



दस्तक्रमांक व वर्ष: 9865/2009

Monday, November 09, 2009

3:35:22 PM

दुय्यम निबंधक: सह दु.नि.ठाणे 5

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नौपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,550,000.00
वा.मा. रु. 2,074,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नं 204, दुसरा मजला, हरिकुंज, सीटीएस नं 99/ए, टिका नं 21, नौपाडा, कोपरी रोड, नौपाडा, ठाणे
- (3) क्षेत्रफळ (1) 51.85 चौ.मि. बांधीव
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मिना प्रकाश आपटे - ; घर/फ्लॅट नं: 203-207, हरिकुंज बि., कोपरी रोड, ठाणे ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: ADPPA8852L.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अश्विनी अनंत धोत्रे - ; घर/फ्लॅट नं: 705, सरस्वती दर्शन सोसा, पाचपाखाडी, ठाणे ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: ADXPD8482B.
- (7) दिनांक करून दिल्याचा 09/11/2009
- (8) नोंदणीचा 09/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 9865 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 210100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. 5



THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP
Estd. 1906

Customer Copy 255
THANE BRANCH Date: 9/11/09

Branch: _____ Date: 9/11/09

Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	2,10,100/-
Service Charges	Rs.	10/-
Total	Rs.	2,10,110/-

Name & Address of Stamp duty paying party
DR. Abhay G. Dhotre
Thane

Tel. No.: / Mobile No.: _____

Purpose of Transaction
in cash for Franking Documents

Rs. 2,10,100/-

(For Bank's Use only)

Tran ID 30035

Franking Sr. No. 176383

For The Cosmos Co-op. Bank Ltd.,
Service Tax Reg. No. AAAAT0742KST003
Authorised Signatory: *Ashanushali*



For THE COSMOS CO-OP. BANK LTD.
Ashanushali
Authorised Signatory

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at THANE on 9th day of NOV 2009 BETWEEN, MRS. MEENA PRAKASH APTE, Age 53 years, Occupation Housewife having PAN no. ADPPA8892L residing at Flat no. 203-204, Hari Kunj Building, Koparr Road, Thane (W) hereinafter called and referred to as "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) THE PARTIES OF THE FIRST PART;



THE PARTIES OF THE FIRST PART:
Meena Prakash Apte
9/29

Meena

Ashanushali

Two Lacs Ten thousand one hundred only

The Cosmos Co-operative Bank Ltd., Thane
Branch Thane
D-5/STP(V)/C.R.1004/05/200
4/1765-67

Stamp Duty: 76383
Special Adhesive: 135804
Stamp Duty: 135804
Special Adhesive: 09 2009

Stamp Duty: R. 02101001-PS5157
Stamp Duty: 14.14

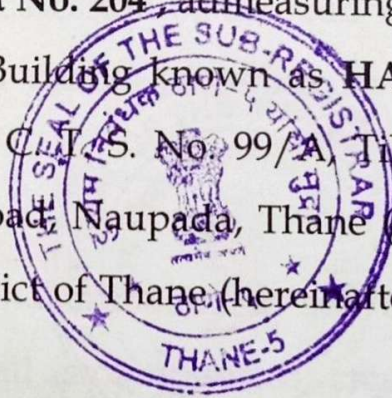
INDIA STAMP DUTY MAHARASHTRA

AND

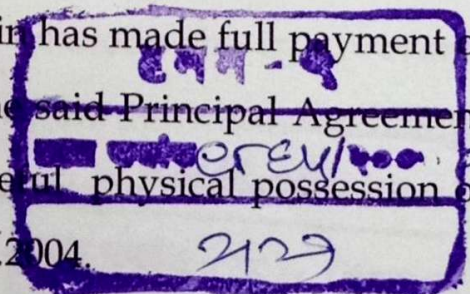
MR. ABHAY ANANT DHOTRE, Age- 42 Years, Occupation- Business, Residing at Flat no. 705, Saraswati Darshan Co. Op. Hsg. Soc.Ltd., Opp. Saraswati School, Panchpakhadi, Thane (W)- 400 602.

hereinafter called and referred to as "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) **THE PARTIES OF THE SECOND PART;**

WHEREAS by virtue of an Agreement for Sale dated 1.6.00 duly registered with the office of the Sub-registrar of Assurances as Document No.5712/2000 on 3.6.00 executed between M/S. BUDDHDEV ENTERPRISES having its office at Ground floor, Ram Maruti Road, Naupada, Thane- 400 602, therein referred to as "The BUILDER" and MRS. MEENA PRAKASH APTE therein referred to as "the Purchaser" (hereinafter referred to as the Principal Agreement) the Purchaser therein agreed to purchase and acquire on ownership basis all rights, title and interest in Flat No. 204, admeasuring 558 sq.ft. built-up, on the 2nd Floor, in the Building known as HARI KUNJ constructed on piece of land bearing C.T.S. No. 99/A, Tika NO. 21 situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District and Sub-District of Thane (hereinafter referred to as "said Flat")



AND WHEREAS the Purchaser therein has made full payment of the consideration or price payable under the said Principal Agreement to the Builder & has taken vacant & peaceful physical possession of the said flat in bare shell condition on 16.01.2004.



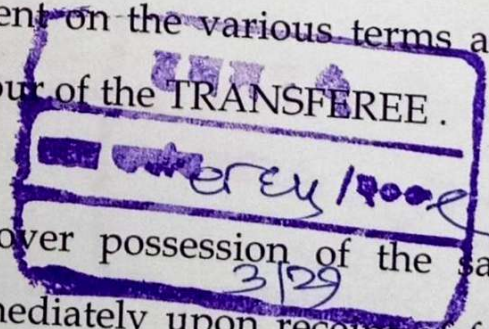
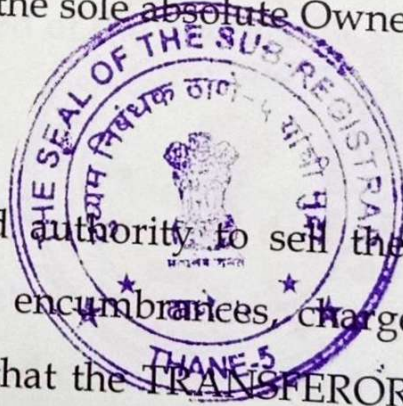
Mr. Anant

Meena Prakash Apte

AND WHEREAS the "TRANSFEROR " out of her own will have decided to dispose off the said flat on ownership basis to prospective Purchaser/s.

