



दूरध्वनी: २८१९२८२८ / २८१९३०२८ / २८१९६९६३ / २८१९३५३ / २८१४५९८५

फॅक्स: २८१९७६३६

# मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

स्व.इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता.जि.ठाणे-४०११०१.

नगररचना विभाग

जा.क्र. : मिभा/ मनपा/ नर/ ३२३०/ २०१५ - १८

दिनांक : ०९/११/२०१५

वाचले -

१. मे. आर.जे. आशर यांचा दि.२७/०७/२०१५ रोजीचा दाखला अर्ज.
२. मे.सक्षम नागरी प्राधिकारी नागरी संकुलन ठाणे यांचेकडील क्र. यु.एल.सी./टिए/डब्ल्यु.एस.एच.एस.-२०/एसआर-७५४, दि.१४/११/१४ व एसआर-९७२, दि.२९/११/१५ व एसआर-५३९, दि.१७/०७/१५ व एसआर-३२५, दि.१७/०७/१५ व एसआर-७४८, दि.१४/११/१४ व एसआर-९२०बी, दि.०४/१०/१५ ची मंजूरी प्रस्तावासोबत सादर केला आहेत. तसेच युएलसी/टिए/एटीपी/कलम-२०/भोग प्र./एस.आर.५३९ दि.२४/०७/२०१२ अन्वये नागरी जमिन कमाल धारणा अधिनियम १९७६ कलम २० खालील योजनेस भोगवटा प्रमाणपत्र ना हरकत दाखला.
३. मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीचे आदेश क्र. महसूल/क-१/टे-१/एनएपी/एसआर-९५/२००१, दि.२४/१२/२००४ व क्र. महसूल/क-१/टे-१/एनएपी/एसआर/२०१/२००४, दि.२४/१२/२००४
४. मिरा भाईंदर महानगरपालिका पत्र क्र. मिभा/मनपा/नर/८२२/०५-०६ दि.०८/०७/२००५ अन्वये सुधारीत बांधकाम परवानगी.
५. मिरा भाईंदर महानगरपालिका पत्र क्र. मनपा/नर/१२६२/०५-०६ दि.०६/०९/२००५ अन्वये जोत्याचा दाखला.
६. मे. आर.जे. आशर यांचा दि.२५/०७/२०१५ रोजीचा इमारत पुर्णत्वाचा दाखला.
७. मे. हिरेन एम. तन्ना यांचा दि.२७/०६/२०१५ अन्वये इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला.
८. मे. विजय सॅनिटेशन यांचे दि.३०/०६/२०१५ अन्वये इमारतीच्या प्लंबिंग बाबतचा दाखला.
९. पाणीपुरवठा विभागाकडील पत्र क्र. मनपा/पापू/२३०८/१२-१३ दि.०२/०१/२०१३ अन्वयेचे रेन वॉटर हार्वेस्टिंग समारणी केल्याबाबतचे प्रमाणपत्र.
१०. अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/६३६/१३-१४ दि.१७/०८/२०१३ अन्वये अंतिम नाहरकत दाखला व त्यास पत्र क्र.मनपा/अग्नि/३९४/१५-१६ दि.२१/०८/२०१५ अन्वये मुदतवाढ.
११. उद्यान अधिक्षक यांचेकडील पत्र क्र.मनपा/वृ.पा./१४१/१२-१३ दि.११/०६/२०१२ अन्वयेचे नाहरकत प्रमाणपत्र.

## // भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे नवघर, स.क्र. १००(४२५)२.३.४.५; ९९(४२६)१.३; ९७(४२७)पै.पै., पै.पै.; ९८(४२८)६पै.; १७१(४०६)७पै. येथील मंजूर रेखांकन नकाशांमधील इमारत क्र. ५,६,७,८ "मुखंड अ", (स्टिक्ट + ७) चे बांधकाम पत्र क्र. मिभा/मनपा/नर/८२२/०५-०६ दि.०८/०७/२००५ अन्वयेच्या मंजूर नकाशाप्रमाणे पुर्ण झाल्याबाबतचा दाखला सल्लागार अभियंता मे. आर.जे. आशर यांनी सादर केला आहे. इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला मे. हिरेन एम. तन्ना यांनी व इमारतीचे प्लंबिंगबाबतचा दाखला मे. विजय सॅनिटेशन यांनी सादर केला आहे. यास्तव संदर्भिय क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत प्रकार वरील प्रमाणे चा वापर करणेस व सदर इमारतीस आवश्यक तेवढा विद्युत पुरवठा होणेस महानगरपालिकाची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आपणास नळ कनेक्शन मिळेलच याची हमी महानगरपालिका देत नाही. सदरचा भोगवटा दाखला हा मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादेत आहे.



