

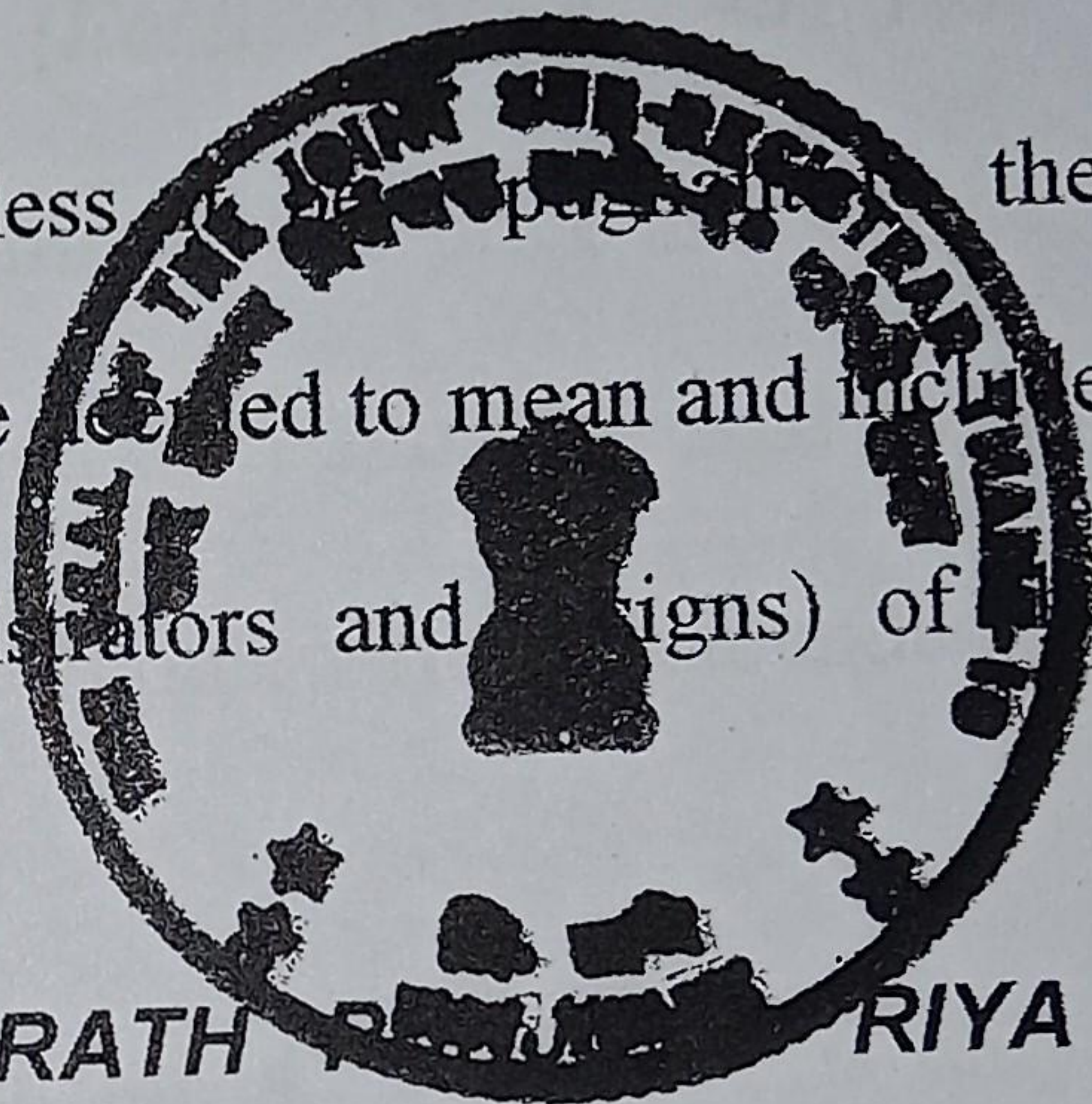
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 22nd day of August - 2006, 2006, BETWEEN **MR. RAGHUNATH ALVA** adult, Indian Inhabitant of Mumbai having his address at **Flat No. 304/B, Building No. 17, Chandresh Accord, Opp. Silver Park, Mira Bhaynder Road, Mira Road (East), Thane - 401 107.** hereinafter called the "VENDOR/TRANSFEROR"

(which expression shall unless the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART AND

Mr. RAJKUMAR DASHRATH RAJKUMAR RIYA RAJKUMAR PUNJU adults, Indian Inhabitants of Mumbai, having their address **Chandresh Accaord, Building No. 16, Flat No. 304, Opp. Silver Park, Mira Bhaynder Road, Mira Road (East), Thane-401107.**

Hereinafter called the "PURCHASER/TRANSFEREES" (which expression shall unless it be repugnant to the context for meaning thereof be deemed



For Citizen Credit Co-op. Bank Ltd.
Authorized Signatories

Citizen Credit Co-op. Bank Ltd.,
Shop Nos 34-41, Geeta Arcade-1,
Station Road, Mira Road (East),
Thane-401107.
D-5/STP/VJC.R.1009/02/2005/200-203

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2006	2006
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Handwritten signatures and initials:
Raghunath Alva
Rajkumar Punju
Rajkumar Riya

Vertical handwritten text on the right margin:
Rajkumar Punju - Mumbai - Silver Park - Mira Road - Thane

to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

AND WHEREAS by an Agreement dated 4th Day of July 1997 Between. M/s. LODHA & SANGHVI registered under the Companies Act 1956, having office at No. Vardhman Chambers, Cawasji Patel Street, Fort, Mumbai-400 002. referred as the Builders therein and the Vendor herein referred as the Purchasers therein and the said Builders agreed to sell to the Vendor and the Vendor agreed to purchase from them a **Flat No. 304/B, Building No. 17, Chandresh Accord, Opp. Silver Park, Mira Bhaynder Road, Mira Road (East), Thane - 401 107.**

admeasuring **484 Sq. ft. Buildup** at the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder.

AND

The said original Agreement dtd. 4th July 1997 is duly registered at the office of the Sub-Registrar

