

Shree

Agreement for Sale

Village:- Ris Tal-g Khalapur

Document No:- 2366/2020

Date:- 14/09/2020

Anmol Dalbir Singh Saini

462/2366

Monday, September 14, 2020

4:50 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 2717 दिनांक: 14/09/2020

गावाचे नाव: रीस

दस्तऐवजाचा अनुक्रमांक: कलर-2366-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनमोल दलबीर सिंह सैनी - -

नोंदणी फी

रु. 18000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 19300.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

5:09 PM ह्या वेळेस मिळेल.

  
दुय्यम नोदणी अधिकारी, खालापूर

बाजार मूल्य: रु.1521000/-

मोबदला रु.1800000/-

भरलेले मुद्रांक शुल्क : रु. 54000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1409202006050 दिनांक: 14/09/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.18000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004319418202021E दिनांक: 14/09/2020

बँकेचे नाव व पत्ता:



मुळ दस्त परत मिळाला  
दिनांक.....१५/०९/२०

9320585101

---

90043)5555



CHALLAN  
MTR Form Number-6



GRN	MH004319418202021E	BARCODE			Date	14/09/2020-12:43:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLR_KHALAPUR SUB REGISTRAR			PAN No.(If Applicable)	FTLPS1710N			
Location	RAIGAD			Full Name	Anmol Dalbir Singh Saini			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO B1-001 VASHNAVINAGARI B WING			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	54000.00		Road/Street	VILLAGE RIS TAL KHALAPUR DIST RAIGAD			
0030063301	Registration Fee	18000.00		Area/Locality	450 SQ FT			
				Town/City/District				
				PIN		4	1	0 2 2 2
				Remarks (If Any)	PAN2=ACIPK0311N--SecondPartyName=MANOJ BHIKAMCHAND KUCHERIYA--CA=1800000--Marketval=1524000			
				Amount In	Seventy Two Thousand Rupees Only			
Total			72,000.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332020091412624	2629276616			
Cheque/DD No.		Bank Date	RBI Date	14/09/2020-12:50:16	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID

Mobile No. : 8545555555

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन क्वॉड ट्रयम निवधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Shree

Agreement for Sale

Date 14<sup>th</sup> day of September 2020



Print Date 14-09-2020 12:50:27

Anmol Saini

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1409202006050

Date 14/09/2020

Received from ANMOL DALBIR SINGH SAINI, Mobile number 8544444444, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.

Payment Details

Bank Name IBKL

Date 14/09/2020

Bank CIN 10004152020091405438

REF No. 2631095874

This is computer generated receipt, hence no signature is required.

₹ 1300/-  
23EE/2020  
2 / EY







CHALLAN  
MTR Form Number-6



GRN	MH004319418202021E	BARCODE			Date	14/09/2020-12:43:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLR_KHALAPUR SUB REGISTRAR			PAN No.(If Applicable)	FTLPS1710N			
Location	RAIGAD			Full Name	Anmol Dalbir Singh Saini			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO B1-001 VASHNAVINAGARI B WING			
Account Head Details			Amount In Rs.	Premises/Building				
0030046401	Stamp Duty		54000.00	Road/Street	VILLAGE RIS TAL KHALAPUR DIST RAIGAD			
0030063301	Registration Fee		18000.00	Area/Locality	450 SQ FT			
				Town/City/District				
				PIN		4	1	0 2 2 2
				Remarks (If Any)	PAN2=ACIPK0311N~SecondPartyName=MANOJ BHIKAMCHAND KUCHERIYA-CA=1800000~Marketval=1500000			
				Amount In	Seventy Two Thousand Rupees Only			
			72,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
	Cheque-DD Details			Bank CIN	Ref. No.	6910332020091412624	2629276616	
Cheque/DD No.				Bank Date	RBI Date	14/09/2020-12:50:16	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

DEFACED  
₹ 72000.00  
DEFACED

Department ID: \_\_\_\_\_ Mobile No. : 8545555555  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दफ्तरी निबंधक कार्यालयत नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलान लागू नाही.

Challan Defaced Details  
23/09/2020  
3/EY

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-462-2366	0001932018202021	14/09/2020-16:50:00	IGR156	18000.00
2	(IS)-462-2366	0001932018202021	14/09/2020-16:50:00	IGR156	54000.00
Total Defacement Amount					72,000.00



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1409202006050	Receipt Date	14/09/2020
-----	---------------	--------------	------------

Received from ANMOL DALBIR SINGH SAINI, Mobile number 8544444444, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered on Document No. 2366 dated 14/09/2020 at the Sub Registrar office S.R. Khalapur of the District Raigarh.



