summons and take summons for attendance of the Promoter for admission of execution as further provided in the said Act and the said Rules.

39. If is specifically made clear by the Promoter to the Purchaser of this Agreement and to the other Purchasers of flats and units in all the Buildings in Sakharam Nagar Complex that the Promoter shall be entitled to promote and register one or more Co-operative Housing Societies in the manner the Promoter may decide. In the event more than one Society are formed, the concerned Society or Societies for the concerned building shall be entitled only for the concerned land under the concerned buildings with requisite marginal space so left together with concerned building or buildings in the concerned Deed of Conveyance between the Promoter and the said Society or Societies notwithstanding the fact that the entire non-agricultural land and the buildings under construction are shown in this composite Agreement for Sale of flats and units of all the buildings in Sakharam Nagar Complex and that the Purchaser shall not raise any objection in any form for such formation of Society or societies and for execution of such Conveyance or Conveyances as aforesaid.

40. All the statutory requirements contained in the said Act and the said Rules including Model Form No. V shall be deemed to have been included in this Agreement by this Clause. However, at the request of the Purchasers copies of documents to be attached to the original Agreement are...separately given to the Purchaser to facilitate him to have housing loan as the said set of copies are likely to be remained idle pending receipt of Registered Agreement from Photo Zinco Office, Pune.

M/s. Sangam Builders & Developers
Partner
[Signature]

Old Dombivli Rd.
Ward No. 33.

FIRST SCHEDULE OF THE LAND

All that piece or parcel of non-agricultural land admeasuring about 7169 square yards equal to 5994 square meters bearing Revenue Survey No.52, Hissa No.2, Survey No. 52, Hissa No. 3, Survey No. 54, Hissa No. 8, Survey No. 123, Hissa No. 3, Survey No. 123, Hissa No. 4 of Revenue Village Dombivli, Taluka Kalyan, District Thane within the limits of Kalyan Municipal Corporation of Dombivli Division, formerly known as Dombivli Municipal Council, Dombivli, District Thane and also within the Ulhasnagar Urban Agglomeration of Dombivli area as per Urban Land (Ceiling & Regulations) Act, 1976 and also within the Registration sub-District Kalyan, Registration District Thane, together with construction of plinths of the Buildings on the aforesaid non-agricultural plots of land as per sanctioned building plans of Dombivli Municipal Council, Dombivli, District Thane vide permission No. 322 dated 19.4.1974 and further Renewal No. DOM/PWD/1044 dated 26.9.1981 together with right to construct and complete Buildings i.e. A, B, C, D, E and F thereon consisting of shops/commercial units/self-contained Residential Flats.

SECOND SCHEDULE OF THE BUILDINGS
IN SAKHARAM NAGAR COMPLEX

Buildings in Sakharam Nagar Complex with ground plus upper floors constructed on non-agricultural land described in the first Schedule hereinabove. Each building shall be of R.C.C. frame structure with underground and overhead water storage tank together with electric pump and pumphouse for ensuring 24 hours indirect water supply. The Buildings shall be painted from outside with cement paint. Internal walls shall be painted with lime wash. Doors and windows shall be painted with oil paints. The surroundings of the building shall at places be suitably paved and the Buildings shall be suitably provided with a gate.

Partner

M/s. Sangam Builders & Developers

M/s. Sangam Builders & Developers

THIRD SCHEDULE ABOVE REFERRED TO
CERTIFICATE OF ARCHITECT SHRI K. H. SAPRA
TO WHOMSOEVER IT MAY CONCERN

The original Owners Shri Shrinivas Ramchandra Kulkarni and others initially appointed their Architect Shri R. M. Sawant for preparing buildings plans, obtaining sanction and for supervision of construction of buildings on the land (described in the First Schedule hereinabove written). The said Architect Shri R. M. Sawant prepared building plans, obtained sanction thereof vide permission No. 322 dated 19.4.1974 and further Renewal No. DOM/PWD/1044 dated 26.9.1981 from Dombivli Municipal Council, Dombivli, District Thane. The said Architect Shri R. M. Sawant after preparing building specifications, qualities and quantities supervised construction of plinths of the Buildings and thereafter the said Architect after having received his professional fees for the work done by him issued discharge letter or letter of resignation.