आपुर्क  
मिरा भाईंदर महानगरपालिका

- प्रत - १) सल्लागार अभियंता - मे. आर.जे. आशर  
२) विकासक - श्री. कल्पेश शहा  
३) कर संकलक व कर निर्धारक, कर विभाग  
४) विभाग प्रमुख, अतिक्रमण विभाग

# SADGURU COMPLEX BLDG.NO.5,6,7 & 8 CO-OP. HOUSING SOCIETY LTD

Regn No. TNASTNAYTRU-TC/21400/2009 10 Date 06-01-2010  
Beverly Park, Near PVR Cinema, Mira Road (E)-401114 Thane Dist (Thane)

## MAINTENANCE BILL FOR NOV-2023

Flat 6-402 4th Floor & 1st Floor Beverly Park Near PVR Cinema Mira Road (E)-401114 Thane Dist Thane	Joint Members Mr. Anandh V. Veluswami	PAN No TAN No GST No	Bill No Bill Date Due Date Area Area Terrace	BL/23/000820 01-Nov-2023 25-Nov-2023 630 Sq. Feet 0 Sq. Feet
--	--	----------------------------	--	--

Charge Heads	Amount
1 Maintenance Charges	2,477.00
2 Sinking Fund (L)	63.00
3 Repair & Maintenance Fund (L)	154.00
4 Parking Charges - Garage	200.00
5 Cultural Charges	150.00
6 Interest On Members Dues	43.00
<b>Grand Total</b>	<b>3,011.00</b>

Month Charges	SCAN TO PAY	3,011.00
Society Statutory Details	Previous Balance	2,477.00
PAN	Other Debits / Credits	0.00
TAN	Maintenance Bill Amount Due	5,488.00
GST No.	Supplementary Bill Amount Due	2,000.00
State Code 27	<b>Total Amount Due</b>	<b>7,465.00</b>
	Rupees Seven Thousand Four Hundred Eighty-Eight Only	

- Kindly make payment on or before 20th of every month in favour of Sadguru Complex Bldg.No 5,6,7 & 8 Co-op. Housing Society Ltd.
- After 25-11-2023 interest will be charged @1.75 Monthly on outstanding dues.
- Kindly mention your wing, unit no., and mobile no. on reverse of the cheque or on online payment instruments.
- Members in arrears shall be liable to pay all the legal expenses incurred by the society to recover the dues.
- Parking in the society premises is on the owners own risk.
- Any discrepancy in the bill should be reported immediately.
- Bank Details: HDFC Bank Branch: Kanakia Road Branch, Mira Road (E) Account No: 5020 0041 0218 06 IFSC Code: HDFC0001077
- It is mandatory to Mentioned Flat No. and Building while doing online transaction.
- Supplementary Bill Amount as Bio Metric System Contribution.

This is system generated document and does not require signature. Managing Committee E & OE

*paid by Helt*      08/11/2023      7465.00

M.A.C 49 m [ Rule 78(1),83(4),85,86(4) &amp; 96(4)]

M.A.J.C. 49M



मिरा भाईंदर महानगरपालिका

01-Apr-2023 To 31-Mar-2024

कराची पावती (Original)

25/09/2023 1:52:11PM

मालमत्ताधारक : SARASWATI A. VISHWAKARMA

मासपत्रा क्रमांक : F0800081100A0181452

भोगवटधारकाचे नाव :

इमारतीचे नाव :

पावती क्र. :

भरणा दिनांक :

बँक

SADGURU BUILDERS, SADGURU COMPLEX BLDG NO- 5 &amp; 6, BHYANDER (E).