AND WHEREAS the "TRANSFEEE " being in need of a suitable and convenient accommodation, came to know about the same and approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEEE that:

- a. She has absolute right, title and interest in the said Flat by virtue of Agreement for Sale dated 1.6.00 duly registered at No.5712/00 on 3.6.00 and no other person/s has/have any right, title and interest in the said Flat and she is well and sufficiently entitled to deal with and / or dispose the said Flat.
- b. There are no suits, litigations, civil or criminal or any other proceedings pending as against the "TRANSFEROR " affecting the said Flat.
- c. The TRANSFEROR received possession of the said flat from the Builder on 16.01.2004 and she is the sole absolute Owner and are in possession of the said Flat.
- d. That she has absolute right and authority to sell the said flat which is absolutely free from all encumbrances, charges, claims and demands of any nature and that the TRANSFEROR has not done any act, deed, matter or thing whereby she is prevented from entering into this sale agreement on the various terms and conditions stated hereinabove in favour of the TRANSFEEE .
- e. The TRANSFEROR shall hand over possession of the said premises to the TRANSFEEE immediately upon receipt of full and final consideration towards sale of said premises .



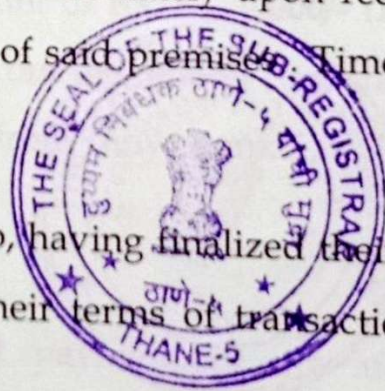
MPAnk

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interest in and upon the said flat and also along with the benefit of the membership, at and for lump sum price / consideration of **Rs. 45,50,000/- (Rupees Forty Five Lacs Fifty Thousand Only)** which includes amount society deposits and other monies paid by the TRANSFEROR to Developer.

AND WHEREAS the TRANSFEREE has paid sum of **Rs. 13,50,000/- (Rupees Thirteen Lacs Fifty Thousand Only)** as a Part Purchase Consideration before execution hereof as and by way of part payment of consideration to the TRANSFEROR and have further agreed to pay the **balance consideration of Rs. 32,00,000 /- (Rupees Thirty Two Lacs Only)**, within 45 days from the date of registration of this Agreement by raising Housing loan from any Bank / Financial Institution. Failing which the TRANSFEREE shall pay the interest @ 18% p.a. at simple rate of Interest till the date of actual payment alongwith amount of actual payment delayed beyond 45 days but not more than 90 days from the date of registration of this agreement and as agreed aforesaid the TRANSFEROR shall hand over possession of the said premises to the TRANSFEREE immediately upon receipt of full and final consideration towards sale of said premises. Time being the essence of this contract.

AND WHEREAS the parties hereto, having finalized their terms of transaction have decided to record their terms of transaction into writing as follows.



NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-

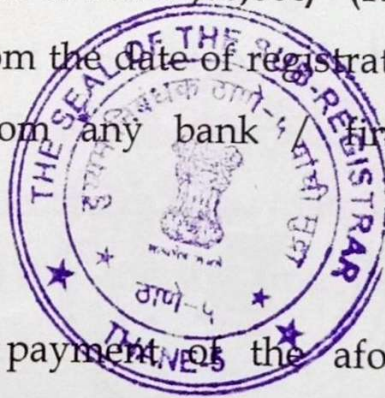
1. The "TRANSFEROR" do hereby agree to sell, assign and transfer and the TRANSFEREE do hereby agree to purchase and acquire the right, title and interest and the benefit of the Principal Agreement in and upon the said flat being **Flat No. 204**, admeasuring **558 sq.ft.** built up

MAA

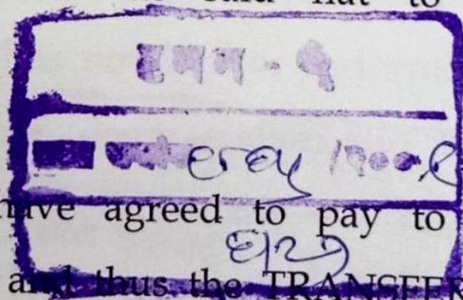
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area, on the 2nd Floor, in the Building known as HARI KUNJ constructed on plot of land bearing C. T. S. No. 99/A, Tika NO. 21 situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District and Sub-District of Thane at and for a lump sum price of **Rs. 45,50,000/- (Rupees Forty Five Lacs Fifty Thousand Only)**, along with the right, title and interest in and upon the said Flat and also together with the benefits of membership, shares when issued in future and more particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the "SAID FLAT")

2. THE TRANSFEREE has paid an amount of **Rs. 13,50,000/- (Rupees Thirteen Lacs Fifty Thousand Only)**, as and by way of token / earnest money / part purchase consideration, in the manner more particularly stated in the receipt hereunder written, the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREE from the payment thereof absolutely and forever. The TRANSFEREE has further agreed to pay the balance amount of **Rs. 32,00,000/- (Rupees Forty Four Lacs Only)** within 45 days from the date of registration of this Agreement by incurring loan from any bank / financial institution.



3. Upon receipt of the full and final payment of the aforesaid consideration together with interest if any, the TRANSFEROR shall simultaneously hand over possession of the said flat to the TRANSFEREE.