**Payment Details**

Bank Name	IBKL	Payment Date	14/09/2020
Bank CIN	10004152020091405438	REF No.	2631095874
Deface No	1409202006050D	Deface Date	14/09/2020

This is computer generated receipt, hence no signature is required.

₹ 1300  
2366/2020  
8/EY



## **-: AGREEMENT FOR SALE :-**

(In respect of sale of Flat No. **B1-001, Ground Floor** admeasuring **450 sq.ft. (41.82 sq.mt.)** of carpet area along in “**B**” WING on **OWNERSHIP BASIS**, in ‘**VAISHNAVI NAGARI**’, being constructed on the consolidated N.A. property bearing Survey no. 166, Hissa No.2A, admeasuring about **5920 sq. meters** Land situated at **Rees, Taluka Khalapur, District - Raigad** within the limits of **Group Grampanchayat, Wasambe - Mohapada, Taluka Khalapur, District Raigad.**

**THIS AGREEMENT** is made and entered into at **Rees**, this **08<sup>th</sup>** day of **April** in the **CHRISTIAN YEAR TWO THOUSAND NINETEEN**

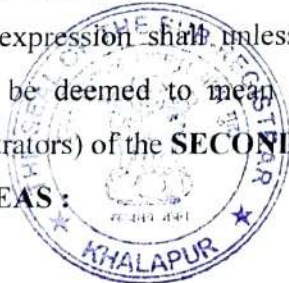
### **B E T W E E N**

**MANOJ BHIKACHAND KUCHERIA**, Age 48 years, Occupation - Business (Pan No. **ACIPK0311N**) Residing at **Mohapada, Taluka-Khalapur Dist. Raigad**, hereinafter referred to as “**the OWNER**” (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the **FIRST PART**;

### **A N D**

**ANMOL DALBIR SINGH SAINI**, Age 24 years, Occupation – Service/Business, (Pan No. **FTLPS1710N**) Residing at – **KABAL SINGH MANSION 1<sup>ST</sup> FLOOR, AGRA ROAD, THANKAR PADA, OPP. MAHAVIR JAIN SCHOOL KALYAN WEST THANE 421301**, hereinafter referred to as “**the PURCHASER/S**” (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors and administrators) of the **SECOND PART**;

**WHEREAS :**



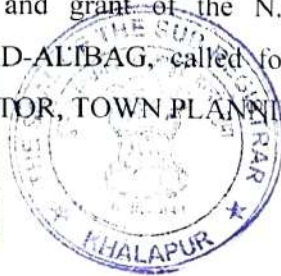
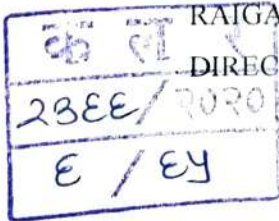
*Anmol Saini.*  
*[Signature]*



1) WHEREAS By Sale deed dated 26/05/1994 executed by Mr. Dama Barku Jambhale & Mr. Nathu Barku Jambhale therein referred to as "the vendor" and Mr. Manoj Bhikchand Kucheria & Mrs. Panabai Panalal Dugad & Mr. Hiralal Pannalal Dugad therein referred to as "the Purchaser" (hereinafter for the sake of brevity referred to Survey No. 166, Hissa No. 2A, at Rees, Tal. Khalapur, Dist. Raigad, admeasuring 59.2 Gunthas, thereinafter for the sake of brevity referred to as "the said land") for a total consideration and subject to the terms and condition and covenants as contained in the said Sale deed and the same was duly registered vide Registration Document No. 1050 dated 26/05/1994.

2) WHEREAS By Development Agreement dated 25<sup>th</sup> MAY 2012 between Mr. Manoj Bhikchand Kucheria & Mrs. Panabai Panalal Dugad & Mr. Hiralal Pannalal Dugad hereinafter referred to as "The owners" and M/S R. G. DEVELOPERS a partnership firm, through its authorized Partner MR. RAJENDRA. VITHALRAO KOLKAR & MR. PARESH. B. PATEL, Mr. Hiralal Shamji Rangani & Mr. Babulal Shamji Patel HEREIN referred to as "the said Agreement") the Owners have develop that piece or parcel of land bearing Survey No. 166, Hissa No. 2A, at-Ris, Tal. Khalapur, Dist. Raigad, admeasuring 59.2 Gunthas, thereinafter for the sake of brevity referred to as "the said land") for sharing basis in the ratio of 42.50% for the owners and 57.50% for the Developers.