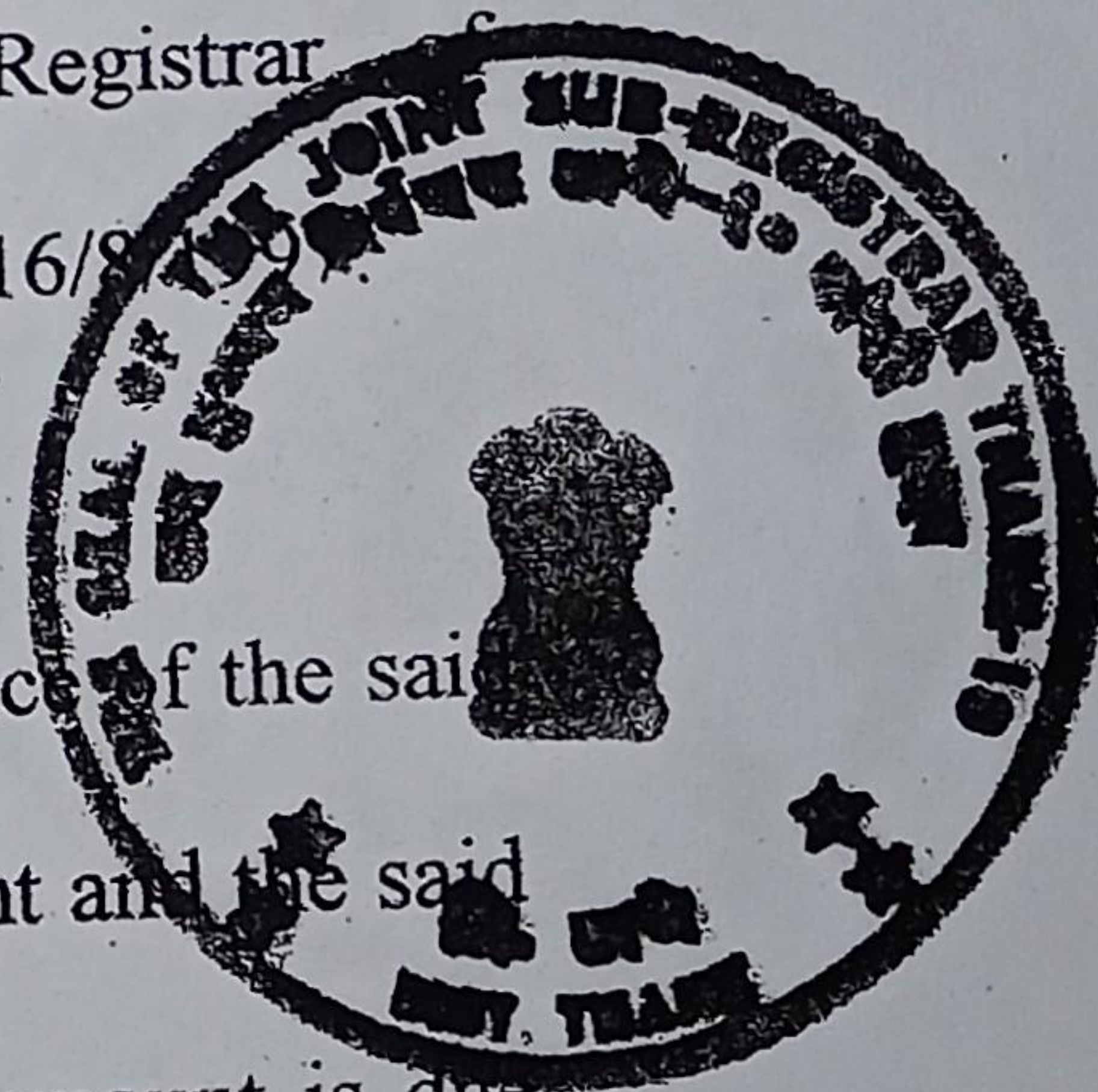
Assurances at Thane under No. 1299/97 on 16/8/97

AND

The Vendor herein paid entire purchase price of the said flat to the said builders as per the agreement and the said

Builders admitted and confirmed that no amount is due

and payable by the Vendor herein in respect of the said



Handwritten signatures:
1. *[Signature]*
2. *P. K. P.*
3. *D. A. P.*

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to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

AND WHEREAS by an Agreement dated 4th Day of July 1997 Between. M/s. LODHA & SANGHVI registered under the Companies Act 1956, having office at No. Vardhman Chambers, Cawasji Patel Street, Fort, Mumbai-400 002. referred as the Builders therein and the Vendor herein referred as the Purchasers therein and the said Builders agreed to sell to the Vendor and the Vendor agreed to purchase from them a *Flat No. 304/B, Building No. 17, Chandresh Accord, Opp. Silver Park, Mira Bhaynder Road, Mira Road (East), Thane - 401 107.* admeasuring 484 Sq. ft. Buildup at the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder.

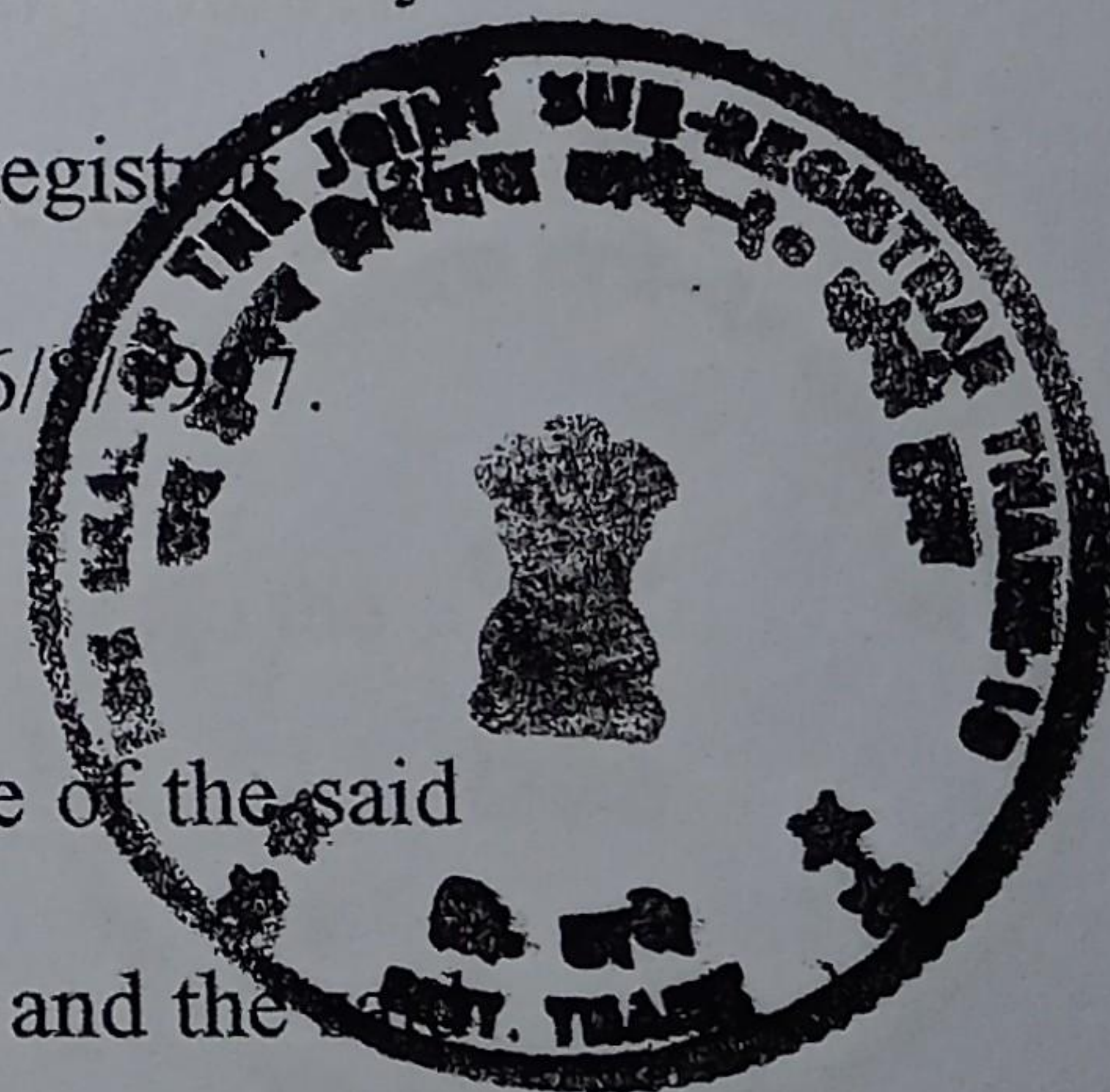
AND

The said original Agreement dtd. 4th July 1997 is duly registered at the office of the Sub-Registrar Assurances at Thane under No. 1299/97 on 16/8/1997.