4. As aforesaid the TRANSFEREE have agreed to pay to the TRANSFEROR full and final payment and thus the TRANSFEROR has agreed to sell, and TRANSFEREE have agreed to purchase the said flat along with all right, title and interest and benefits attached to

DR. Anil

Am

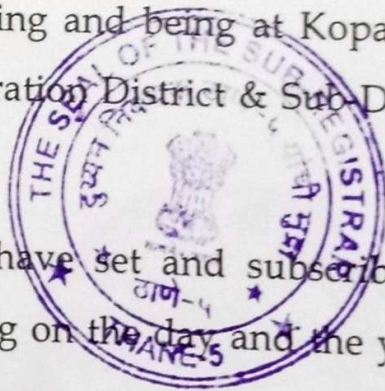
17. The TRANSFEROR hereby declare that she shall handover all the original documents of the said premises in token of her having transferred and assigned all their rights, title, interest and benefits in respect of the said premises at the time of handing over possession of the said premises to the TRANSFEREE .

18. The TRANSFEREE has agreed to pay Stamp Duty as per the provisions of The Bombay Stamp Act, 1958, Registration fee, & legal fees to their legal advisor / brokers, etc. and both the parties have agreed to pay the transfer charges to builder, if any, in equal proportion.

SCHEDULE OF THE PROPERTY

ALL THAT PREMISES bearing Flat No. 204 , admeasuring 558 sq.ft. **built- up** , on the 2nd Floor, in the Building known as HARI KUNJ constructed on piece of land bearing C. T. S. No. 99/A, Tika NO. 21 of Revenue village Naupada, situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District & Sub-District of Thane.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seal to this writing on the day and the year first hereinabove mentioned.



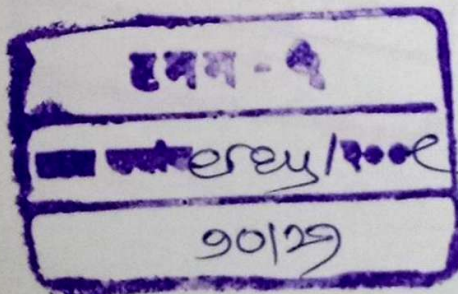
SIGNED, SEALED & DELIVERED
By the within named "TRANSFEROR "
MRS. MEENA PRAKASH APTE

In the presence of.....

)
)
) MRS. APTE
)



① [Signature]
② [Signature]



SIGNED, SEALED & DELIVERED
By the within named "TRANSFEREE"
MR. ABHAY ANANT DHOTRE



In the presence of....

1)

2)



हस्ताक्षर - ५
११/१२९

(Regulation No. 3 & 24)
 SANCTION OF DEVELOPMENT
 PERMISSION/COMMENCEMENT CERTIFICATE
 BLDG. GR. + THREE (PART)

71

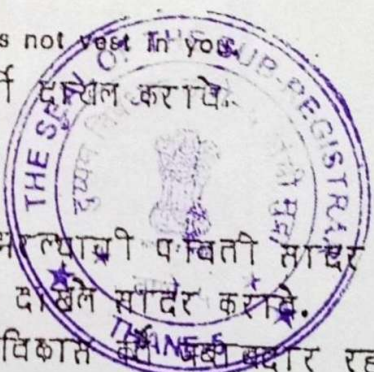
P. No. 98/012 TMC/TDD 2637 Date 28/1/99

To, Shri/Smt. Shripad Thakar (Architect)
Shri/Smt. Nandakumar C. Khambekar (Owner)

With reference to your application No. 2903 dated 22/6/98 for development permission/
 commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
 Planning Act, 1966 to carry out development work and or to erect building No. One
 in Village Naupada Section No. _____ Ward No. _____ situated
 at Road/Street _____ S.No./ City S. No./ P.S. No. 99 A
 H.No./T. No. 21

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
- माडोश्यांच्या सोबत केलेले करारनामे बांधकाम सुरु करण्यापूर्वी दाखल करावे.
 विहिरीवर स्लॅब टाकून बंद करावी.
 जोत्यापूर्वी ड्रेनेज, पाणी विभागाचा दाखला सादर करावा.
 जोत्यापूर्वी तोडावयाच्या स्ट्रक्चरचा up to date tax भरल्याची पत्रिती सादर करावी.
 वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज, MTNL विभागाचे दाखले सादर करावे.
 माडोश्यांची कोणतीही तक्रार आल्यास त्यास जमीन मालक/विकास करीत असलेल्या बंदार रहातील.
 वापर परवान्यापूर्वी तब्ब मजल्यावर लेटर बॉक्स घेतवावे.
 बांधकामे घालू करण्यापूर्वी जागेवर माहिती दर्शक फलक लावावा.
 डा. म. पा. बांधकामास पाणीपुरवठा करण्यात येणार नाही, पिण्यासाठी पाणी पुरवठा उपलब्धतेनुसार करण्यात येईल.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT.

सातघान
 विकसित निवासाचे नियमानुसार बांधकाम करणे
 परवानगा न घेता बांधकाम करणे मनाई
 शादीभक्त व नगर स्वच्छता प्रविष्टी
 अनुसार दखल
 वास्तू हे सर्व कर्तव्य रु. ५००००-१४ हाऊस प्रकल्प