The Promoter of this Agreement has now appointed the undersigned Architect for further construction and supervision of the Buildings in Sakharam Nagar Complex as he required under "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules 1964. The promoter has also agreed to provide the amenities and facilities in the units in the Buildings in Sakharam Nagar Complex as described in the Second and Fifth Schedule.

The undersigned Architect therefore, has issued this interim certificate as is required under the said Act and the said Rules as the Architect of the Buildings in Sakharam Nagar Complex and any further certificate or certificates, if required, shall also be issued subject to continuing the undersigned as Architect of the project.

The original of this Certificate is given to the Promoter M/s Sangam Builders & Developers for displaying the same and for giving Xerox Copies thereof to the Purchasers of self-contained Residential flats, and units in the buildings in Sakharam Nagar Complex.

Sd/-

(K. H. SAPRA)
ARCHITECT

Date :

M/s. Sangam Builders & Developers

Partner

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FOURTH SCHEDULE ABOVE REFERRED TO

Certificate of Title and No Encumbrance
Certificate of Advocate Shri D. G. TIPNIS

TO WHOMSOEVER IT MAY CONCERN

M/s. Sangam Builders & Developers, a Registered Partnership Firm having office at Pradhan Building, 1st floor, Devi Chowk, Juni Dombivli Road, Dombivli (West), District Thane, instructed the undersigned Advocate to issue Title No Encumbrance Certificate in respect of the property viz., all that piece or parcel of non-agricultural plot of land admeasuring about 7169 square yards equal to 5994 square meters bearing Revenue Survey No. 52, Hissa No. 2, Survey No. 52, Hissa No. 3, Survey No. 54, Hissa No. 8, Survey No. 123, Hissa No.3, Survey No. 123, Hissa No. 4 of Revenue village Dombivli, Taluka Kalyan, District Thane within the limits of Kalyan Municipal Corporation of Dombivli Division, formerly known as Dombivli Municipal Council, Dombivli, District Thane and also within the Ulhasnager Urban Agglomeration of dombivli Area as per Urban Land (Ceiling and Regulations) Act, 1976 and also within the Registration sub-District Kalyan, Registration District Thane, together with construction of plinths of the Buildings on the aforesaid non-agricultural plots of land as per sanctioned building plans of Dombivli Municipal Council, Dombivli, District Thane vide permission No. 322 dated 19.4.1974 and further Renewal No. DOM/PWD/1044 dated 26.9.1981 together with right to construct and complete Buildings thereon consisting of shops, comercial units, self-contained Residential Flats therein hereinafter referred to as the "said certified property".

The said Certified Property is absolutely belonging to and vest in the Promoter M/s. Sangam Builders & Developers in terms of a Registered Deed of Conveyance dated _____ 1988 duly registered in the office of Sub-Registrar, Kalyan. The Promoter therefore, are entitled to sell units in the Buildings forming part and parcel of the said certified property subject to "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") and "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as the "said Rules").

Upon perusing all the deeds and documents given to me in respect of the said certified property and upon taking search in the office of the Sub-Registrar, Kalyan and Thane for a period of 60 years commencing from 1929 to 1988 together with a further search for a period of 10 years in the office of Sub-Registrar, Bombay, commencing from 1979 to 1988 through the learned Advocate, Shri R. G. Rane, the undersigned hereby certifies that the said Certified property has a clear and marketable title and the same is free from any charge or encumbrance as on the date of this Certificate. As the undersigned is competent to issue this Certificate as is required under the said Act and the said Rules, this Certificate is issued

M/s. Sangam Builders & Developers

M/s. Sangam Builders & Developers

[Handwritten signature]

[Handwritten signature]

Partner

and a copy thereof is treated as part and parcel of the Sale Agreement to be executed between the Promoter and the various Purchasers.