AND

The Vendor herein paid entire purchase price of the said flat to the said builders as per the agreement and the

Builders admitted and confirmed that no amount is due and payable by the Vendor herein in respect of the said



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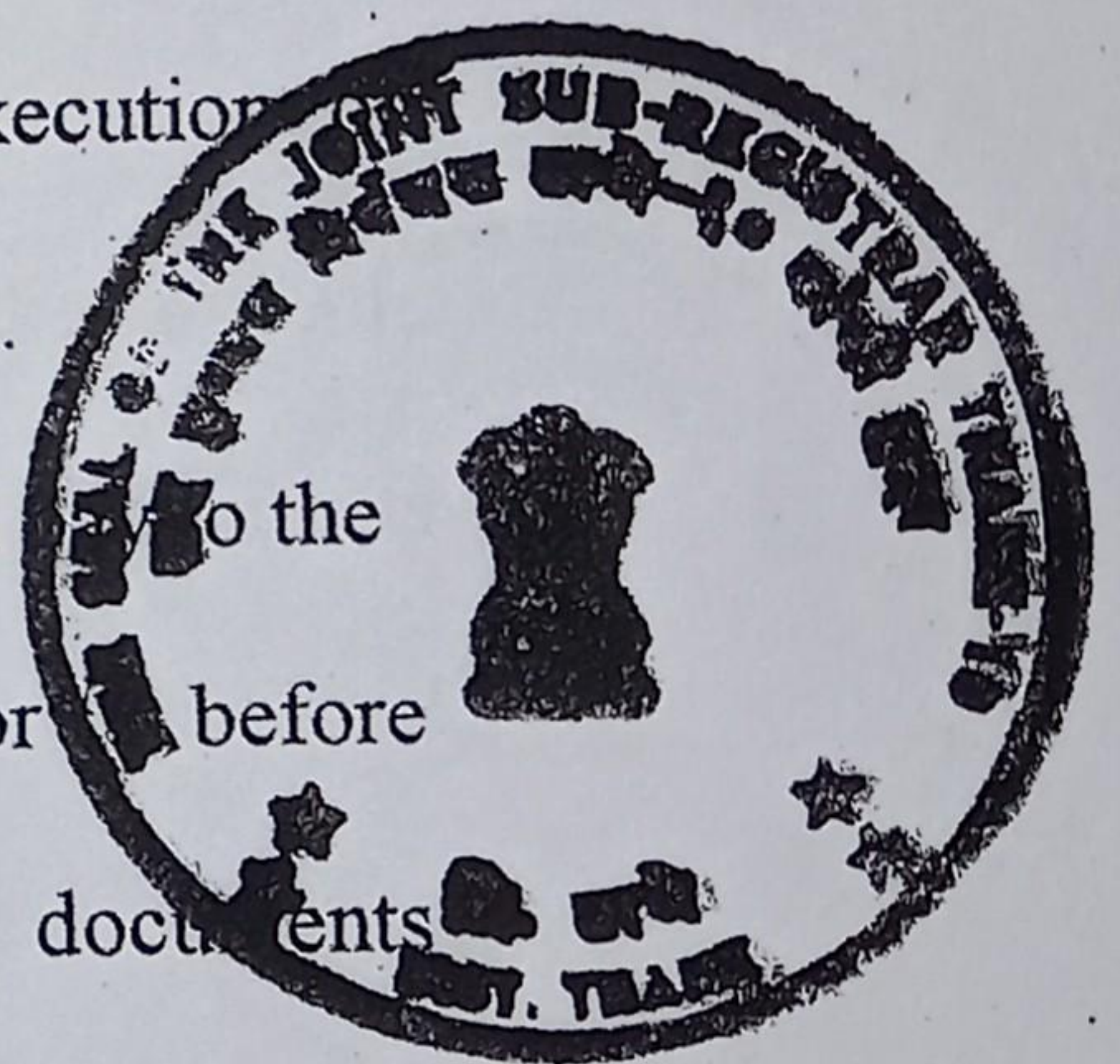
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**Flat No. 304/B, Building No. 17, Chandresh Accord,
Opp. Silver Park, Mira Bhaynder Road, Mira Road
(East), Thane - 401 107.** with the fixtures, fittings
and amenities provided there by the builders on the
land more particularly do scribed in the schedule
written hereunder.

2. In consideration of sale, assignment and transfer of
rights, title and interest in respect of the said flat with
all deposits to the credit of the Vendor herein with the
said Builders in respect of the said flat the Purchasers
shall pay to the Vendor entire amount of agreed
consideration of Rs. 4,95,000 (Rupees FOUR LAKH
NINETY FIVE THOUSAND ONLY) in the following
manners:-

a) Rs. 11,000/- The Purchasers shall pay to the
Vendor as Token Money
/Advance before execution
agreed consideration.

b) Rs. 84,000/- The Purchasers shall pay to the
Vendor on /or before
Registration of documents
being part payment of agreed
consideration.



[Handwritten signatures: P. K. P. and D. R. P. P.]

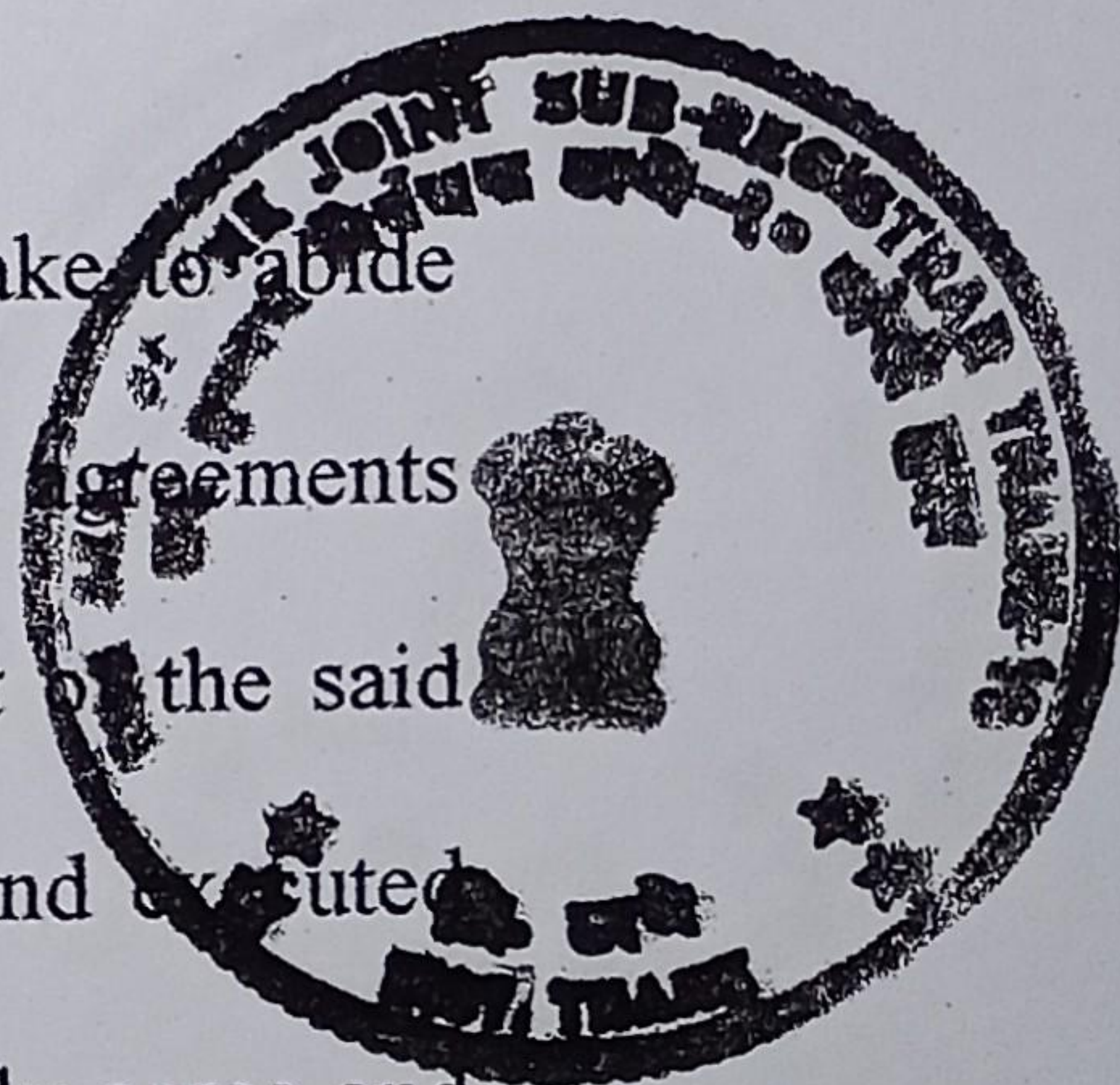
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c) Rs. 4,00,000/- (Rupees FOUR LAKH

ONLY) The Purchasers shall pay to the Vendor on/or before 15-09-2006 as balance amount of agreed consideration through housing loan scheme of any financial institution.