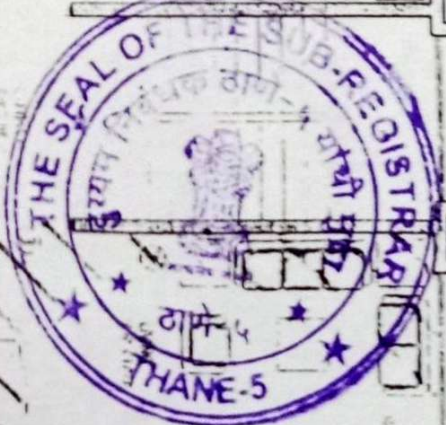
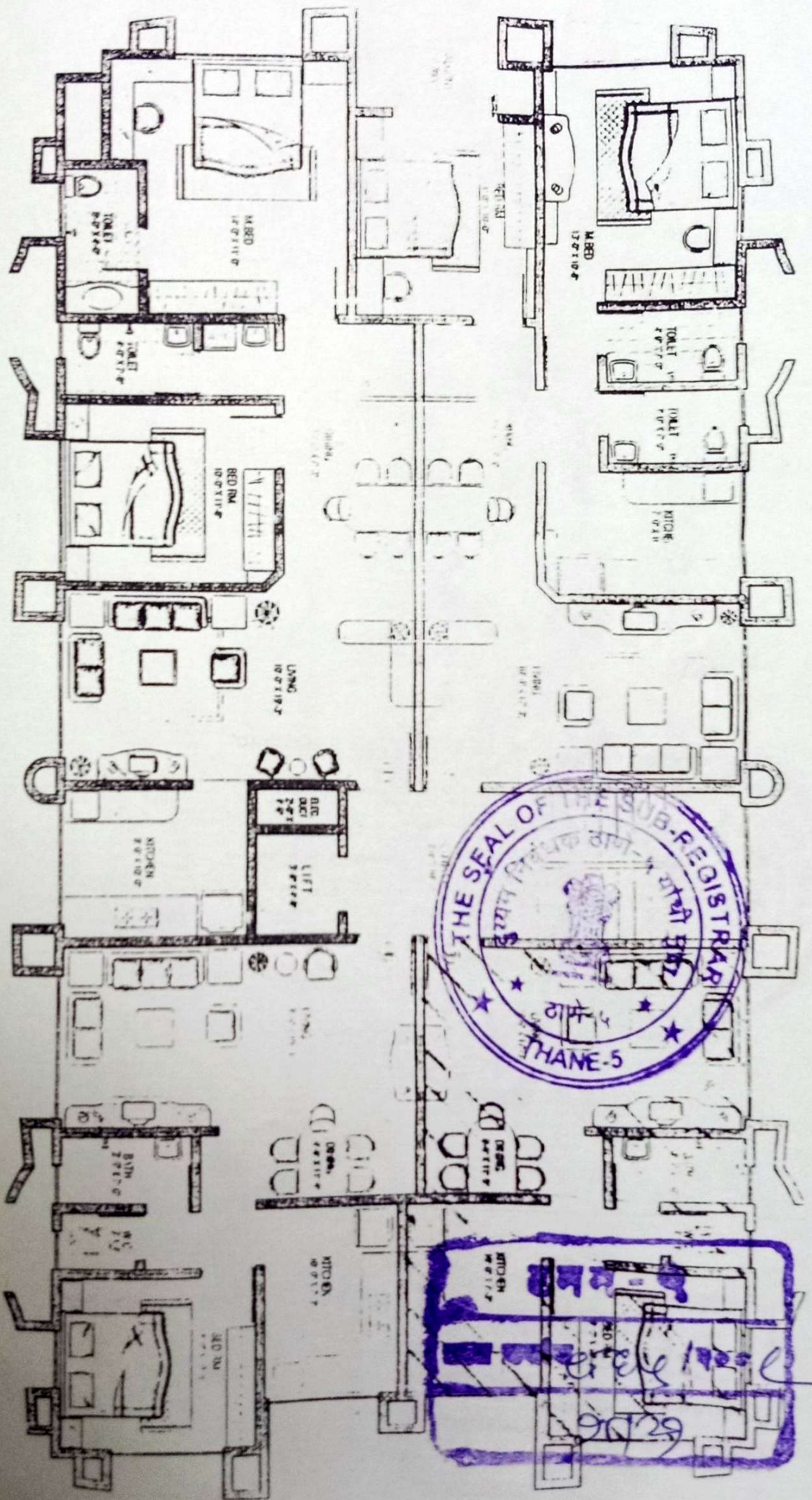


98/012
 28/1/99

Yours faithfully,
 Dy. City Engineer

Office No. _____
 Office Stamp

KOPARI ROAD



P/A

TYPICAL FLOOR PLAN

* PROPOSED BUILDING "HARIKUNJ" ON KOPARI ROAD, THANE. *

DEVELOPER
BUDDHDEV ENTERPRISES



गावाचे नाव : नौपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 4,550,000.00
बा.भा. रु. 2,074,500.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नं 204, दुसरा मजला, हरिकुंज, सीटीएस नं 99/ए, टिका नं 21, नौपाडा
,कोपरी रोड, नौपाडा ,ठाणे
- (3) क्षेत्रफळ (1) 51.85 चौ.मि. बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
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- (7) दिनांक करून दिल्याचा 09/11/2009
- (8) नोंदणीचा 09/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 9865 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 210100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. 5





BUDDHDEV ENTERPRISES
CONSTRUCTIONS

PH. : 540 5548 / 540 1496

GROUND FLOOR, "RAMTIRTH", RAMMARUTI RD., NAUPADA, THANE : 400 602.

April 14, 2001

POSSESSION LETTER

To,
SMT MEENA PRAKASH APTE,
Thane.

**Re. : Possession of your flat no. 204, at "HARIKUNJ", M. G. Road,
Naupada, Thane (W) - 400 602.**

**This is to inform you that the construction of the above flat is completed in all
respect and your flat no. 204 on the Second Floor is ready for possession.**

We also confirm receipt of full & final payment.

We hereby handover the peaceful & vacant possession of your flat.

Kindly acknowledge.

