

SD 194001  
R.F 7350



**Customer Copy**  
 Deposit Br. Sr. No. **4085**  
 Date: **21/08/06**  
 Pay to : Acct. No. 11737200010056 Idbi bank A/C stamp duty

Type of Document	<b>Agreement for sale</b>	
Type of Stamp	Special Adhesive	
Franking Value	Rs.	<b>19400/-</b>
Service Charges	Rs.	<b>10/-</b>
Total	Rs.	<b>19410/-</b>

Name and address of stamp duty paying party  
**Sunil mohan Nark.**

Cheque / DD. No. \_\_\_\_\_  
 Drawn on bank \_\_\_\_\_

INDUSTRIAL DEVELOPMENT BANK OF INDIA  
 Thane Branch-602  
**FRANKED ON**

FROM COUNTER  
 THANE BRANCH  
 (For Bank's Use only)  
 Date: **21 Aug 06**

DC No. \_\_\_\_\_  
 Franking Sr. No. \_\_\_\_\_  
 Authorised by (sign Name & EIN)

**CASH RECEIVED**  
 Please sign the declaration printed behind

**37-2**  
**32222000**  
**195**



# AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into and executed at Taluka & Dist. Thane, on this 22<sup>nd</sup> day of Aug. 2006, BETWEEN M/s. K. K. CONSTRUCTION, having its office at Shree Siddhi Apartment, Opp. Datta Mandir, Near Datta Mandir Road, Kopari, Thane (E) - 400 603. Hereinafter called and referred to as **"THE BUILDERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include, their heirs, executors, administrators, successors, survivors, and last survivor of the firm, assigns) of the **ONE PART;**

**AND**

SIGNATURE *[Signature]* *[Signature]* I...

INDUSTRIAL DEVELOPMENT BANK OF INDIA  
 G-1, Yeshwant Building,  
 Near Malhar Cinema Ground,  
 Road, Naupada Thane-400 603  
 D-5/STP/V/C.R.100/10/19/15/5-8-88

MAHARASHTRA  
 STAMP DUTY  
 12:58  
 01-01-06  
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 12:58

31975

Shri/Smt. SUNIL MOHAN NAIK  
age 27 years, Occupation Business, residing at 201/B  
Gundeo Nagar B/H Mangala Highschool, Thane (C)  
400603

referred to as "PURCHASER/S" (which expression shall unless it be repugant to the context or meaning thereof be deemed to mean and include her/his/their heirs, executors, administrators and assigns) of the party of the SECOND PART.

**WHEREAS RAMCHAND JANARDAN TJAKUR** residing at Kopri, hereinafter called as "Original Owner" is absolutely seized, possessed and/or well and sufficiently entitled to the plot of land bearing, Survey No. 7, City Survey No. 1967, admeasuring about \_\_\_\_\_ Sq.Mrs., lying being and situate at Thane, Revenue Village Chendani Koliwada, Taluka and Dist. Thane within the limits of Thane Municipal Corporation more particularly described in the Schedule written hereunder and hereinafter referred to as the "Said Land".

**AND WHEREAS** by development agreement executed between the Original owner and the Builders herein the Original owner has agreed to give for development the said land to the Builders and the Builders have agreed to acquire for development the said land for consideration and upon the terms and conditions therein.

**AND WHEREAS** in pursuance to the said agreement the Original owner has also placed the Builders in exclusive physical possession of the said land and have also executed a power of attorney in favour of the Builders inter alia providing and authorising the builders to negotiate and settle the matters of development with the prospective purchasers of the flats in the building to be constructed on the "Said Land" and have also authorised to sell the flats in the building to be constructed on the said land and also authorised to sell, the flats in the building to be constructed on the said land and have also authorised to sell, the flats in the building to be constructed on the said land to enter into agreement with the purchasers of the flats and receive sale price in respect thereof.

SIGNATURE [Signature]

[Signature]

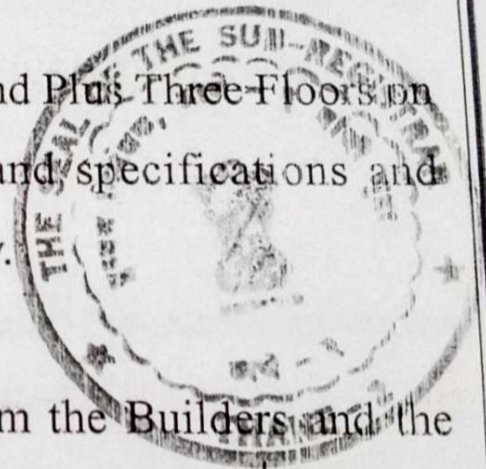
2...