The Vendor doth do hereby admit and acknowledge to has received the said sum Rs. 11,000/- (Rupees ELEVEN THOUSAND ONLY) & Rs. 84,000/- (Eighty Four Thousand Only) being part payment of agreed consideration and the Vendor doth shall acquit, release and discharge every part thereof to the purchasers forever only on receipt of the balance amount of agreed consideration as mentioned hereinabove.

3. The Purchasers hereby agree and undertake to abide by all the terms and conditions of all agreements executed by the vendor herein in respect of the said flat as the Purchasers has entered into and executed the same. The Purchasers hereby expressly agree and undertake to abide by all rules and regulations and



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: THE SCHEDULE OF THE PREMISES

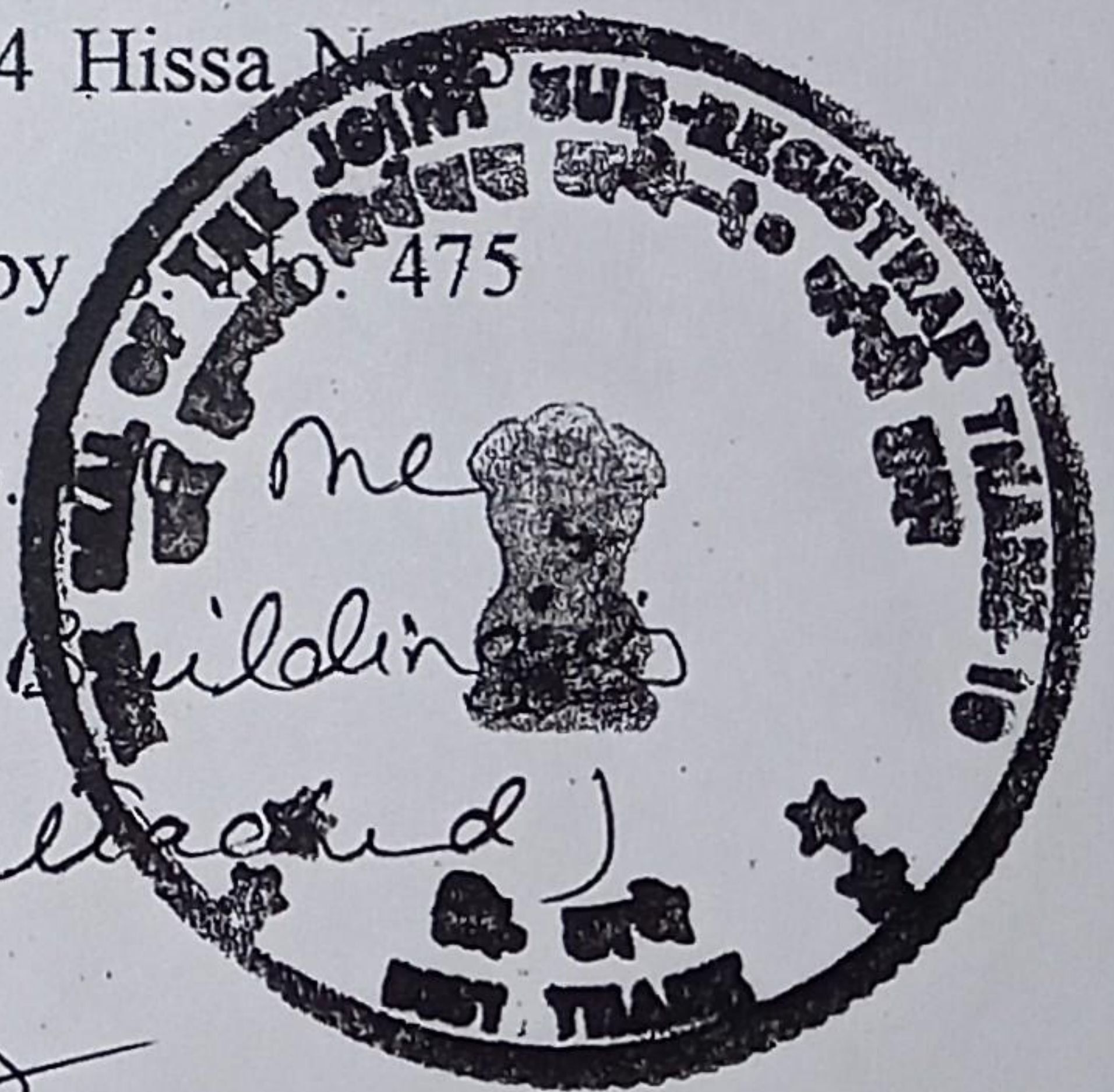
REFERRED TO

**Flat No. 304/B, Building No. 17,
Chandresh Accord, Opp. Silver Park,
Mira Bhaynder Road,
Mira Road (East),
Thane - 401 107.**

on all that piece or parcel of land or ground lying and being situated at village Bhaynder in taluka and district of Thane within limits Mira Bhayandar Municipal Corporation and in the registrations district and sub- district of Thane bearing Survey No. 471 Hissa No. (Part), S. No. 474 Hissa No. 1 and S. No. 475 Hissa No. 1. South by

(Part) West by 474 (Part) East by S. No.

Construction of said Building is 10 years old (0. Cis attached) with lift Building



Notes
P. Purohit

D. R. Punjya

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IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED SEALED & DELIVERED by the

Within named "VENDOR/TRANSFEROR"

Mr. RAGHUNATH ALVA

Raghu

In the presence of

Namuy Seque'is

[Signature]

SIGNED SEALED & DELIVERED by the

Within named "PURCHASER S/TRANSFEREES"

MR. RAJKUMAR DASHRATH PUNJU /

MRS. RIYA RAJKUMAR PUNJU

Rajoo P
R. Punju

In the presence of

[Signature]
[Signature]



रज १४
ECM २००६
१२/०६

H.P. J. [14]

No. REV. DISK/I/NAP/VII/WS/622

Office of the Collector, Thane.

Thane, 20.08.83.

- 1) Application dated 3/5/83 from Shri Pravin Kumar & Co. Partner of Chimanlal Kanuilal Gandhi & 3 others of Bhayandar Taluka Thane, District Thane.
- 2) Correspondance ending with letter No. NAP/Thane/Bhayandar/1655 Dated 4.8.83 from the A.D.T.P. Thane.
- 3) Office Order No. NAP/SR, 19/82 Date 15.7.82, from Prant Office, Thane.