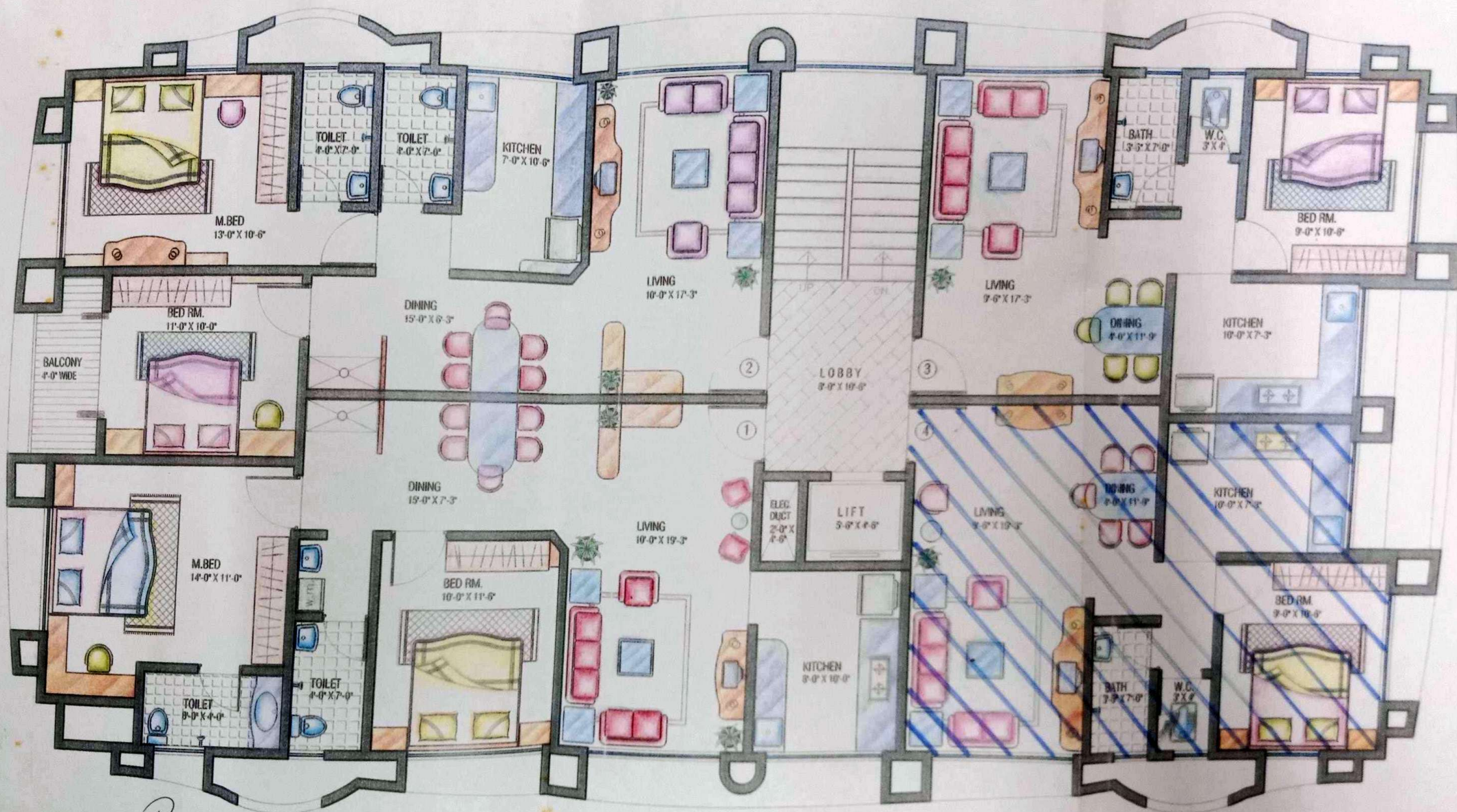
Thanking you.