The original of this Title Certificate duly signed by the undersigned is handed over to the Promoter M/s. Sangam Builders & Developers for displaying the same for varification before furnishing Xerox copies thereof to the various Purchasers in the Buildings in Sakharam Nagar Complex.

Sd/-

(D. G. TIPNIS)
ADVOCATE.

Dated :

M/s. Sangam Builders & Developers
Partner

FIFTH SCHEDULE ABOVE REFERRED TO

General Amenities and Facilities to the self-contained Residential Flats in the Buildings in Sakharam Nagar Complex

1. All doors and windows will be of teak wood oil paint. Windows will be provided with iron grills with oxidised steel hinges and aluminium fittings.
2. Main doors will be teak wood panelled door with french polish on one side, outside aldrop of steel metal with chain arrangement from inside and letter slot in metal peephole.
3. Marble mosaic tile flooring in all the rooms with 0.5" tile skirting one glazed tile skirting in kitchen.
4. Marble mosaic tile flooring in all the rooms.
5. Bathrooms will be provided with polished Tander flooring and a dado of 3' - 0" height in white glazed tiles. One indirect water connection from overhead water storage tank with shower also be provided.
6. One wash basin of 12" x 16" size will be provided.
7. All W.Cs. will have white glazed tiles flooring.
8. R.C.C. cooking platform in all the kitchens, with black Cudappa stone on top white glazed tile dado of 1' high and one indirect water connection from tank.
9. The lighting arrangements in the flat will be as follows :-

Living Room	:	One light point One bell point One fan point.
Bed Room	:	One light point One plug point. One fan point.
Kitchen	:	One light point One plug point One extra point.
Balcony	:	One light point.
Bathroom	:	One light point One extra point.
Passage	:	One light point.

M/s. Sangam Builders & Developers

(Signature)

Partner

IN WITNESS WHEREOF, the Parties have hereto and hereunto set and subscribed their respective hands and seals on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED by)
the withinnamed PROMOTER M/s.)
SANGAM BUILDERS & DEVELOPERS)
a Registered Partnership Firm)
through Its Constituted Attorney)
M/s. Sangam Builders & Developers)
Shri. M. C. Mali)

M/s. Sangam Builders & Developers
[Signature]
Partner

PROMOTER

Partner
In the presence of :-

1. [Signature] Dombivli (West)
2. [Signature] Dombivli (West)

SIGNED, SEALED AND DELIVERED by)
the withinnamed PURCHASER SHRI/)
SMT./KUM. M. B. Gaisamudre)

PURCHASER

Partner
in the presence of :-

1. [Signature] Dombivli (West)
2. [Signature] Dombivli (West)

[Signature]

RECEIPT

ACKNOWLEDGE TO HAVE RECEIVED)
a sum of Rs. 500/- (Rupees))
Five hundred only only))
superseding and cancelling all the earlier)
payments and receipts, as earnest amount)
or First Instalment from the PURCHASER)

Rs. 500/-

M/s. Sangam Builders & Developers

[Signature]
Partner

Partner

PROMOTER

M/s. SANGAM BUILDERS
AND DEVELOPERS

11/13

गांव डोंबिवली

क्र. ६७

स. क्र. ५२ हिस्सा नं. ३ पं.

तालुका कल्याण

हेक्टर आर

क्षेत्र लावणी लायक

इतर हक्क तु ४१५

- १) श्रीनिवास रामचंद्र कुलकर्णी
- २) वामन गणेश काये
- ३) दत्तात्रेय विनायक मानकाभे
- ४) प्रभाकर म. सोबे
- ५) १) शालिनी दत्तात्रय जोशी
- २) मिलिट दत्तात्रय जोशी
- ३) सुवर्णा श्रीकृष्ण हेरवाडकर