AND WHEREAS the builders evolved a scheme for construction of building with self contained flats on the said land described in the schedule written hereunder and desire of selling the said flats on OWNERSHIP BASIS with a view to ultimately that the owners of such flats shall form themselves into a Co-operative Housing Society and upon the owners of all flats in such building pay all their dues and strictly complying with all terms and conditions of their respective agreement with the Builders he would get executed a Conveyance of such building with the said property appurtenant thereto in favour of such society;

AND WHEREAS the party of the Second part is desirous of acquiring from the party of the one part Flat No. A/304 admeasuring about 400 Sq.ft. built-up area in the said proposed building "SHREE SIDDHI APPRTMENT" for the consideration and also terms and conditions hereinafter appearing.

**AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

1. The builder has constructed the building Ground Plus Three Floors on the said land in accordance with the plan and specifications and designs sanctioned by the Competent authority.
2. The purchaser hereby agrees to purchase from the Builders and the Builders hereby agreed to sell to the Purchaser Flat No. A/304 on the 3<sup>rd</sup> floor of the proposed building 'SHREE SIDDHI APARTMENT" admeasuring about 400 Sq.ft. builtup for the price of Rs. 6,00,000/- (Rupees Six Lacs Only).
3. The Purchaser shall pay to the Builders i.e. the party of the One part the consideration or the purchaser price of the said flat in the following manner :-



दस्तावेज-२  
दिनांक २३/१२/२००१

a) Rs. 2,00,000/- (Rupees Two Lac Only)

this being amount of earnest money the purchaser has paid to the builder on execution of this agreement ( the payment of which the builder both hereby acknowledge).

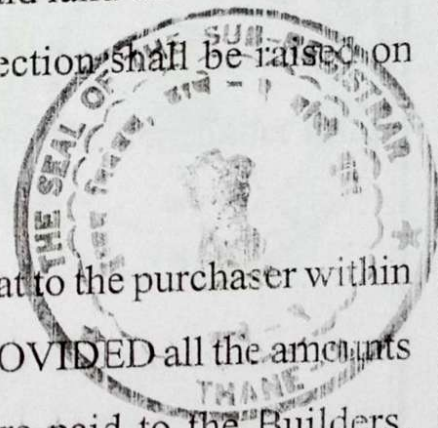
b) Rs. 4,00,000/- (Rupees four Lac Only)

this balance purchase price the purchaser shall pay to the builder at the time of possession. and/or after sanction of loan from any financial institution or Bank,

4. The Builders shall provides all the necessary fittings and amenities in the said flat that are generally provided in the flat.

5. The Purchaser prior to the execution of this agreement has satisfied himself about the title of the Builders to the said land and then he shall not be entitled further to investigation or objection shall be raised on any matter relating thereto.

6. The Builders shall give possession of the said flat to the purchaser within three months from the date of this agreement PROVIDED all the amounts due by the Purchaser under this agreement are paid to the Builders, However. this shall be subject to the availability of cement, steel and other building materials in time and the grant or necessary cccccccccc by the M.S.E.B. and Water connection by Thane Municipal Corporation and subect to other cause such as calamity or war or any other action beyond the control of the Builder.



मुंबई  
गणतंत्र  
१९५६/१००६  
१९५

7. The Purchaser shall take p0ssession of the said flat within fifteen days after the Builders give written notice to the Purcllaser intimation that the flat is ready for use and occupation.

SIGNATURE Katek

Manoj K

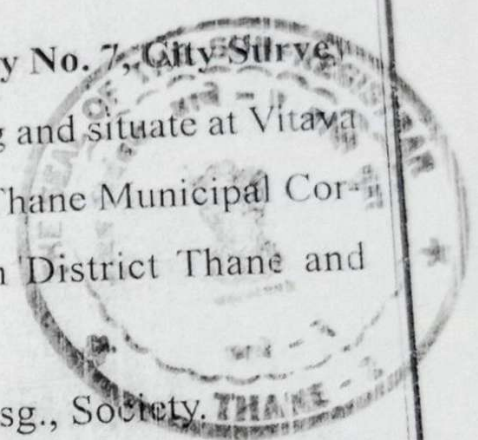
the purchaser alone. The Builders shall not be called upon to pay anything on that behalf All other necessary and incidental expenses also shall be borne and paid by the flat purchaser from the date of execution of this agreement till the date of said building and the land is conveyed by registered Sale deed by the Builders in favour the Co-operative Housing Society or limited Company as the case may be shall formed as aforesaid.