Yours truly,

FOR M/S. BUDDHDEV ENTERPRISES


PROPRIETOR

KOPARI ROAD

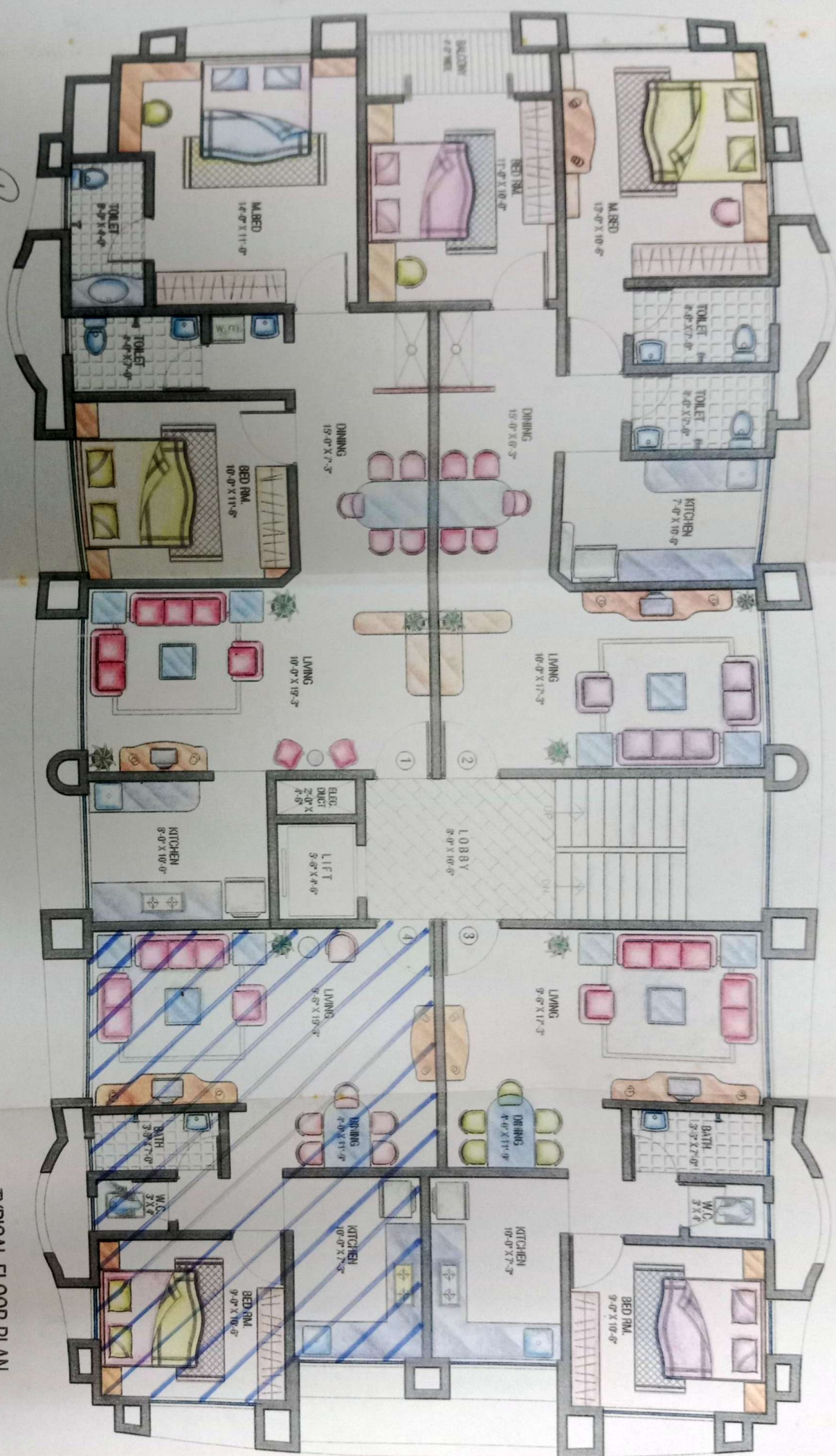


P. Suresh MA.

TYPICAL FLOOR PLAN

* PROPOSED BUILDING " HARI KUNJ " ON KOPARI ROAD, THANE. *

DEVELOPERS
BUDDHDEV ENTERPRISES.
 RAM MAHARAJ ROAD, THANE (W)

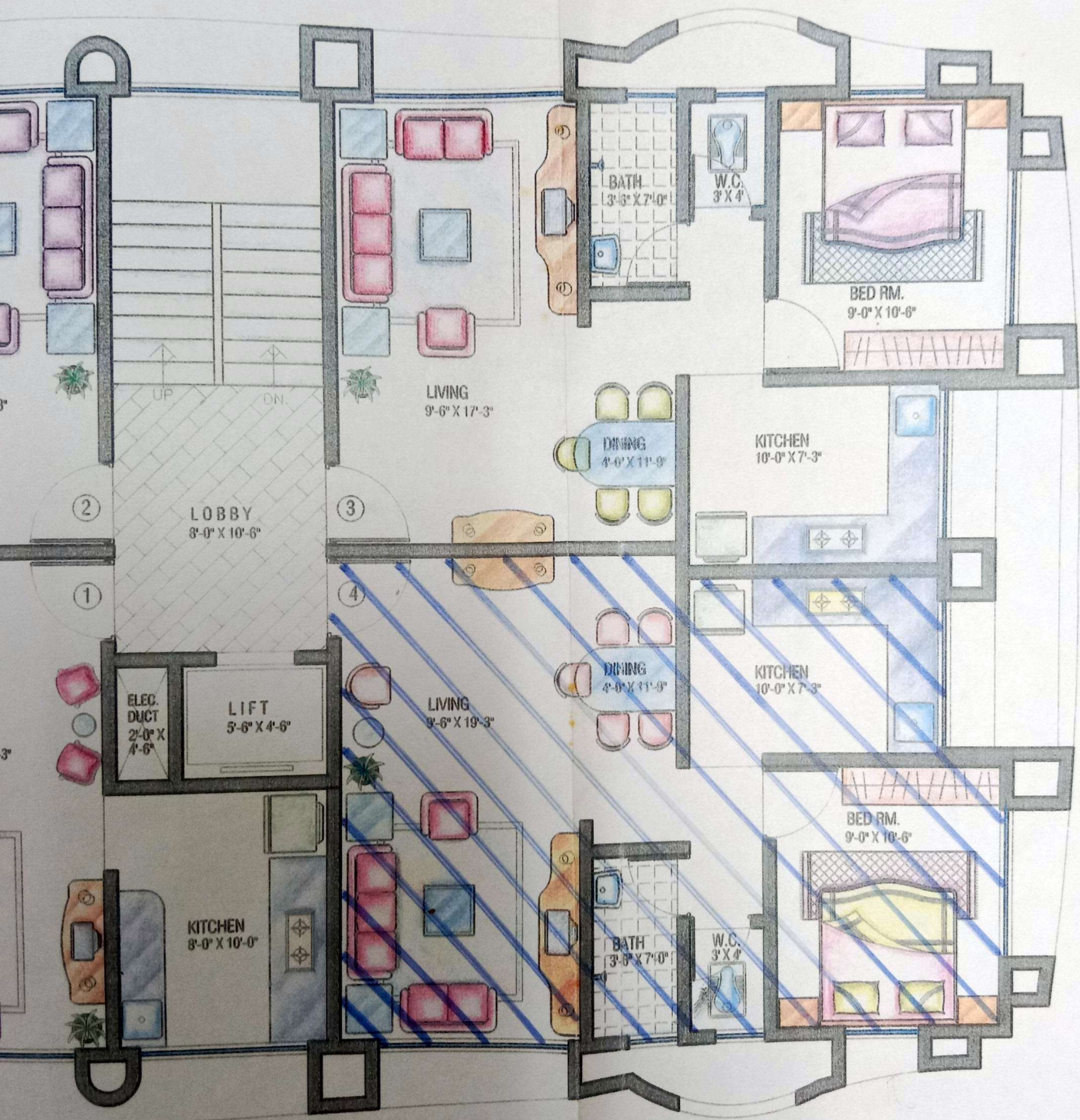


James MA.