१२-०
-
०- १२-०

एकूण

२- ००

६६७ १५०६

आकार

जुडी अथवा

जादा आकार

पाणी

गांव न. नं. १२

गांव न. नं. ७ अ

वर्ष	कुळ आणि खंड	क्षेत्र	रीत	विके आणि लागणपड	क्षेत्र	रीत
८८	खुद	०- १२-०	नों. आ.	नों. आ.	०- १२-०	१२-०
८९						

अस्मल बरहूकूम खरी नक्कल दिली असे

तारीख १७-१-८९

Sd/-

Kenya 8000-12-88

तलाठी सजा डोंबिवली

स. क्र. ५४ हिस्सा नं. ८ पं.

हेक्टर आर

०- ११-०

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एकूण

२- २५

आकार

जुडी अथवा

जादा आकार

पाणी

गांव न. नं. ७ अ

गांव न. नं. १२

वर्ष	कुळ आणि खंड	क्षेत्र	रीत	विके आणि लागणपड	क्षेत्र	रीत
८८	खुद	०- ११-०	नों. आ.	नों. आ.	०- ११-०	११-०
८९						

अस्मल बरहूकूम खरी नक्कल दिली असे

तारीख १७-१-८९

Sd/-

Kenya 8000-12-88

तलाठी सजा डोंबिवली

गा. न. नं. ७ अ १२

गा. न. नं. ७ अ १२

स. क्र. ५२ हिस्सा नं. २	हेक्टर आर	कवजेदार ३६९ १४२ ६६७	गांव डोंबिवली
क्षेत्र लावणी लायक	०-०१-८	१) श्रीनिवास रामचंद्र कुलकर्णी	ताळुका कल्याण
पोटखराबा	०-०४-१	२) वामन गणेश कापे	इतर हक्क तु ४१५
एकूण	०-१३-९	३) दत्तात्रेय विनायक मानकामे	५५९ ३६९
आकार	१-	४) प्रभाकर म. सोबे	
जुडी अथवा	४४	५) १) शालिनी दत्तात्रय जोशी	
जादा आकार		२) मिलिंद दत्तात्रय जोशी	
पाणी		३) मुवर्णा श्रीकृष्ण हेरवाडकर	
		८०८ १५०६	

गांव न नं. ७ अ		गांव न. नं. १२		
वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागणपड क्षेत्र रीत
८८	खुद	०-०१-८		भात ०-०१-८
८९				

अस्मल वरदूकूम खरी नक्कल दिली असे
 तारीख १७-१-८९
 Sd/-
 तलाठी सजा डोंबिवली

स. क्र. १२३ हिस्सा नं. ३	हेक्टर आर	कवजेदार २५५	गांव डोंबिवली
क्षेत्र लावणी लायक	०-०४-०	१) गोविंद विष्णू शेवडे	ताळुका कल्याण
पोटखराबा	०-००-५	२) मधुकर विष्णू शेवडे	इतर हक्क तु. ४१५
एकूण	०-०४-५	८०७	
आकार			
जुडी अथवा	०-०६		
जादा आकार			
पाणी			

गांव न नं. ७ अ		गांव न नं. १२		
वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागणपड क्षेत्र रीत
८८	खुद	०-०४	-०	यवत ०-०४ -०
८९				

अस्मल वरदूकूम खरी नक्कल दिली असे
 तारीख १७-१-८९
 Sd/-
 तलाठी सजा डोंबिवली

NAP/SR/1765 गा. न. नं. ७ अ १२

स. क्र. ५२ हिस्सा नं. ३ पं.