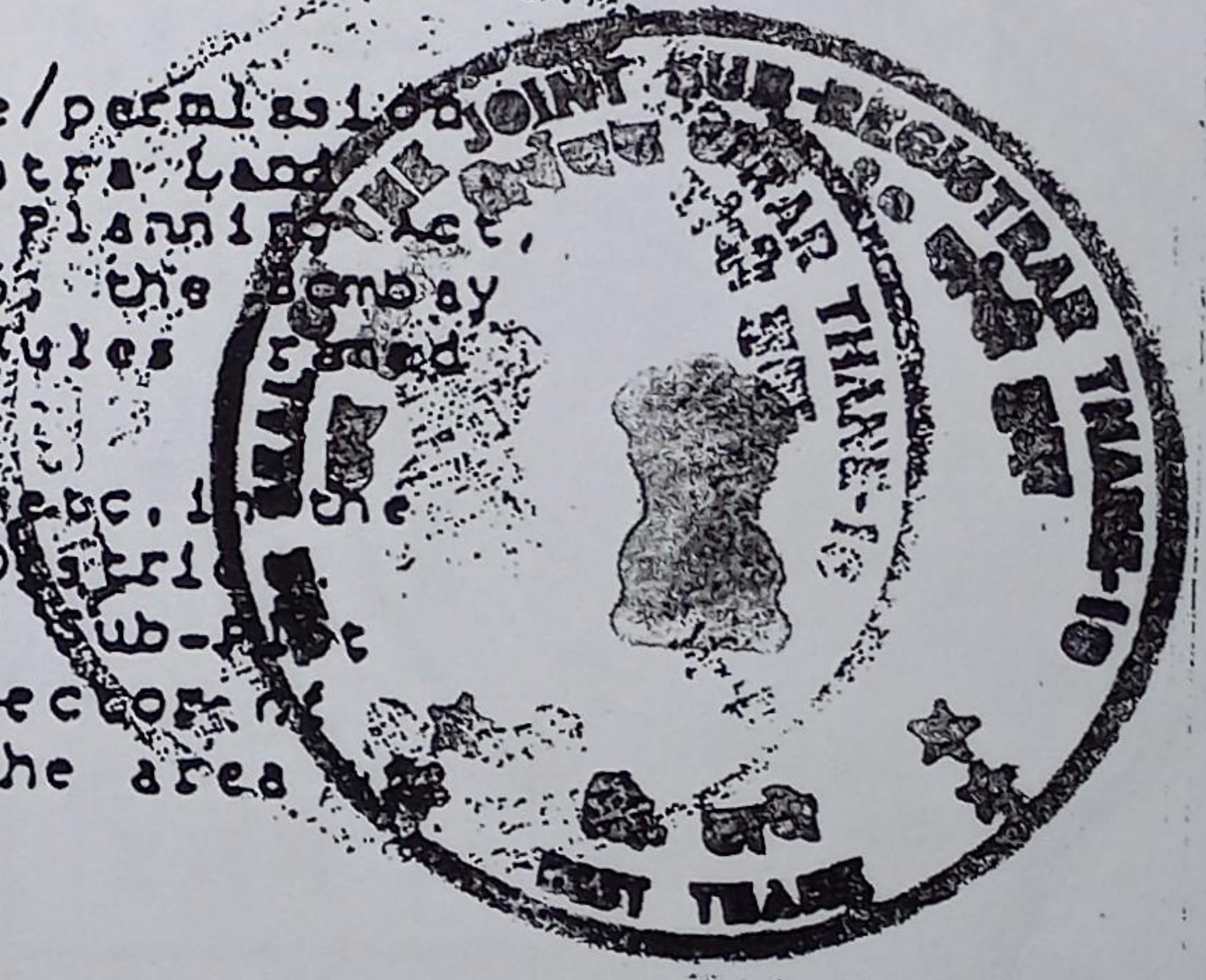
R D E R I

The land comprised in S.No. 471(pt), 474/5 and 475(pt), Bhayandar, Taluka Thane, District Thane, Shri Chimanlal Kanuilal Gandhi & 3 others of Bhayandar Taluka Thane District Thane has applied that non-agricultural permission may be granted to him/her to use an area admeasuring 29364.88 sq.mtrs. out of the said land for the non-agricultural purpose of residential cum-commercial.

In exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code, 1966 and under Section 18 of the Maharashtra Regional Town Planning Act, 1966 and the Additional Collector of Thane is pleased to grant Shri Chimanlal Kanuilal Gandhi and 3 others of Bhayandar Taluka Thane non-agricultural permission to use an area admeasuring 29364.88 sq.yds/meters, out of Survey No. 471(pt), 474/5, & 475(pt) Bhayandar Taluka Thane for the non-agricultural purpose of residential cum-commercial subject to the following conditions,

The layout permission and the sale/purpose/permission shall be subject to the provision of the Maharashtra Land Revenue Code 1966 and Maharashtra Regional Town Planning Act, 1966, Urban Land Ceiling and Regulation Act, 1975, the Bombay Tenancy and Agricultural Land Act, 1948 and the Rules framed thereunder.

All the plots open spaces, internal roads, etc. in the layout shall be demarcated on site through the District Inspector of land records, Thane and the area of sub-plot shall also be ascertained from the District Inspector of Land Records, Thane. The width of the road and the area of open space shall strictly be adhered to.



टन नं १०
८८३२/२००५
३०/८७

टन न १०
८८३२/२००५
२९/२८

1) The layout roads shall be allowed to be used by the adjacent holders for the purpose of access if required.

2) No plots shall be disposed off unless the roads in the layout are actually constructed on site and handed over to the concerned local authority, alongwith the open spaces as shown for the public purpose.

3) All the plots shall be disposed off within a period of one year from the date of this order and if the N.A. use of the land is not commenced within this stipulated period any further resale of open plots prohibited unless the specific prior permission from the undersigned.

4) That if the plot is sold or otherwise disposed off by the grantee it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and sanad to make a specific mention about this order and sanad and to make a specific mention about this in the deeds to be executed by him.

5) That this permission is to build on a plinth area of 1/3rd as specified in the situ. plans and/or building plans in the site and/or building plans annexed herewith and the remaining area of 2/3rd of the plot shall be kept vacant and open to sky.

6) That the grantee shall be bound to obtain the requisite building permission from the village panchayat before starting construction of the proposed building or other structure if any.

7) That grantee shall maintain the open marginal distances as shown in the enclosed plan.

8) That the grantee shall commence the Non Agricultural use of the land within the period of one year from the date of this order, unless the period is extended from time to time falling which the permission shall be deemed to have been cancelled.

9) That the grantee shall communicate the date of commencement of non agricultural use of the land and/or change in the use to the Tahsildar of Thane through the Talathi within one month falling which he shall be liable to be dealt with under sub-section 6 of the Maharashtra Land Revenue (Conversion of use of land and N.A.A.) Rules 1969.

10) That the grantee shall pay the Non Agricultural assessment in respect of land at the rate of 19.70 per sq. mtr. from the date of commencement of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of non-Agricultural assessment already levied is yet to expire.

11) That the Non-Agricultural assessment shall be guaranteed for the period ending 31/12/1991 after which it shall be liable to revision at the revised rate, if any.

12) That the grantee shall pay the measurement fee within one month from the date of commencement of Non-Agricultural use of the land.



टन नं १०	
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टन नं १०	
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२२/२९	

14) That the area and the non-agricultural use of the land in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

15) That the grantee shall construct substantial building and/or order structure, if any in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector, Thane in the discretion of payment by the grantee such fine, premium as may be imposed as per Government orders.

16) That the grantee shall not make any additions alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector.

17) That the grantee shall be bound to execute a sanad in form as provided in the schedule IV or V appended to the Maharashtra Land Revenue (Conversion of Use of Land and N.A.) Rules 1969 embodying therein all the conditions of this order, within a period one month from the date of commencement of the Non agricultural use of the land.

18) That the grantee shall make at his own cost the arrangement for water supply and drainage disposal without creating any insanitary conditions in the surrounding area.

19) If the grantee contravenes any of the conditions mentioned in this order and those in the sanad, The Collector Thane may without prejudice to any of the penalty to which he may be liable under the provisions of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

20) Notwithstanding any thing contained in the clause (a) above it shall be lawful for the collector of Thane to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, Thane and such removal or alteration not being carried out and recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.