3) The said 1) **MR. MANOJ BHIKCHAND KUCHERIA**, 2) **MRS. PANABAI PANALAL DUGAD**, 3) **MR. HIRALAL PANALAL DUGAD** made an application dated 15-03-2011 to the COLLECTOR, RAIGAD-ALIBAG, for sanction of the PLAN and grant of N.A. PERMISSION for residential purpose. Prior to sanction of the PLAN and grant of the N.A. PERMISSION, the COLLECTOR, RAIGAD-ALIBAG, called for the REPORT from the ASSISTANT DIRECTOR, TOWN PLANNING, ALIBAG.



*Anmol Saini*

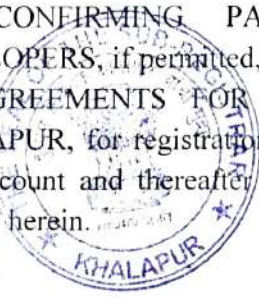
*[Handwritten signature]*

After considering the report and/or the recommendations made by the ASSISTANT DIRECTOR, TOWN PLANNING, THANE, the COLLECTOR, RAIGAD-ALIBAG, by his **ORDER** bearing **NO. MASHA/L.N.1(c) S.R.100/2011** dated **14/02/2012** sanctioned the PLAN on dated 23/01/2012 and granted **N.A. PERMISSION** for residential purpose in respect of the said property, namely, **SURVEY NO. 166 HISSA NO. 2A** admeasuring 0 H. 59 ARES 2 POINT, on the terms and conditions more elaborately set out in the said ORDER. According to the sanctioned PLAN.

4) **MR. MANOJ BHIKCHAND KUCHERIA, 2) MRS. PANABAI PANALAL DUGAD, 3) MR. HIRALAL PANALAL DUGAD** all residing at Mohapada, Taluka Khalapur, District Raigad, i.e. the CONFIRMING PARTY herein, also executed an **IRREVOCABLE POWER OF ATTORNEY** dated **25.05.2012**, which was lodged with the SUB-REGISTRAR, KHALAPUR, for registration on the even day at **SERIAL NO. K.L.R.-2315/ 2012**, "The DEVELOPERS to construct WINGS "A1, A2, A3, B1, B2, B3, C1, C2, C3", as aforesaid, in accordance with the plans sanctioned and the construction permission granted by the COLLECTOR RAIGAD ALIBAUG, and to enter into with the prospective purchasers the AGREEMENTS FOR SALE as contemplated under the provisions of the **MAHARASHTRA OWNERSHIP FLAT (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963** and the **RULES** made there under, and to sell FLAT of their share in WINGS ""A1, A2, A3, B1, B2, B3, C1, C2, C3"" for such prices and on such terms and conditions as may be fixed by the DEVELOPERS and to receive the sale proceeds thereof and appropriate the same by them.

The CONFIRMING PARTY herein also authorized the DEVELOPERS, if permitted, to sell the premises of his share and lodge the AGREEMENTS FOR SALE before the SUB-REGISTRAR, KHALAPUR, for registration thereof and to receive the sale price on their account and thereafter transfer the same to the CONFIRMING PARTY herein.

क व  
23EE/2012  
6/एय



Anmol Saini  
25/05/2012



5) The DEVELOPERS have appointed M/s. **VASTUKALP**, as the **ARCHITECTS**, registered with the **COUNCIL OF ARCHITECTS**, having their **OFFICE "SHIV COMPLEX"**, **SHOP NO. 7 & 8, NEAR PANVEL MUNICIPAL COUNCIL, PANVEL - 410 206**, who have prepared the plans of the buildings proposed to be constructed on the said amalgamated plots. The DEVELOPERS have also appointed M/s. **VASTUKALP** as the **R.C.C. & STEEL STRUCTURAL ENGINEERS**, having their **OFFICE at "SHIV COMPLEX"**, **SHOP NO. 7 & 8, NEAR PANVEL MUNICIPAL COUNCIL, PANVEL - 410 206**, who have prepared the structural design and drawings of the buildings and the DEVELOPERS accept the professional supervision of the **ARCHITECTS** and the **STRUCTURAL ENGINEERS** till the completion of construction of the said buildings.