स. क्र. ५२ हिस्सा नं. ३ पं.		कबजेदार ३६९	६६७	गांव डोंबिवली
हेक्टर आर		५५९		तालुका कल्याण
क्षेत्र लावणी लायक	०-०१-२	१) श्रीनिवाम रामचंद्र कुलकर्णी		
पोटखरावा	०-०३-१	२) वामन गणेश काशे		
एकूण	०-१२-३	३) दत्तात्रेय विनायक मानकामे		
आकार		४) प्रभाकर म. सोबे		
जुडी अथवा	१-८७	५) १) शालिनी दत्तात्रय जोशी		
जादा आकार		२) मिलिंद दत्तात्रय जोशी		
पाणी		३) मुबर्गा श्रीकृष्ण देरवाडकर		
		९२९	८०८	१५०६

गांव न नं. ७ अ		गांव न. नं १२		
वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागणपड क्षेत्र रीत
८८	खुद	०-०९-२	नां. आ	०-०९-२
८९				

अस्मल बरहूकूम खरी नक्कल दिली असे
 तारीख १७-१-८९
 Sd/-
 तलाठी सजा डोंबिवली

गा. न. नं. ७ अ १२

स. क्र. १२३ हिस्सा नं. ४		कबजेदार २५५	गांव डोंबिवली
हेक्टर आर			तालुका कल्याण
क्षेत्र लावणी लायक	०-०६-०	१) गोविंद विष्णू शेवडे	
पोटखरावा	-	२) मधुकर विष्णू शेवडे	
एकूण	०-०६-०	८०७	इतर हक्क रु. ४१५
आकार			
जुडी अथवा	०-	१२	
जादा आकार			
पाणी			

गांव न नं. ७ अ		गांव न नं. १२		
वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागणपड क्षेत्र रीत
८८	खुद	०-०६	-०	गवत ०-०६-०
८९				

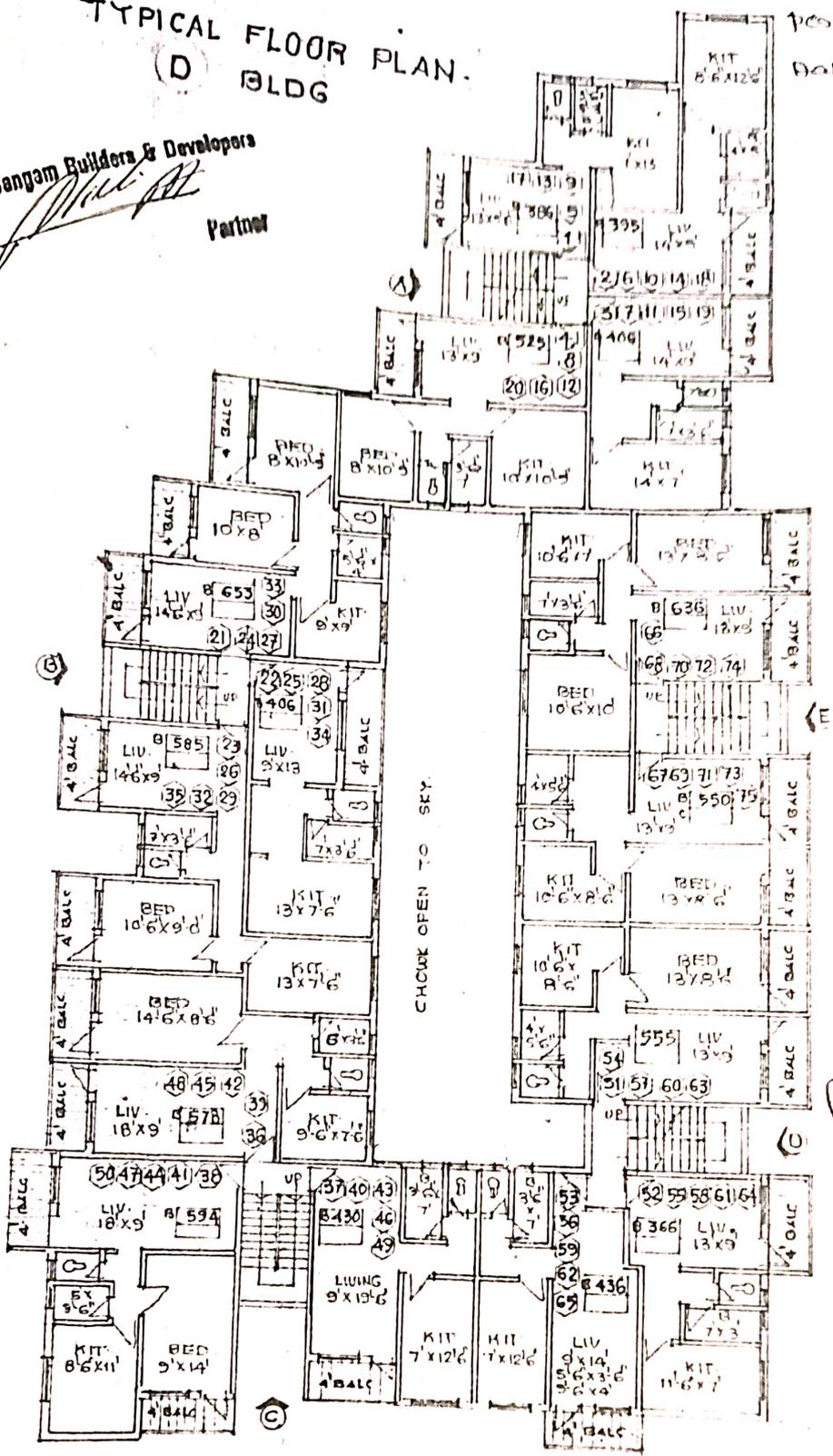
अस्मल बरहूकूम खरी नक्कल दिली असे
 तारीख १७-१-८९
 Sd/-
 तलाठी सजा डोंबिवली