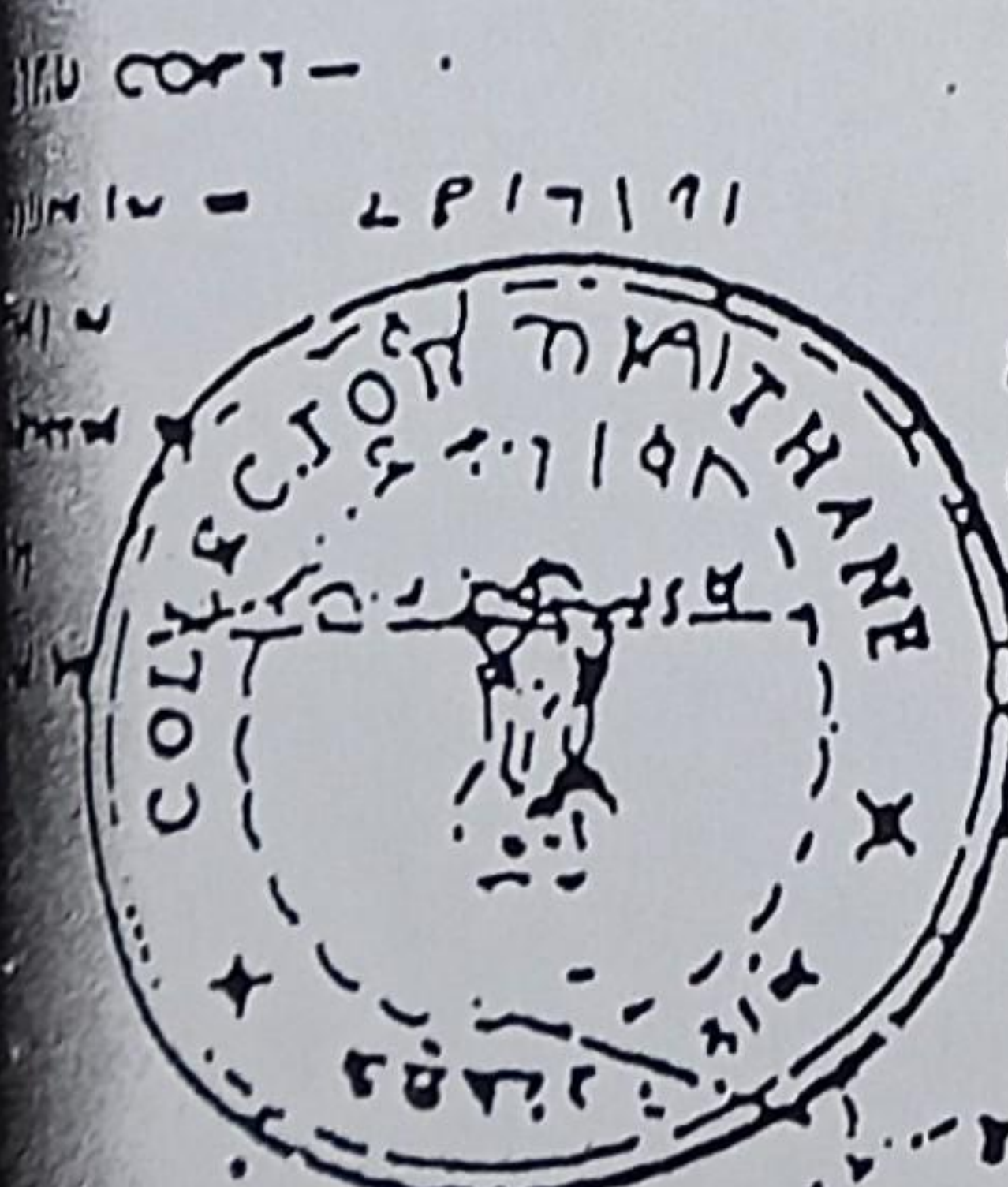
21) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat, Act, the Municipal Tax Act, etc.

22) That the grantee shall pay the conversion tax amount of which is equal to three times of the Non-Agricultural Assessment within 30 days from the date of issue of this order failing which the N.A. permission shall be liable to be cancelled amount of this tax should be paid to the Tahasildar concerned.

sd/-

(M.G. MUYAK;)

Additional Collector, Thane.



रुन न १०
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रुन न १०
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दस्तावेज क्र. ८१२२८२८/८१९२०५/८१९१४००/८१९१५०

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय कारेंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

उत्पत्ती विभागीय महासभे गांधी, भाईंदर (प.) पीन क्र. २-५०११०६.