6) The title in respect of the said **PROPERTY** together with the rights of the **OWNER** to develop the said **PROPERTY** has been certified by **Advocate G. V. Mukane B. COM., LLB (Advocate High Court)** vide his **TITLE** dated 17.06.2010 a copy whereof is annexed hereto.

7) In pursuance of the said sanctioned plans, the DEVELOPERS have commenced construction on the said **WINGS "A1, A2, A3, B1, B2, B3, C1, C2, C3"**, in the building complex to be known as **"VAISHNAVI NAGARI"**. Each of the said **WINGS** shall consist of partly **STILT** and partly **GROUND FLOOR** and **THREE UPPER FLOORS**.

8) The copies of (1) **CERTIFICATE OF TITLE** issued by **Advocate G. V. Mukane B. COM., LLB (Advocate High Court)** (2) **7/12 EXTRACTS** pertaining to the aforementioned property, (3) **FLOOR PLAN**, (4) **CONSTRUCTION PERMISSION** granted by the **COLLECOTER RAIGAD ALIBAUG**, and (5) the **LIST OF AMENITIES** to be provided in the **FLAT** in the said **WINGS**, are annexed hereto.

क	र
23EE	
L	61



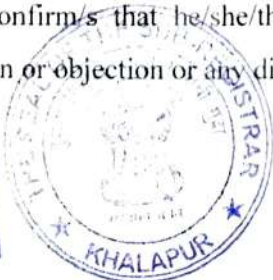
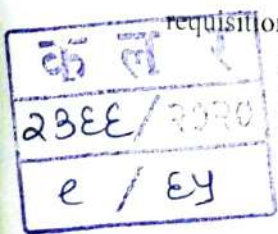
Annexed

Handwritten signature

9) With intention to purchase a FLAT in the said building complex, the PURCHASER/S requested the OWNER to give inspection of all the documents of title and other papers relating to the said PROPERTY and the OWNER have accordingly given inspection of such documents, including the **AGREEMENT FOR DEVELOPMENT** dated **25.05.2012**, the and the **IRREVOCABLE POWER OF ATTORNEY** both dated **25/5/2012**, the sanctioned plans, designs and specifications and of such other documents as are specified under the **MHARASHTRA OWNERSHIP FLAT (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER)**.

10) With intention to purchase a FLAT in the said building complex, the PURCHASER/S requested the OWNER to give inspection of all the documents of title and other papers relating to the said PROPERTY and the OWNER have accordingly given inspection of such documents, including the **AGREEMENT FOR DEVELOPMENT** dated **25.05.2012**, the **SUPPLEMENTARY AGREEMENT** dated **25/03/2014** the and the **IRREVOCABLE POWER OF ATTORNEY** both dated **25/5/2012**, the sanctioned plans, designs and specifications and of such other documents as are specified under the **MHARASHTRA OWNERSHIP FLAT (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER)**.

11) Upon perusal of the documents referred to above, the PURCHASER/S has/have satisfied himself/herself/themselves as to the title of the OWNER, as also the rights of the OWNER to develop the said PROPERTY and has/have accepted the **CERTIFICATE OF TITLE** dated **30/05/2012** issued by **SHRI Advocate G.V.Mukane B.Com, LLB, ADVOCATE HIGH COURT**, and the PURCHASER/S hereby confirm/s that he/she/they shall not be entitled to raise any requisition or objection or any dispute in that behalf.

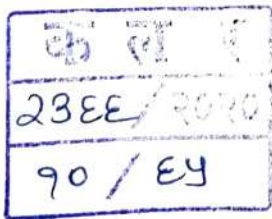


*Anmol Saini*  
*[Signature]*



12) The PURCHASER/S applied to the OWNER for allotment of a FLAT, being **FLAT NO. B1-001** admeasuring **450 sq.ft. (41.82 sq.mt.) of carpet area** along on the **GROUND FLOOR** in **WING “B”** in the building complex to be known as **“VAISHNAVI NAGARI”**, more specifically described in the **SECOND SCHEDULE** hereunder written, for the lump sum consideration of **Rs. 18,00,000/- (RUPEES EIGHTY LACS ONLY)**. The said price is excluding the amount of **STAMP DUTY, REGISTRATION FEE** relating to this **AGREEMENT, M.S.E.B. CHARGES (METER DEPOSIT, S.L.C. CHARGES, CABLE CHARGES, COMMON ELECTRICITY CHARGES), WATER CONNECTION CHARGES, DOCUMENTATION CHARGES, DEVELOPMENT CHARGES** and proportionate share of formation and registration of **CO-OPERATIVE HOUSING SOCIETY**, transformer, if any, and the **STAMP DUTY, REGISTRATION FEE**, required for transfer of the building with the land underneath, in favour of a **CO-OPERATIVE HOUSING SOCIETY** or other organization that may be formed of the purchasers of the premises in the said building, as also (a) **the SALES TAX/WORKS CONTRACT TAX/VAT levied by and/or payable to the STATE GOVERNMENT;** and (b) **the SERVICE TAX/G.S.T. levied by and/or payable to the CENTRAL GOVERNMENT, as per the RULES prescribed in that by the STATE/CENTRAL GOVERNMENT in that behalf.**