25092023-0-7702674

पावती बुक क्र. : OL

भरणा केंद्र : F4

पेमेंट मोड : Online

पेमेंट (रु.) : 5078.00

बँक/बिदि क्र. :

पेमेंट (रु.) : पाच हजार अठ्ठाशहारा फक्त

Sr.No	Ref./Bill No.	Date	Description	Arrears	Current		Total	
					Part-I	Part-II		
		30/04/2023						
1	9471394		सामान्य कर	0.00	1098.00	1098.00	2196.00	
2			न्यून कर	0.00	37.00	37.00	74.00	
3			शिक्षण कर	0.00	220.00	220.00	440.00	
4			शिक्षण कर (मनपा)	0.00	73.00	73.00	146.00	
5			अग्नीशमन कर (मनपा)	0.00	37.00	37.00	74.00	
6			मनपावाह सुविधा लाभ	0.00	293.00	293.00	586.00	
9			घनकचरा शुल्क	0.00	365.00	365.00	730.00	
10			रस्ता कर	0.00	366.00	366.00	732.00	
12			२% देव	0.00	100.00	0.00	100.00	
				<b>Total</b>	<b>0.00</b>	<b>2589.00</b>	<b>2589.00</b>	<b>5078.00</b>

"मतदार यादीत नाव नोंदवून मतदान करा व लोकशाही बळकट करा " www.nvsp.in

Seal &amp; Signature

11/203

R ORDER

IRTY

48



Thursday, January 18, 2007  
11:27:45 AM

Original

नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 494

दिनांक 18/01/2007

गावाचे नाव नवघर

दस्तऐवजाचा अनुक्रमांक टनन10 - 00494 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:सरस्वती अे विश्वकर्मा - -

नोंदणी फी	:-	7690.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (85)	:-	1700.00
<b>एकूण</b>	<b>रु.</b>	<b>9390.00</b>

आपणास हा दस्त अंदाजे 11:42AM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.का-ठाणे 10

बाजार मुल्य: 768366 रु. मोबदला: 768366रु.

भरलेले मुद्रांक शुल्क: 21050 रु.

देयकाचा प्रकार :चलनाने;

चलन क्रमांक: 3273030; रक्कम: 7690 रु.; दिनांक: 15/01/2007



DRV

L

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD. Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203	
Br. Mira Road	Date 15/1/07
Pay to: Acct Stamp Duty Thane	
Franching Value	Rs. 41300
Service Chgs (Rs. 10 per doc)	Rs. 100
TOTAL	Rs. 4230
Name of the stamp duty paying Party withdell Ashok Vishwakarma	
DD/ Cheque No. 1007 Drawn on Bank CASH RECEIVED CITIZEN CREDIT CO-OP BANK LTD. MIRA ROAD BRANCH 15 JAN 2007 (For Bank's Use) 2756970 1	
Tran ID	
Franching Sr. No.	5756970
Cashier	Officer

**AGREEMENT**

THIS AGREEMENT is made at Mira Road / Mumbai this 15 day of January 20 07 between M/s. Sadguru Builders a partnership firm duly registered under the Indian Partnership Act, 1932, having its principal place of business at 1/B Eastern Court, Tejpal Road, Vile Parle (East), Mumbai 400 057, hereinafter called the "Developers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partner or partners for the time being in the said firm of M/s. Sadguru Builders, their respective heirs, executors, administrators and assigns) of the One Part and Mr./Mrs./M/s Saraswati A. Vishwakarma / Mr. Ashutosh Vishwakarma having address at A-102, Seema Complex, Cabri Cross Road, Bhayandar (E), Thane-401105.

hereinafter be referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors,

FOR CITIZEN CREDIT CO-OP. BANK LTD.

*[Signature]*  
Authorised Signatory

Rupees four thousand one thirty only

टनन-१०  
२००७  
१/१५

administrators and permitted assigns) of the **Other Part** :

**WHEREAS:**

(a) Hemlata Uday Patil & Ors. are owners of an immovable property being piece and parcel of land admeasuring 22.80 Ares i.e. 2,280 sq. meters or thereabout bearing Old Survey No.425, New Survey No.100, Hissa No.2 of Village Navghar, Taluka & District Thane within the Registration District and Sub-District of Thane situate at Near Cine-Prime Multiplex, Mira Road (East), Thane (hereinafter referred to as the "**said first piece of land**"); and by virtue of various Agreements, Power of Attorneys, and other deeds, the details / list whereof is set out **firstly** in the **First Schedule** hereunder written, the Developers acquired entire development rights of the said first piece of land