क्र. १७२३/१८८८/६/८६-८८८

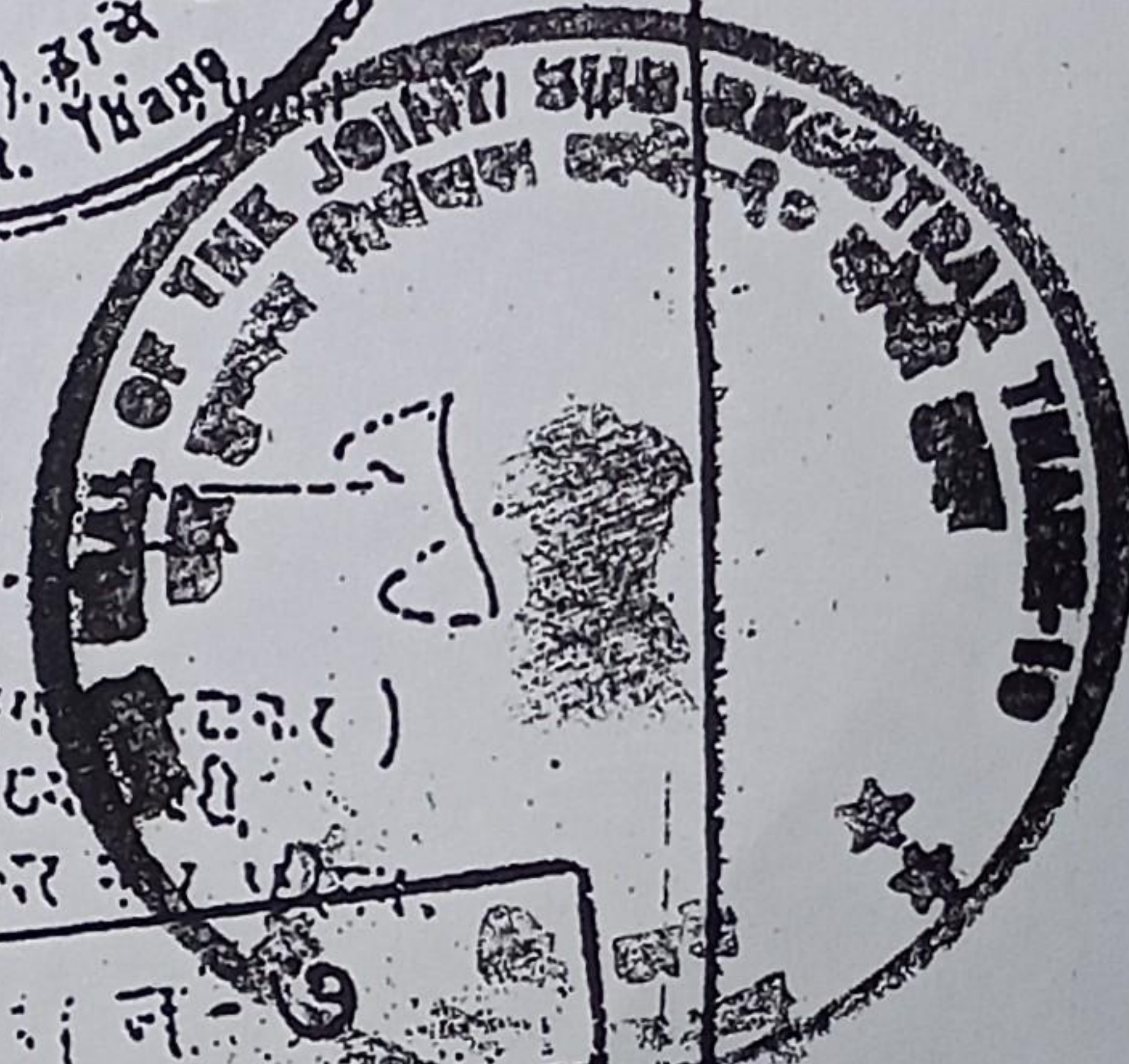
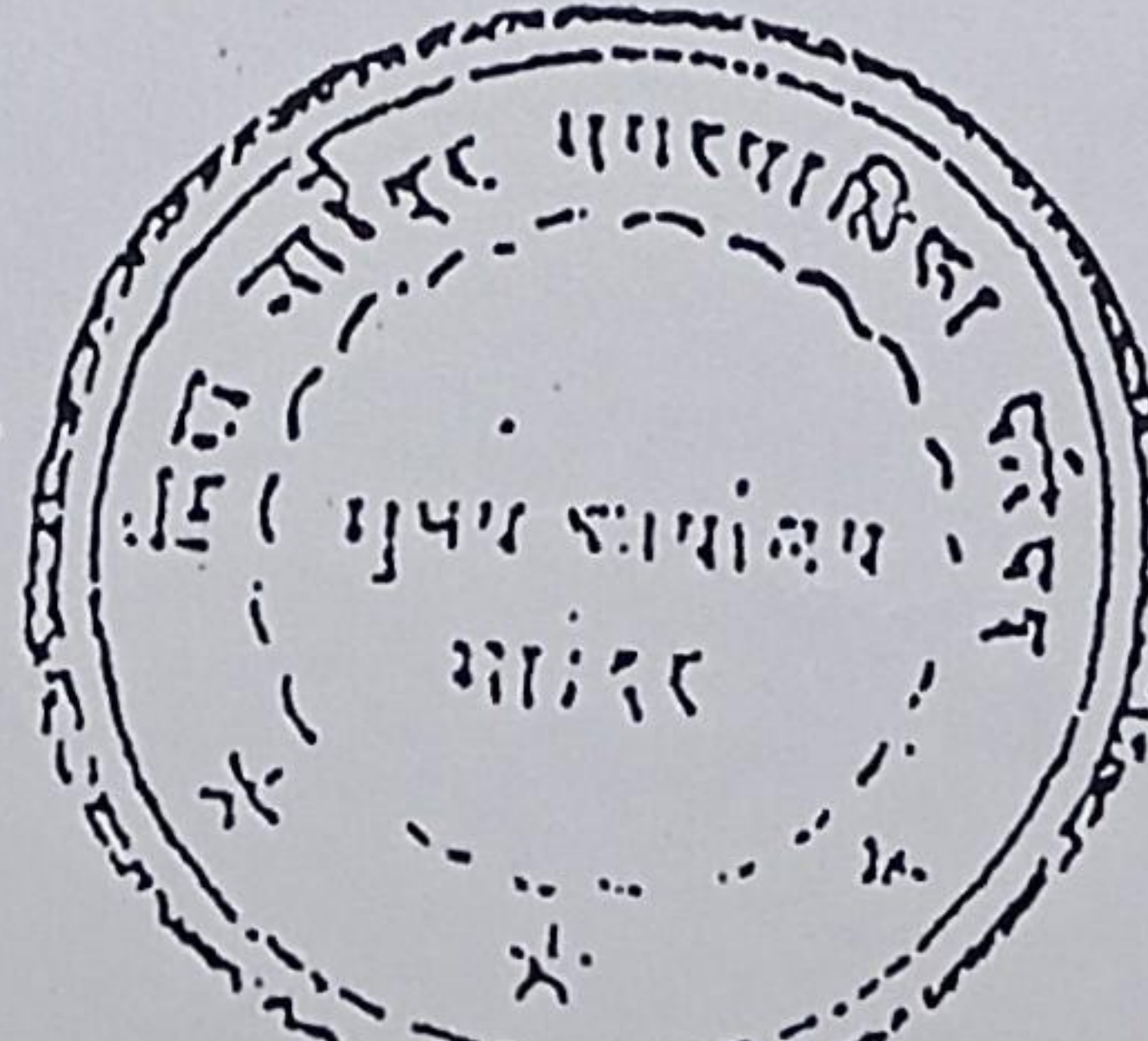
दिनांक ३/१/८६

- कारण :-
- १) मे. सोळा बॅंड रॉफ्टी प्रिमावरीत फा.सि. क्र. ३०.८.९५ चा अर्थ.
 - २) मे. राधान प्रावि. नरी नामदी तंद्रलन जणे चांचे. नदी अवेड
स. एल. सी./टी. ए./भाईंदर/च. आर. ७७३ + ७७४ + ७३२ + ७९०
दि. ५.४.१९९१ ची मंजूरी.
 - ३) मिरा भाईंदर नगरपालिका परिषद फा. क्र. २२०५/९२-९३, दि. ४.६.१९९२ अन्वये चांचे
परमाने.
 - ४) मे. अण्णर तंजळीदार (१५५५) जणे. चांचे. नदी फा. क्र. एल. ए./मि. न.
संक्र. क्र. ११०५/९३/एल. आर./२१/९३, दि. २०.१०.९३ अन्वये अर्जापत्र मंजुरी.
 - ५) मे. विठ्ठल कन्वलेट चांचे इमारत पूर्णत्वाचा पत्रासा.
 - ६) मे. सोळा चांचे इमारत चांचे. अर्जापत्र चांचे. चांचे. चांचे.

// गो . य त्त य स ता //

मिरा भाईंदर नगरपालिका क्षेत्रातील उम. नं. ४७१ मे, ४७४, दि. क्र. ५, ४७५ दि. क्र. १०. नं.
४. नं. ११६ मे, ११८/११९ मे, ११५/५ गोणे भाईंदर येथील परकुल प्रकल्पतील टी-१ टाईम मधील इमारत क्र. १
ते १३, १६, १७ व टी-२ टाईम मधील इमारत क्र. २३ ते २५ व ३४ व टी-३ टाईम मधील इमारत क्र.
१४, १५, १६ व टी-१ टाईम मधील इमारत क्र. २२ व ई-टाईम मधील इमारत क्र. १, २६ ते ३३ व एफ टा.
मधील इमारत क्र. ३३ व एन-टाईम मधील इमारत क्र. ३५ या इमारतीचे बांधकाम मे. सोळा बॅंड रॉफ्टी
प्रिमावरीत फा.सि. चांचे पूर्ण केले व उल्लेखासाठी जास्तुविशारद मे. विठ्ठल कन्वलेट चांचे इमारत
बांधकाम पूर्ण केले. सही उपरोक्ती इमारतीचा बांधकाम करणे व बांधकाम केलेला मालुम
नका अर्जापत्र द्यावे. अर्जापत्रातील पापी टाईम लक्षात घेऊन अर्जापत्रात नका. अ. नं. ११०५
मधील नगरपालिका क्षेत्रातील.

उपरोक्त बांधकाम पूर्ण केले.



५११
५०७ मि. २००६
मिरा भाईंदर नगरपालिका
Office of the Joint Sub-Registrar
(Mira-Bhayandar) District of Thane
(२००६) Thane District

(मालुम द्यावे)
मुद्रा
दिनांक ३/१/०६
२४/९
२००६
२४/२२



मिरा-भाईंदर नगरपालिका परिषद
 MIRA-BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईंदर
 एनएच १०१, मिरा-भाईंदर (प.) वीर रोड-४०१ १०१.