The PURCHASER/S shall bear and pay the **STAMP DUTY, REGISTRATION FEE**, required for transfer of the land and building, in favour of a **CO-OPERATIVE HOUSING SOCIETY** or other organization that may be formed of the purchasers of the premises in the said **WINGS/PROJECT**.



Anmol Saini

Handwritten signature



13) The PURCHASER/S has/have accordingly agreed to purchase the said **FLAT** with full notice and knowledge of the **AGREEMENT FOR DEVELOPMENT** dated **25/05/2012**, the said **SUPPLEMENTARY AGREEMENT** dated **25/03/2014** and the **IRREVOCABLE POWER OF ATTORNEY** both dated **25/5/2012-**, and also subject to the terms and conditions of the **CONSTRUCTION PERMISSION/sanctioned plans**.

14) Relying upon the said application, declaration and agreement the **OWNER** have agreed to sell the said **FLAT** to the **PURCHASER/S** on **OWNERSHIP BASIS** at the price and upon the terms and conditions hereinafter appearing.

15) In this **AGREEMENT** the term '**FLAT**' '**OFFICE**' shall include the **FLAT** or the rights hereby agreed to be sold and the term "**PURCHASER/S**" shall include **PURCHASER/S** or **PURCHASERS** of **FLAT** or rights hereby agreed to be sold and also include the plural and the feminine gender of the **PURCHASER/S**.

16) Under **SECTION 4** of the **MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963**, the **OWNER** are required to execute written **AGREEMENT FOR SALE** of the **FLAT** to the **PURCHASER/S**, being in fact these presents and upon this **AGREEMENT** lodged for registration under the **REGISTRATION ACT, 1908** with the **SUB-REGISTRAR** concerned by the **PURCHASER/S** and the **OWNER** being informed about the same, the **OWNER** are required to admit the execution thereof before the **SUB-REGISTRAR** concerned.

17) The parties hereto are desirous of recording the terms and conditions agreed between them as hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS  
HEREBY AGREED BY AND BETWEEN THE PARTIES  
HERETO AS FOLLOWS:



क ल र
23EE / 2020
99 / 81

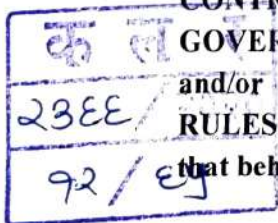
*Handwritten signature*

Anmol Saini.

1. **M/S R.G.DEVELOPERS**, i.e. the DEVELOPERS herein, shall put up construction of WINGS "A1, A2, A3, B1, B2, B3, C1, C2, C3", in the residential- building complex to be known as "VAISHNAVI NAGARI" each consisting of partly STILT and partly **GROUND FLOOR** and **THREE UPPER FLOORS**, on the consolidated N.A. property Survey no. 166, Hissa No.2A, admeasuring about **5920 sq. meters** Land situated at Rees, Taluka Khalapur, District-Raigad within the limits of Group Grampanchayat, Wasambe-Mohapada, Taluka Khalapur, District Raigad., more particularly described in the **FIRST SCHEDULE** hereunder written, in accordance with the plans, designs, specifications etc. sanctioned by and the **CONSTRUCTION PERMISSION** granted by the ASSISTANT DIRECTOR, TOWN PLANNING, THANE, the COLLECTOR, RAIGAD-ALIBAG, which have been seen and approved by the PURCHASER/S with such variations and modifications as the OWNER may consider necessary or as may be required by the concerned AUTHORITIES.

(I) SECURITY DEPOSIT FOR INDIVIDUAL ELECTRICITY METER, MSEB SLC CHARGES, PROPORTIONATE SHARE OF COST OF BOARD WIRING, ELECTRICITY SUPPLY CABLE, ELECTRICITY METER and DEPOSIT FOR WATER CONNECTION and CHARGES FOR WATER CONNECTION and WATER PIPELINE UPTO THE UNDERGROUND WATER TANK, (II) CHARGES FOR DOCUMENTATION AND LEGAL FEES OF DRAFTING OF THIS AGREEMENT, and (III) PROPORTIONATE SHARE IN THE DEVELOPMENT CHARGES, if any, payable to the COLLRCTOR RAIGAD ALIBAUG & GRAMPANCHAYAT WASMBE.