TYPICAL FLOOR PLAN

* PROPOSED BUILDING "HARI KUNJ" ON KOPARI ROAD, THANE. *

DEVELOPERS:
**BUDDHDEV
 ENTERPRISES.**
 RAJAWADI ROAD, HANE (M)

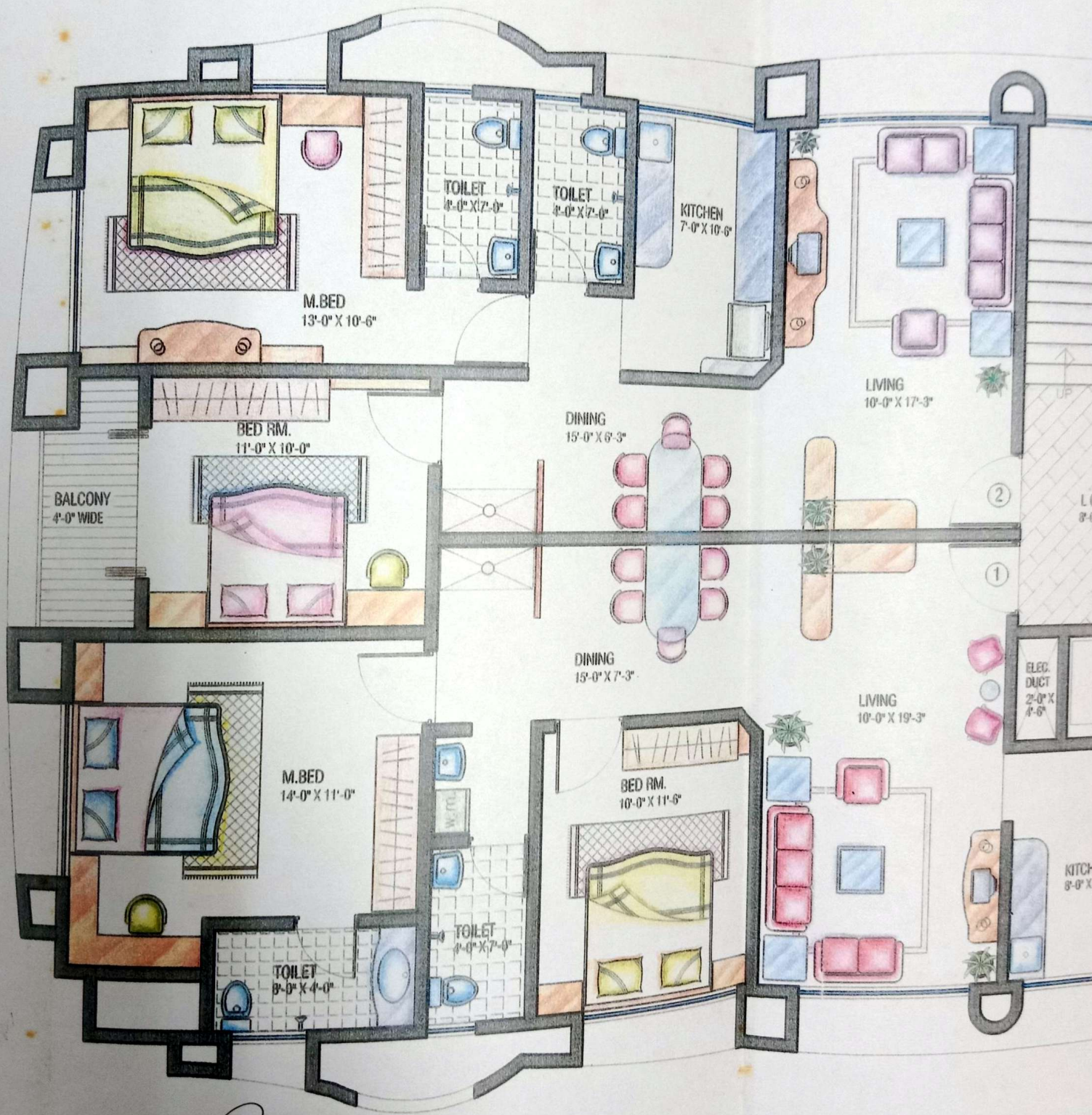


TYPICAL FLOOR PLAN

OPARI ROAD, THANE. *

DEVELOPERS :
BUDDHDEV ENTERPRISES.
 RAM MARUTI ROAD, THANE. (W)

KOPARI ROAD



[Handwritten Signature]
 M.A.

"UNI" ON KOPARI ROAD

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

71

SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

BLDG. No. 4 THANE

V. P. No, 98/012 TMC/TDD 2637 Date 28/1/99

To,

Shri/Smt. Shripad Thakar (Architect)

Shri/Smt. Nandakumar C. Khambekar (Owner)

Sir.

With reference to your application No. 2903 dated 22/6/98 for development permission/
grant of commencement certificate under sections 45 & 60 of the Maharashtra Regional and Town
Planning Act, 1966 to carry out development work and or to erect building, No. One

In Village Naupada Section No. Ward No. situated
at Road/Street ~~S. No.~~ City S. No. 99 A
Mx Nox/T. No. 21

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) माडोट्यांच्या सोबत केलेले करारनामे बांधकाम सुरु करण्यापूर्वी दाखल करावे.
- 6) विहिरीवर स्लॅब टाकून बंद करावी.
- 7) जोत्यापूर्वी ड्रेनेज, पाणी विभागाचा दाखला सादर करावा.
- 8) जोत्यापूर्वी तोडावयाच्या स्ट्रक्चरचा up to date tax भरण्याची पावती सादर करावी.
- 9) वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज, MTNL विभागाचे दाखले सादर करावे.
- 10) माडोट्यांची कोणतीही तक्रार आल्यास त्यास जमीन मालक/विकास कर्ते जबाबदार रहातील.
- 11) वापर परवान्यापूर्वी तळ मजल्यावर लेटर् बोक्स असवावे.
- 12) बांधकामे चालू करण्यापूर्वी जागेवर माहिती दर्शक फलक लावावा.
- 13) ठा. म. पा. बांधकामास पाणीपुरवठा करण्यात येणार नाही. पिण्यासाठी पाणी पुरवठा उपलब्धतेनुसार करण्यात येईल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED
PLANS AMOUNTS TO COGNASIBLE OFFENCE UNDER THE
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT.