(b) Chandrakant Jagannath Patil is the owner of an immovable property being piece and parcel of land admeasuring 26.30 Ares i.e. 2,630 sq. meters or thereabout bearing Old Survey No.425, New Survey No.100, Hissa No.3 of Village Navghar, Taluka & District Thane within the Registration District and Sub-District of Thane situate at Near Cine-Prime Multiplex, Mira Road (East), Thane (hereinafter referred to as the "**said second piece of land**"); and by virtue of various Agreements, Power of Attorneys, and other deeds, the details / list whereof is set out **secondly** in the **First Schedule** hereunder written, the Developers acquired entire development rights of the said second piece of land

(c) Bhaurao Narayan Patil & Anr. are the owners of an immovable property being piece and parcel of land admeasuring 33.90 Ares i.e. 3,390 sq. meters or thereabout bearing Old Survey No.425, New Survey No.100, Hissa No.4 of Village Navghar, Taluka and District Thane within the Registration District and Sub-District of Thane situate at Near Cine-

*NS*

*SAVISH*

*AS*

दृ.नं-१०
Page 2
२००७
२/१५

Prime Multiplex, Mira Road (East), Thane (hereinafter referred to as the "said third piece of land"); and by virtue of various Agreements, Power of Attorneys, and other deeds, the details/list whereof is set out thirdly in the First Schedule hereunder written, the Developers acquired entire development rights of the said third piece of land

- (d) All the abovementioned said first, second and third pieces of lands aggregately admeasure 83 Ares i.e. 8300 sq. meters or thereabouts and which the said pieces and parcels of lands, with their respective Old and New Survey numbers, Hissa numbers and areas, are more particularly described in the Second Schedule hereunder written (hereinafter for brevity's sake collectively referred to as the "said lands")

Accordingly the Developers herein have acquired the entire development rights of the said lands more particularly described in the Second Schedule hereunder written

AND WHEREAS out of the said lands certain portion of lands has been declared as land within ceiling limits, the remaining surplus vacant lands have been exempted from the provisions of chapter III of the ULC Act, 1976 and permission for constructing residential complex containing flats, etc. is granted upon certain terms and conditions recorded in various orders.

*NS*

*ANISH* *AS*

एनन-१०
२६/०७ २००७
३ / १५

AND WHEREAS pursuant to application made in that respect, the Estate Investment Co. Pvt. Ltd. has by its respective letters addressed to the Collector of Thane, granted its NOC and consent for grant of N. A. permissions and approval to building plans in respect of the said lands

AND WHEREAS pursuant to application made for conversion of the said lands from agricultural use to non-agricultural use, by his order-dated 24.12.2004, the Collector of Thane, has granted his permission for use of the said lands for non-agricultural purposes upon certain terms and conditions recorded therein.

AND WHEREAS the Developers are desirous of developing part of the said lands along with other lands adjoining to the said lands more particularly described in the Second Schedule hereunder written and are desirous of developing the same as a residential complex to be named as "SADGURU COMPLEX" by constructing thereon several buildings containing flats therein in accordance with building plans and layout that may be approved by the Mira-Bhayander Mahanagarpalika including alternations and amendments therein that may be approved and sanctioned from time to time

AND WHEREAS at the instance of the Developers herein, Mira-Bhayander Mahanagarpalika has approved and sanctioned the proposed layout and building plans and specifications in relation to proposed Sadguru Complex / residential buildings proposed to be constructed on the said lands along with adjoining lands, vide its original IOD dated 11.12.2000, which has been revised

*MS*

*A. Arish*

*AS*

ट न न-१०
Page 42009
8 / 14



vide IOD dated 15.4.2005 bearing No.MNP/NR/61/2005-06 and IOD dated 08.07.2005 bearing No.MNP/NR/821/2005-06 also issued Commencement Certificate dated 7.2.2005 under No.MB/MNP/NR/ 2131/2004-05 and dated 8.7.2005 under No.MB/MNP/NR/822/2004-05 for commencement of construction; The building plans so approved vide aforesaid revised IOD and C.C. are further proposed to be revised and altered by incorporating and amalgamating the adjoining lands with the said lands and the Developers agree to get necessary orders, permissions and sanction in that respect from Mira Bhayander Mahanagarpalika and other concerned authorities;

AND WHEREAS the Developers have entered into an agreement with Architect Mr. R. J. Ashar and appointed M/s. Span Consultants as Structural Consultants for the preparation of structural design and drawings of the new building/s and other structures to be constructed on the said lands the documents of which have been inspected by the Purchaser/s.