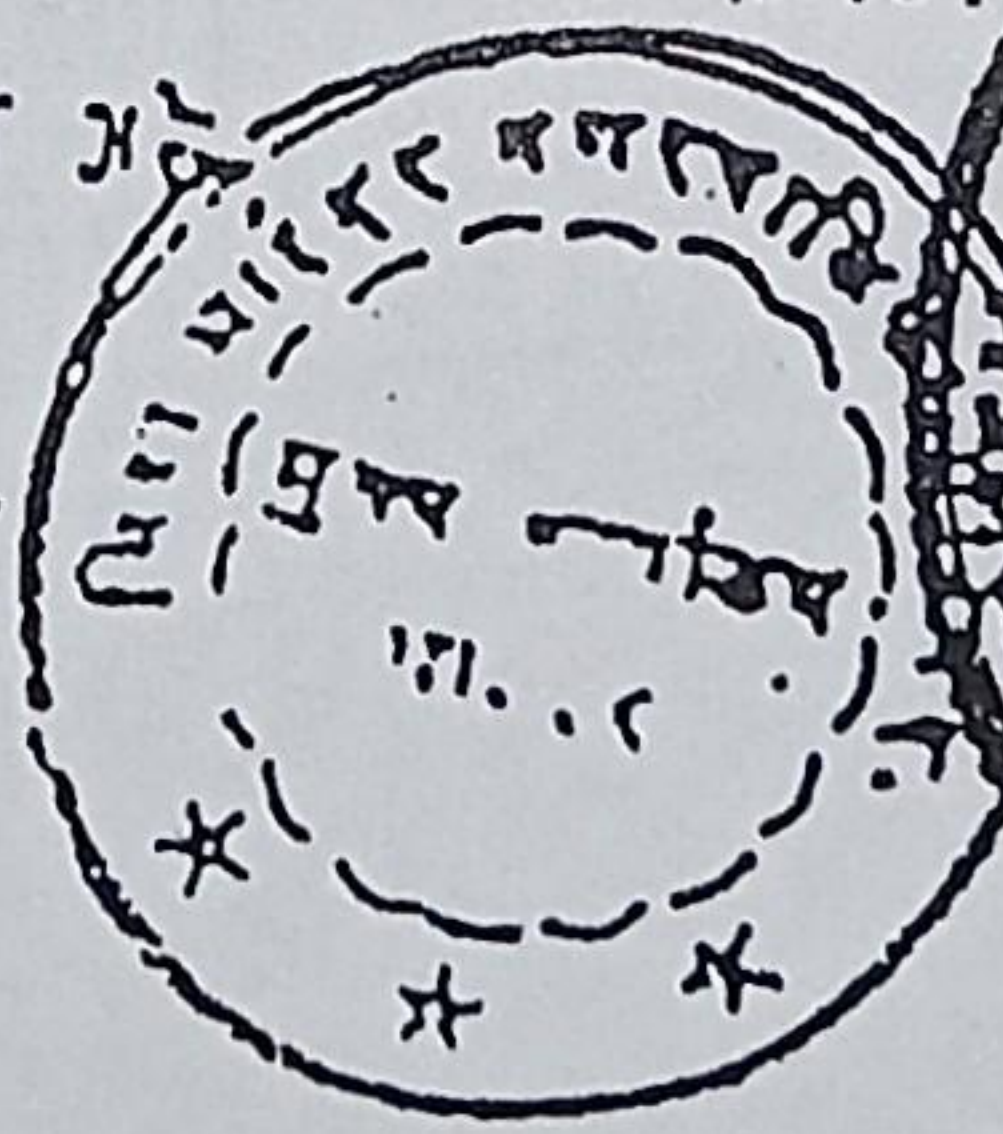
क्र. नपा/नर/२६३९/०९२२/१६.०००

- दिनांक १२/३/१०७
- वाक्ये :-
- १) म. तोटा अँड संपवी प्रिमायतेस प्रा. लि. यांचा दि. ११-२-१७ चा अर्ज.
 - २) म. सधम प्राधकारा नानरी संज्जन ठाणे यांचे वडील जादोा रु. पु. स्न. सी. /टी. २. /भाईंदर/एस. आर. ७७७ + ७७४ + ७७२ + ७१० + ७११, दि. ५. ४. १९९१ ची, मंजुरी.
 - ३) मिरा भाईंदर नगरपालिका परिषद पत्र क्र. २२०५/१२-१३, दि. ४. ६. १२ अन्वये बांधकाम परवानगी.
 - ४) मा. अप्पर तहसिलदार (अकृषित) ठाणे यांचे वडील पत्र क्र. रत्न. एस/अनाधिकृत बांधकाम/नियमानुक्रम/एस. आर. /२१/१३, दि. २६-१०-१३ अन्वये अकृषिक मंजुरी.
 - ५) म. लिड कन्सल्टंट यांचा इमारत पूर्णत्वाचा दाखना.
 - ६) म. नेत्रल्ड यांचा इमारत तांत्रिक दृष्ट्या योग्यतेचा दाखना.

मो ग व टा दा र ता

मिरा भाईंदर नगरपालिका क्षेत्रातील स. नं. ४७१९, ४७४ दि. क्र. ५, ४७५ दि. क्र. ६, नवि. स. नं. ११६ दे, ११८ दे व ११५/५ मध्ये भाईंदर येथील वेट्टा अँड अँडका एअर कंडिशनिंग डी-१ टाईप मधील इमारत क्र. ३ ते ५, सी-टाईप मधील इमारत क्र. १८ ते ३१, डी-३ टाईप मधील इमारत क्र. ६ ते ८ एफ टाईप मधील इमारत क्र. २ व आय टाईप मधील इमारत क्र. ३७ ते ३९ या इमारतींचे बांधकाम म. तोटा अँड संपवी प्रिमायतेस प्रा. लि. यांनी पूर्ण केले अन्वये वास्तुविचार म. लिड कन्सल्टंट यांनी इमारत पूर्णत्वाचा दाखना तादर केला आहे. तरी उपरोक्त इमारतींचा वापर करणे व बांधकाम तेवढा विद्युत पुरवठा होणे नगरपालिकेची हरकत नाही. शहरातील इमारतींना प्रेता आपणात नव्हे कनेक्शन देण्यात येईल याची हमी नगरपालिका देणार नाही.

तदय दाखना दिता असे



टन न १०	
७५१३	२००५
९२१	२३

टन न १०	
३३१४	२००६
२५/२८	२००६
२५/२८	

५ नं -
 ७२ निमाग-

6845393

सूची क्र.2

दय्यम निबंधक : सह दु.नि.का-ठाणे 10

05-01-2024

दस्त क्रमांक : 6845/2006

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : भाईंदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.495000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 601158
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजे [गांव] भाईंदर क्रमांक 1 (मिरा भाईंदर महानगरपालिका), उपविभागाचे नाव - 1/13 - जे) भु-विभाग हदी मौजे भाईंदर गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती सर्व्हे क्रं. सदर मिळकत सर्व्हे. नंबर - 116 मध्ये आहे. सदनिका क्रं 304,3रा मजला,विंग-बी,बि नं-17,चंद्रेश अॅकोड,मिरा-भाईंदर रोड,मिरारोड पूठाणे. इमारत 10वर्ष जुनी आहे.
(5) क्षेत्रफळ	44.98 चौ.मि.बिअप.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रघुनाथ - अलवा वय:- 43पत्ता:- बी/३०४पिन कोड:--पॅन नं:--
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-राजकुमार दशरथ पुंजु वय:- 28पत्ता:- ३०४/१६पिन कोड:--पॅन नं:- AMPPP9071M 3): नाव:- रीया राजकुमार पुंजु वय:- 27पत्ता:- वरील प्रमाणेपिन कोड:--पॅन नं:- AMPPPPP9073K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2006
(10) दस्त नोंदणी केल्याचा दिनांक	28/08/2006
(11) अनुक्रमांक, खंड व पृष्ठ	6845/2006
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	12700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	6020
(14) शेर	-