TYPICAL FLOOR PLAN.
(D) BLDG

Post No. 19/4/94
= 320
Date: 19/4/94

6
70

M/s. Sangam Builders & Developers
[Signature]
Partner



PURCHASER SHRI/SMT. M. B. Jaisamudra.
FLAT NO. 45 ON IIIrd FLOOR BUILT UP AREA 598 SQ FT

PROPOSED BUILDING NO "D" ON LAND BEARING
S.NOS. 52/2, 52/3, 123/3 AND 123/4 OF REVENUE-VILLAGE
DOMBIVLITAL: KALYAN DIST: THANE FOR
"SAKHARAM NAGAR COMPLEX"

PROMOTOR:
M/S SANGAM BUILDERS
AND DEVELOPERS
PRADHAN BUILDING, 1ST FL
DEVI CHOWK, JUNI DOMBIVLI RD
DOMBIVLI (WEST) DIST: THANA

ARCHITECT:
K. H. SAPRA, G. DARCY IN CH
MARI DEEP PATIKAR ROAD
DOMBIVLI (EAST) DIST: THANE

Dated this 30th day of Jan 1980

PROMOTER

M/s. SANGAM BUILDERS & DEVELOPERS

Pradhan Bldg., First Floor, Devi Chowk.
Juni Dombivli Road, Dombivli (West) 421 202.
Phone : 3123

AND

Shri./Smt./Kum. M. B. Gausarwadkar.
Address C/O B/95/2683 Kannaikar Hagers
No. 2 Vikholi Bkay - 83

PURCHASER)

AGREEMENT FOR SALE

Flat/Shop/Unit No. 45, ...C.Wing on IIIrd Floor
in the Bldg A/B/C/D/E/F in Sakham Nagar Complex
in Survey No 52/2, 52/3, 54/8, 123/3 and 123/4 of
Revenue Village Dombivli, Taluka Kalyan, Dist. Thane
within the limits of Kalyan Municipal Corporation
of Dombivli Division, formerly known as Dombivli
Municipal Council, Dombivli.

ARCHITECT :

K. H. SAPRA

"HARI DEEP" Building, Station Road,
Dombivli (East), Pin 421 201.
Phone : 3296

ADVOCATE :

D. G. TIPNIS

BILVA KUNJ", 1st Floor, Near Railway Station,
Dombivli (West) 421 202, Dist. Thane.

Phone { (O) 3338
(R) 5044