In addition to the price of the said FLAT, the PURCHASER/S shall pay the amounts on account of (a) the **SALES TAX/WORKS CONTRACT TAX/VAT** levied by and/or payable to the **STATE GOVERNMENT**; and (b) the **SERVICE TAX/G.S.T.** levied by and/or payable to the **CENTRAL GOVERNMENT**, as per the **RULES** prescribed by the **STATE/CENTRAL GOVERNMENT** in that behalf.



*Anmol Saini.*

*Mohd. Khan*

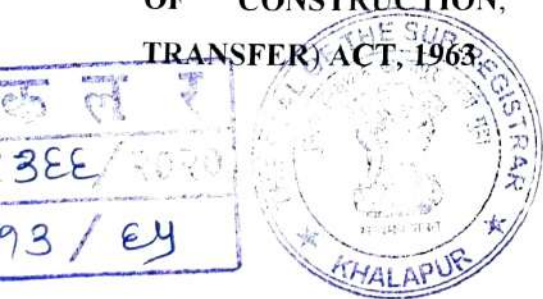


The PURCHASER/S shall pay the amounts as aforesaid on the due dates without fail and without any delay or default, as the time in respect of the said payments is the essence of the contract.

The OWNER will forward to the PURCHASER/S intimation having carried out the aforesaid work at the address given by the PURCHASER/S in this AGREEMENT and the PURCHASER/S will be bound to pay the amount of installments within **EIGHT DAYS** of the OWNER dispatching such intimation under **CERTIFICATE OF POSTING** at the address of the PURCHASER/S as given in **CLAUSE 33** of this AGREEMENT.

2 The OWNER hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the COLLRCTOR RAIGAD ALIBAUG, GROUP GRAMPANCHAYAT WASMBE, MOHOPADA and/or other concerned AUTHORITIES at the time of sanctioning the plans or thereafter and before handing over possession of the said FLAT to the PURCHASERS, the OWNER shall obtain from the GROUP GRAMPANCHAYAT WASMBE, MOHOPADA the **OCCUPATION** and/or **COMPLETION CERTIFICATE** in respect of the said WINGS/BUILDING.

3 The PURCHASER/S confirms/s that the OWNER have given to the PURCHASER/S full, free and complete inspection of all the documents of title and papers relating to the said PROPERTY, including the said **AGREEMENT FOR DEVELOPMENT** dated **25/5/2012**, the said **SUPPLEMENTARY AGREEMENT** and the **IRREVOCABLE POWER OF ATTORNEY** both dated **25/5/2012**, the sanctioned plans, designs and specifications and of such other documents as are specified under the **MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963**.



*Anmol Saini*

4. It is expressly agreed that the said FLAT shall contain specifications, fixtures, fittings and amenities as set out in the **LIST OF AMENITIES** hereto annexed and the PURCHASER/S confirm/s that the OWNER shall not be liable to provide any other specifications, fixtures and amenities in the said FLAT.

5. The PURCHASER/S shall use the said FLAT or any part thereof or permit the same to be used only for the purpose for which it is sold. The PURCHASER/S shall use the stilt parking space, if allotted to him/them for the purpose of keeping or parking his/her/their own vehicle. The PURCHASER/S shall not use the said FLAT for any other purpose which may or is likely to cause nuisance or annoyance to the occupiers of the neighboring premises or for any illegal or immoral purpose. The PURCHASER/S agree/s not to change the user of the said FLAT without obtaining prior consent of the OWNER and/or the concerned authority in writing.

6. The PURCHASER/S confirm/s that the installments payable by the PURCHASER/S under these presents shall be paid on the due dates without any delay or default, as the time in respect of payment of installments and in respect of all amounts payable under these presents by the PURCHASER/S to the OWNER, is the essence of the contract.