AND WHEREAS while issuing ULC exceptions, N. A. permissions and sanctioning the said plans, Competence Authorities, Collector of Thane, Mira-Bhayander Mahanagarpalika and other concerned local authorities have / would laid down certain terms and conditions stipulations and restrictions which are to be observed and performed by the Developers while developing the said lands by constructing several residential buildings thereon being Sadguru Complex and upon due observance and performance of which only the Occupation Certificates in respect of the said building/s

*NS*

*S. Ashar*

*AS*

एन-१०
२००७
५ / १५

other structures shall be granted by the concerned local authorities

AND WHEREAS the Developers have informed the Purchaser/s and the Purchaser/s is/are aware that the Developers will develop the said lands along with other lands adjoining to the said lands by constructing several building/s and or structures thereon as may from time to time be permitted to be constructed by Mira-Bhayander Mahanagarपालिका in a phased manner as per the sanctioned plans with such modifications thereto as the Developers may from time to time determine and as may be approved by the concerned local authorities and the program of the said phased development will also be determined by the Developers at its own discretion. The Developers may grant development / sub-development rights of the entire of the said lands including the said Sadguru Complex or any part or phase thereof to any other builder/s at their discretion and the Purchaser/s shall never have any objection thereto. The Developers may also at their discretion promote and or develop another project/s of any nature whatsoever on any part of the said lands at their discretion and the Purchaser/s shall never have any objection in relation thereto also.

AND WHEREAS Mr. Sunil B. Garodia, Advocate has investigated title of the said lands and issued title certificates certifying nature of rights the Developers have in the said lands. Copies of three title certificates all dated 1.12.2004 issued by said Mr. Sunil B. Garodia, Advocate and the revenue records

*NS*

*Sunil B. Garodia*

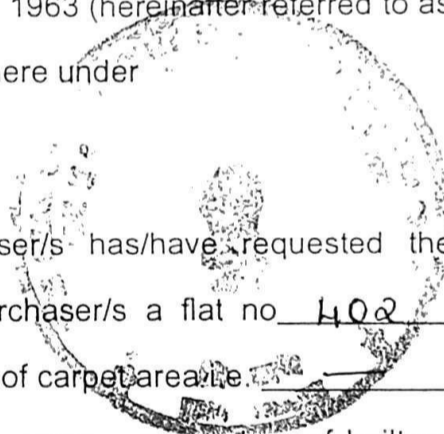
*ASB*

ट न न-१०
Page 6 २००७
९ / १५

such as 7/12 utaras in respect of the said lands are annexed hereto and marked as Annexure "A" & "B" respectively; Photocopies of two IODs dated 11.12.2000 & 15.4.2005 and 8.7.2005 and Commencement Certificate dated 7.2.2005 and 08.07.2005 are also annexed and marked hereto as Annexure "C-1", "C-2", "C-3" & "D" respectively

AND WHEREAS the Purchaser/s has/have demanded from the Developers and the Developers have given inspection to the Purchaser/s of all the documents of the title regarding the said lands as more particularly set out in the First Schedule hereunder written, ULC Orders, N.A. Orders, plans, designs and specifications, including the proposed new layout plan, of the Sadguru Complex, the said I.O.D. and C.C. and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made there under

AND WHEREAS the Purchaser/s has/have requested the Developers to allot to the Purchaser/s a flat no 402 admeasuring 439 sq. ft. of carpet area i.e.            sq. ft. of built up area (i.e.            sq. meters of built up area or thereabouts) (inclusive of balconies) on Fourth floor in building no 6 consisting of stilt on ground floor + seven upper floors in the said Sadguru Complex which is being developed / constructed on the said lands, which flat is/are shown on the plan thereof hereto annexed and marked as Annexure "E" with hatched lines thereon and more