Yours faithfully,

Dy. City Engineer
(Planning & Development)
Municipal Corporation
Thane

No. अनुषासक च्या अन्वये...
आरंभ...

125610

* 1) (Fin. R. Form No. 1)

Gen 113 me. ①

महाराष्ट्र
SPECIAL ADHESIVE
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00040
MAHARASHTRA

ORIGINAL COPY [NOT TRANSFERABLE] ch no. 5 in 50
RECEIPT FOR PAYMENT TO GOVERNMENT

स्थान/Place Thane दिनांक/Date 1/6/2000 १९९९ / १९९९

Received from meena p. Apte वाचाकर्ता

₹/Rs. 40,000/- (रुपये/Rupess. FORTY THOUSAND ONLY) वाकरिता मिळाले.

on account of

रोखपाल व लेखापाल
Cashier or Accountant.

Signature
(सही/Signature)

COLLECTOR OF STAMPS IN CHARGE

MAY 2000
day
STAMPS

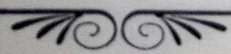
DELIVERED

Agreement for Sale

ARTICLES OF AGREEMENT made and entered into at Thane on this 1ST day of JUNE 2000 1998.

BETWEEN

M/s. BUDDHDEV ENTERPRISES a Proprietary concern having its office at Ground Floor, Ram Maruti Road, Naupada, Thane 400 602, hereinafter called the "Builder" (which expression shall unless otherwise it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns etc.) of the One part and; Shri. / Smt. / M/s. MEENA PRAKASH APTE.



Age ADULT years, Indian inhabitants having their addresses MUKUND C.H.S.

MR. VRINDAVAN SOCIETY, THANE hereinafter called the "PURCHASER/S"
(which expression shall unless otherwise be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and Permitted assigns etc.) of Other Part.

WHEREAS :

A. FIRST SCHEDULE : By an Agreement of Development dated _____ the First Party has acquired the development rights from Shri Nandkumar Chintamani Khambekar and others regarding the plot of land having City Survey No.99/A, Tika No. 21, situate lying and being at Kopri Road, Naupada, Thane.

B. POSSESSION : The owners have put the builder in vacant & peaceful possession and enjoyment of the said property and also given them suitable powers of Attorney in order to enable the builder to represent the owners before various authorities and develop the said property.

C. PLAN : The Builder have prepared the plans and specifications for construction of the building to be called HARI-KUNJ CO-OP. HSG. SOCIETY.

D. C.C. : The Builder shall get approved the plans and obtained the Commencement Certificate to start construction of building on the said property with shops on the ground floor as permitted and the Builder is desirous of selling shops, Basement, flats, office, Garrages, stores in the said property on what it known as ownership basis.

E. PREMISES : The Builder have agreed to sell and the purchaser/s have agreed to purchase from the builder Flat No. 204 on the SECOND floor of the Building to be constructed on the said property at the prices, upon the terms and subject to the condition hereinafter appearing.

F. INSPECTION (OF DOCUMENT) : The Builder have before entering into and and executing this Agreement at the request of the purchaser/s given to the purchaser/s inspection of all the papers, plans, writings, permissions, approvals, agreements deeds and documents of title in relation to or concerning the said property under the provisions of the Maharashtra Ownership Flats Act and / or as required by the purchaser/s and the purchaser/s hereby confirm and accept and are satisfied with the same and that they have no objection or requisition in respect of them.

❦❦❦

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows :

1. **AGREEMENT TO SELL** : The Builder agrees to sell to the purchaser/s and purchaser/s agrees to purchase from the builder the said premises being Flat No. 204 on the SECOND floor, on Ownership basis at or for the price of Rs. 6,45,000/- (Rupees SIX LACS FORTY FIVE THOUSAND only). The total area of the premises being Sq. ft. 558 built-up. (Built-up area = carpet area +20%) and the final figures will be subject to the actual measurement of the premises on site at the time of possession. The General Specification and the amenities and installation to be provided in the said premises are given in the Second Schedule Hereunder Written.

2. **PAYMENT OF PRICE BY INSTALLMENTS Earnest** : The purchaser/s agrees to pay to the Builder the said price as follows :

(a) Rs. 3,50,000/- (Rupees THREE LACS FIFTY THOUSAND only) as earnest money on or before the execution of this Agreement. (the payment and receipt where of the Builder do hereby admit and acknowledge)

(b) **Balance Payment** : The balance of the said consideration or purchase price shall be paid at the time stipulated below (time being the essence of this stipulation), that is within 7 days from the due date.

(i) Rs. 25,000/- (Rupees TWENTY FIVE THOUSAND only)

on completion plinth.

IN WITNESS WHEREOF the parties hereto have executed these presents and a duplicate hereof day and the year first herein above written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of non-agricultural land or ground situated lying & being at Kopari Road, Naupada, Thane (W) within the limits of Municipal Corporation of City of Thane, Registration Dist. & Sub - Dist. Thane bearing C.T.S. No 99/A, Tika No 21, admeasuring in aggregate 1561.04 sq. mtrs. together with the buildings standing thereon and bounded by the following properties.

On or towards the East	:	Mayuresh Co-op. Hsg. Society.
On or towards the West	:	M. G. Road.
On or towards the North	:	Shreekrishna Niketan Co-op. Hsg. Society.
On or towards the South	:	Shiv Tirth Co-op. Hsg. Society

SIGNED SEALED AND DELIVERED }
}

by the withinnamed Builders : }
}

W/s. BUDDHDEV ENTERPRISES }
}

SHRI UMESH Y. BARAI }
}

SIGNED SEALED AND DELIVERED }
}

by the withinnamed PURCHASER/S }
}

SHRI. MEENA P. APTE }
}

in presence of : }
}

1. Subhash Godse }
}

2. }
}



MP Apte