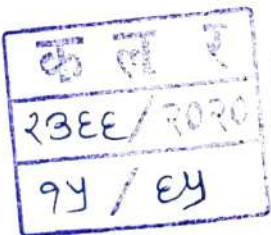
If the PURCHASER/S make/s delay or default in making payment of any of the installments or amounts, the PURCHASER/S shall pay to the OWNER the interest at the rate of **24 percent per annum** on all such amounts and installments from the date of default till payment and/or receipt thereof by the OWNER without prejudice to their other rights in law and under these presents. It is further agreed that in case the PURCHASER/S commit/s default/s in payment of the installments on their respective due dates due and payable by the PURCHASER/S to the OWNER under this AGREEMENT (including his proportionate share of TAXES, RATES, CESSSES, BETTERMENT CHARGES and



*Amol Saini*

*[Handwritten signature]*

7. Until the management of the building complex is entrusted to the SOCIETY or other organization, the PURCHASER/S shall abide by the rules and/or the code of conduct prescribed by the OWNER
8. In case the PURCHASER/S desire/s to sell/transfer his/her/their FLAT or the benefits under this AGREEMENT in favour of any person and if the PURCHASER/S request/s the OWNER to give their consent to such sale/transfer of the FLAT and/or interest therein, in such event the PURCHASER/S shall pay to the OWNER such sum as the OWNER in their absolute discretion determine, as and by way of transfer charges and/or administration costs, charges and expenses in regard to such sale/transfer. However, such sale/transfer will be permitted only if the PURCHASER/S has/have paid the entire amount of consideration of the FLAT and all other dues payable by him/her/them.
9. The OWNER shall not be responsible for the delay in getting electricity and water supply or such other services or connections as may be necessary for use and occupation of the said FLAT, as the OWNER will be mere coordinator for obtaining electricity and water supply for the said building. In case the PURCHASER/S desire/s to occupy the said FLAT prior to obtaining regular electricity supply and water connection, the PURCHASER/S, shall be liable to bear and pay his/her/their proportionate share in temporary water and electricity connections provided by the OWNER for using such temporary connections.
10. The OWNER shall co-operate the PURCHASERS of FLATS to form a CO-OPERATIVE SOCIETY or other organization in the said building complex.



*Amol Saini*



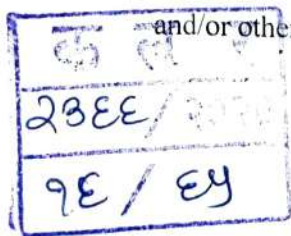
other OUTGOINGS) and/or in case the PURCHASER/S commit/s breach of any of the terms and conditions herein contained, in such event, the OWNER shall be entitled at their own option to terminate this AGREEMENT.

**PROVIDED** always that the power of termination hereinabove contained shall not be exercised by the OWNER unless and until the OWNER shall have given to the PURCHASER/S **FIFTEEN DAYS'** prior **NOTICE** in writing of their intention to terminate this AGREEMENT and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this AGREEMENT and defaults shall have been made by the PURCHASER/S in remedying such breach or breaches within a reasonable time after giving of such notice,

**PROVIDED FURTHER** that upon termination of this AGREEMENT as aforesaid the OWNER shall refund to the PURCHASER/S the installments of sale price of the said FLAT which may till then have been paid by the PURCHASER/S to the OWNER after deducting 30 % from such amount without any interest thereon and upon termination of this AGREEMENT and refund of aforesaid amount by posting the CHEQUE to the PURCHASER/S on the address mentioned in CLAUSE 33 hereunder written by **REGISTERED POST ACKNOWLEDGEMENT DUE (R.P.A.D.)** or **UNDER CERTIFICATE OF POSTING (U.P.C.)**,

the OWNER shall be at liberty to dispose of and sell the said FLAT to such person or party and at such price and on such terms and conditions as the OWNER may in their absolute discretion think fit and the PURCHASER/S shall have no right in that behalf. The PURCHASER/S agree/s that the refund amount will be paid only after disposal of the FLAT hereby agreed to be purchased by the PURCHASER/S. However the rights given under this CLAUSE to the OWNER, shall be without prejudice to any other rights, remedies and claims whatsoever available to the OWNER against the PURCHASER/S under this AGREEMENT

and/or otherwise.