*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

ट न न-१०
दल : २००७ Page 7
० / ८५

particularly described in the Third Schedule hereunder written (the flat agreed to be purchased by the Purchaser/s is/are hereinafter referred to as the "said premises" and the said building no 6 is hereinafter referred to as the "said building") to which the Developers have also agreed to at or for the price and upon the terms and conditions contained herein

AND WHEREAS under Section 4 of the Maharashtra Ownership Flats (Regulation Of The Promotion Of The Construction, Sale, Management And Transfer) Act, 1963, the Developers are required to execute an Agreement for Sale of the said premises to the Purchaser/s being in fact these presents. The said Agreement shall also be registered with the Sub-Registrar of Assurances under the provisions of Indian Registration Act

NOW THIS AGREEMENT WITNESSETH and the parties hereto agrees as follows:

1. The Developers shall construct the said building having stilt car parking spaces and flats and other premises like terraces, etc. as the case may be, in the said Sadguru Complex which is being developed on the said lands, in accordance with the plans, designs, specifications approved by Mira-Bhayander Mahanagarpalika and other concerned authorities and which have been seen and accepted by the Purchaser/s, with such variations and modifications as the Developers may consider necessary or as may be required by Mira-Bhayander Mahanagarpalika,







ट न न-१०
२००७
Page 8 / 14

including increasing or reducing the total number of floors of the said building

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the said lands and the Developers' rights to develop the same and if/he/she/they shall not be entitled to further investigate the title and no requisition or objections shall be raised by the Purchaser/s in any matter relating to the title

3. The Purchaser/s has/have verified and seen the proposed / sanctioned building plans as also the particulars of the specifications in accordance with which various buildings including the said building is to be constructed. The Developers shall be entitled to make such changes in the building plans (including change of users of the area therein) as the Developers may from time to time determine and as may be approved by Mira-Bhayander Mahanagarपालिका and or other concerned authorities and the Purchaser/s hereby agree/s to the same. This shall operate as an irrevocable consent of the Purchaser/s to the Developers carrying out such changes in the building plans.

4. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s said premises being flat no 402 admeasuring 439 sq. ft. of carpet area i.e.        sq. ft. of built up area (i.e.        sq. meters of built up area or thereabouts) (inclusive of balconies) on 4<sup>th</sup> floor in building no 6 consisting of still on ground floor + seven upper floors in the said Sadguru Complex which is being developed / constructed on the said lands is shown on the plan thereof

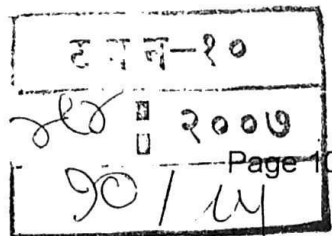


hereto annexed and marked as Annexure "E" and more particularly described in the Third Schedule hereunder written (which flat agreed to be purchased by the Purchaser/s is/are hereinafter referred to as the "said premises" and the said building no 6 is hereinafter referred to as the "said building") at or for the price of Rs. 3,84,183/- (Rupees Three Lacs Eighty Four Thousand One Hundred And Eighty Three Only Only) including the proportionate price of the common areas, limited common areas and facilities as are described in the Fourth Schedule hereunder written and appurtenant to the said premises and upon the terms and conditions contained herein.

5. The Purchaser/s has/have paid to the Developers on or before the execution of this agreement a sum of Rs. 51,000/- (Rupees Fifty One Thousand Only Only) being approximately 5% of the price as and by way of earnest money / deposit (the payment and receipt whereof the Developers do hereby admit and acknowledge).

6. The Purchaser/s shall pay to the Developers the balance price of Rs. 3,33,183/- Rupees Three Lacs Thirty Three Thousand One Hundred And Eighty Three Only Only) as under:

(a) Rs. 25,837/- (Rupees Twenty Five Thousand Eight Hundred And Thirty Seven Only Only) being approximately 15% of the price as agreement money;



THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of lands, the Old Survey No., New Survey No., Hissa No. and corresponding areas are given below aggregately admeasuring 154.55 Ares i.e. 15455 sq. mtrs. as per 7/12 extracts situate, lying and being at Village Navghar, Taluka thane, District Thane within the registration District and Sub District of Thane