20. The agreement shall always be subject to the provisions of the Maharashtra Ownership Flats ( Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder.

### **SCHEDULE ABOVE REFERRED TO**

All the piece and parcel of land bearing Survey No. 7, City Survey No. 1967 admeasuring about sq.Mtrs. lying being and situate at Vitava Revenue Village Chedani Thane within the limits of Thane Municipal Corporation Registration District and Sub-Registration District Thane and bounded as Under :

- On the East : Raj Laxmi Co-op., Hsg., Society.  
On the West : Hem Sunita Co-op., Hsg., Society.  
On the South : Sunita Co-op., Hsg., Society.  
On the North : Shri Gurudeo Co-op. Hsg., Society.



277-2  
बनर कार्यालय 23/30/1967  
5/95

### **SCHEDULE OF THE PREMISES TO BE PURCHASED** **BY THE PURCHASER IS**

ALL THAT Flat/Shop No. A/304 on the 3<sup>rd</sup> Floor, area admeasuring 400 Sq.Ft. Builtup in the building known as "SHREE SIDDHI APARTMENT " situated on the land described in the Schedule written hereinabove.

IN WITNESS WHEREOF the parties hereinabove have signed this Agreement on the day and year first hereinabove mentioned.

**SIGNATURE**

*M. S. Kulkarni*

8...

SIGNED, SEALED & DELIVERED

by the withinnamed BUILDERS

M/s. K. K. CONSTRUCTION

in the presence of .....

1. Anil Salve

2. Santosh Patil

)  
)  
) Patil  
)

SIGNED, SEALED & DELIVERED

by the withinnamed PURCHASERIS .

SHRI SUNIL MOHAN NAIK.

in the presence of .....

1. Anil Salve

2. Santosh Patil

)  
)  
) Naik  
)

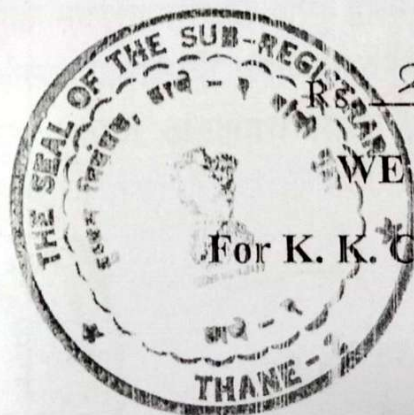
**RECEIPT**

RECEIVED of and from the Purchaser/s a sum of Rs. 2,00,000/-  
(Rupees Two Lac Only) as  
being the Earnest Money as mentioned hereinabove.

WITNESSES :-

1. Anil Salve

2. Santosh Patil



2,00,000/-

Property

टनन-२  
बस्ता क्रमांक E33E/2004  
e/195

क्र. युपलसो/टिअ/टे-१/कवि-१०६  
अपर जिल्हाधिकारी व सक्षम प्राधिकारी  
ठाणे नागरी संकुलन ठाणे यांचे कार्यालय  
दिनांक :- १७/०६/२००३

प्रति,

श्री. रामचंद्र जनार्दन ठाकूर  
रा. मौजे - चेंदणी कोळीवाडा,  
मु.पो. - चेंदणी कोळीवाडा, जि. - ठाणे.

विषय :- नागरी जमिन क्रमाल मयदि पेक्षा कमी  
क्षेत्र असल्याबाबतचा दाखला मिळणे बाबत

संदर्भ :- आपला दि. २१/०४/२००३ रोजीचा अर्ज.

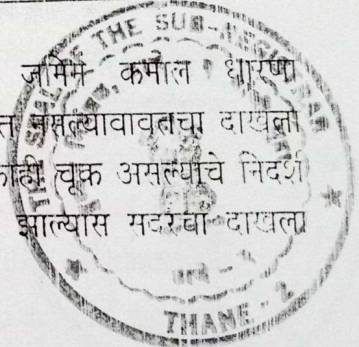
महोदय,

आपले वरील अर्जा सोबत सादर केलेल्या कागदपत्राची व प्रतिज्ञा लेखाची छाननी करता श्री. रामचंद्र जनार्दन ठाकूर, रा. मौजे- चेंदणी कोळीवाडा, ता. जि. ठाणे यांनी खाली नमुद केलेप्रमाणे क्षेत्र धारण केल्याचे दिसुन येते

जमिनीचे वर्णन

गावाचे नांव	सिटी सर्व्हे नं./ सर्व्हे नं	क्षेत्र (चौ.मी.)
चेंदणी कोळीवाडा	१९६७/७	८२९६.००

उपरोक्त आपण धारण केलेल्या क्षेत्रास नागरी जमिन क्रमाल धारण अधिनियमाच्या तरतुदी लागू होत नसल्यामुळे सादरचा तरतुदी लागू होत नसल्याबाबतचा दाखला देण्यात येत आहे. परंतु आपण सादर केलेल्या कागदपत्री प्रमाणात काही चुक असल्याचे निदर्शनास आल्यास व प्रतिज्ञा लेखातील मजकूर चुकीचा असल्याचे सिद्ध झाल्यास सादरचा दाखला विधीग्राह्य ठरणार नाही असे स्पष्टपणे नोंद घ्यावी.



*APRIL 2003*  
अपर जिल्हाधिकारी व सक्षम प्राधिकारी  
ठाणे नागरी संकुलन, ठाणे

टनन-२
वस्तु क्रमांक ६३३९/२००३
१०/१९

THANE MUNICIPAL CORPORATION, THANE

1420

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT  
PERMISSION/COMMENCEMENT CERTIFICATE  
For Gr+ 4 uppers floors only.

V.P.No. 03/987

TMC/TDD/ 1650

Date 12/08/2004

To,

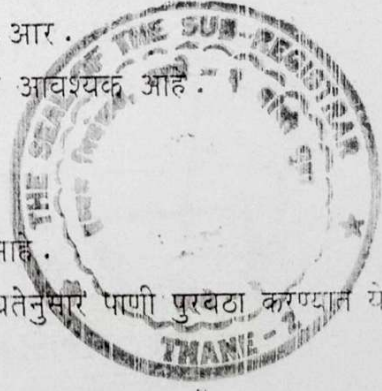
M/s. SUNIL PATIL & ASSOCIATES ... .. (Architect)

Shri. ramchandra Janardhan Thakur ... .. (Owner)

Sir,

With reference to your application No. ६९४ dated १४/०६/०४ for development permission / grant of 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. --- in village Chendani-Koliwada section No. -- Ward No. -- situated at Road/street --- C.T.S. No./S. No. १९६७ / ७ Hissa No./Tika No. --- the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacante 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 allowe to be occupied or permitted to be used by any until occupancy permission has been granted.
- 3) The develpment permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permisbn does not entitle you to develop the land which does not vest in you.
- ५) अॅक्सेस रस्ता तयार करणे तसेच सादर क्षेत्र ठाणे महानगरपालिकेकडे ताव्यात देणे विपयीचे फॉर्म सी.मी.पूर्वी सादर करणे आवश्यक आहे व सादर रस्त्यावावतची टि.आय.एल.आर.
- ६) मोजणी नकाशा व मालकीवावतचे मालमत्ता पत्रक खात्यापूर्वी सादर करणे आवश्यक आहे.
- ७) आर. जी. विकसित करणे आवश्यक आहे. [नियमावलीनुसार]
- ८) नियमानुसार विकसशुल्क भरणे आवश्यक आहे.
- ९) जोता प्रमाणपत्रपूर्वी भुखंडाच्या हद्दीवर संरक्षक भिंत बांधणे आवश्यक आहे.
- १०) बांधकामास ठा.म.पा.पाणी पुरवठा करणार नाही. पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.
- ११) पार्किंग प्लेसेसचे पेव्हिंग करणे आवश्यक आहे.
- १२) महापालिकेकडून सादर बांधकामास पाणी पुरवठा केला जाणार नाही.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



Yours faithfully,

*[Signature]*  
कार्यकारी अभियंता  
(शहर विकास विभाग)

मा उप. नगर अभियंता, सी. यांचे मान्यतेनुसार  
Office No. ...  
Office Stamp ...  
Date ...

तनक २  
Municipal Corporation  
the city of Thane  
९५ / ९८

*[Handwritten signature]*  
*[Handwritten signature]*