1 Sr. No.	2 Old Survey No.	3 New Survey No.	4 Hissa No	5 Area As per 7/12 extracts	
				Ares	Sq. Mtrs.
1.	425	100	2	22.80	2280 00
2.	425	100	3	26.30	2630 00
3.	425	100	4	33.90	3390 00
TOTAL AREA				83.00	8300 00

THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT residential premises being flat no 402 admeasuring 439 sq. ft. of carpet area i.e.        sq. ft. of built up area or        sq. meters of built up area or thereabouts) (inclusive of

टनन-१०  
२६/११/२००७  
३२/११

*NS*  
*manish*

*AP*

balconies) on 4<sup>th</sup> floor in building no 6 consisting of stilt on ground floor + seven upper floors in the Sadguru Complex which is being developed / constructed on the lands more particularly described in the Second Schedule hereinabove written and which flat is shown on the floor plan thereof hereto annexed as Annexure "E" with hatched lines thereon.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common Areas, Limited / Restricted Common Areas and Facilities)

Common Areas & Facilities

1. Entrance Foyer with lobby on stilt/ground floor
2. Staircases with landings and lobbies on each floors
3. Compound open to sky but excluding open parking areas
4. Lift and Lift Machine Room, if any

Limited / Restricted Common Areas & Facilities

Persons to whom the Developers specifically allot car parking spaces in open compound and under stilt shall only have exclusively right use the same.

*NS*

टनन-१०
०९/१२००७
०० / ०५

*AS*

*Harish*



SIGNED and DELIVERED )

For Sadguru Builders

by the Withinnamed : "Developers" )

*Nehal N. Shah*  
Partner

M/s. SADGURU BUILDERS )

In the presence of..... )

SIGNED and DELIVERED )

by the Withinnamed : "Purchaser/s" )

Mr. Saraswati A. Vishwakarma *Sarish*

Mr. Ashutosh Vishwakarma *Ashutosh*

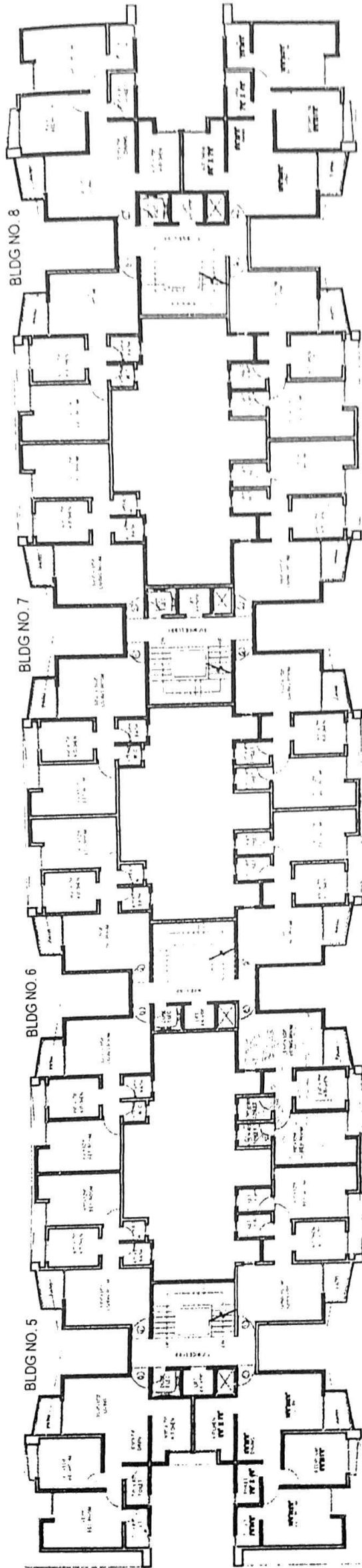
in the presence of .....



टनन-१०  
०८ २००७  
०९ / ०५

# Annexure "E"

## FOURTH FLOOR PLAN



## SADGURU COMPLEX

FLAT NO. 402 4<sup>th</sup> FLOOR IN BUILDING NO. 6

*Handwritten signature*

FLAT NO. 402

FOR SADGURU BUILDERS

PARTNER

FOR SADGURU BUILDERS

PARTNER

*Handwritten signature: Richard N. Shor*

2000  
14