*Anmol Saini*

*Handwritten signature*

11. The OWNER at their own option shall form the CO-OPERATIVE SOCIETY or the LIMITED COMPANY or, as the case may be, the CONDOMINIUM OF APARTMENT OWNERS, for the BUILDING COMPLEX to be constructed on the said PROPERTY and until execution of the DEED OF CONVEYANCE of the said PROPERTY and CONVEYANCE of the BUILDINGS in the said BUILDING COMPLEX, the OWNER shall have a right, if so permitted by the concerned AUTHORITIES, to make additions to the said BUILDING/WINGS and to put up additional storey on the said BUILDINGS/WINGS and such additional storey's shall be the PROPERTY of the OWNER. The OWNER shall be entitled to dispose of the premises on such additional storey's in such manner as they may deem fit. The right of the PURCHASER/S herein shall be confined only in respect of the said FLAT. It is expressly agreed and confirmed by the PURCHASER/S that the right of the OWNER to construct the additional structures on the said PROPERTY or to put up additional floors on the wings of the said BUILDINGS now under construction or which may be constructed hereafter is an integral part of this contract for the sale of the said FLAT to the PURCHASER/S and the PURCHASER/S hereby expressly agree/s that he/she/they will not in any manner object to the OWNER constructing such additional structures or carrying out any additional construction work on the said BUILDINGS/WINGS or to the OWNER carrying any additional construction work on the said PROPERTY or on any portion or portions thereof.

The PURCHASER/S hereby give/s his/her/ their IRREVOCABLE CONSENT to the OWNER for carrying out construction of additional storey's and additional structures as aforesaid. All such additional construction shall be carried out in accordance with and in conformity with the BUILDING PLANS as may be approved by the concerned AUTHORITIES



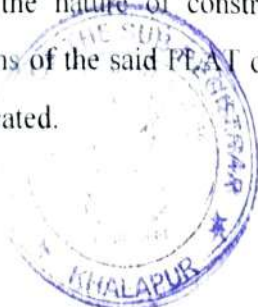
*Amol Saini*



12. Subject to the PURCHASER/S making full payment of the price of the said FLAT and all other amounts payable by him/her/them to the OWNER under this AGREEMENT, the OWNER shall give possession of the said FLAT to the PURCHASER/S on or before                     . The OWNER shall be entitled to reasonable extension of time for handing over possession of the said FLAT on the aforesaid date if the completion of the said BUILDING is delayed on account of the reasons beyond their control and/or their agents including :

- (i) NON-AVAILABILITY OF STEEL, CEMENT OR OTHER BUILDINGS MATERIAL, WATER OR ELECTRICITY SUPPLY;
- (ii) WAR (NATIONAL OR WAR BETWEEN OTHER NATIONS OR GROUPS), CIVIL COMMOTION, STRIKES OR ANY ACT OF GOD OR BY REASON OF ANY NATIONAL OR INTERNATIONAL HAPPENINGS OR EVENTS AND THE RESULTANT REPERCUSSIONS OR ITS EFFECT DIRECTLY OR INDIRECTLY TILL THE DATE OF OFFER OF POSSESSION;
- (iii) ANY NOTICE, ORDER, RULE, NOTIFICATION AND/OR DELAYED PERMISSION OF THE GOVERNMENT AND/OR OTHER PUBLIC or COMPETENT AUTHORITY OR ANY COURT OF LAW.
- (iv) DELAY IN ISSUE OF OCCUPATION CERTIFICATE AND/OR BUILDING COMPLETION CERTIFICATE BY THE CONCERNED GRAMPANCHAYAT OR ANY OTHER AUTHORITY CONCERNED.
- (v) IN THE EVENT ANY NEW PERMISSION OR ANY NEW NO OBJECTION CERTIFICATE IS REQUIRED.

13. The PURCHASER/S shall take possession of the said FLAT within **SEVEN DAYS** of the OWNER giving written notice to the PURCHASER/S intimating that the said FLAT is ready for use and occupation and upon the PURCHASER/S taking possession of the said FLAT, the PURCHASER/S shall have no claim against the OWNER as regards the quality, quantity of building materials used for construction of the said FLAT or of the said WING in which the said FLAT is located or the nature of construction or location or the design or specifications of the said FLAT or of the said WING in which the said FLAT is located.



*Anmol Saini.*

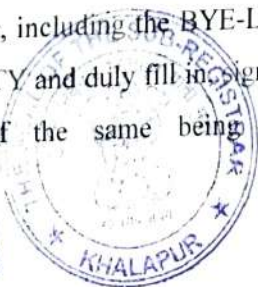
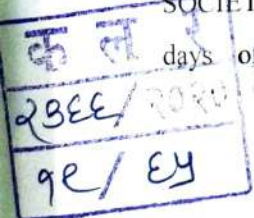
*Handwritten signature*

**PROVIDED** always that the OWNER shall not be held responsible or called to pay compensation or damages in respect of any damage caused to the said FLAT or to the said WING in which the said FLAT is situated by the natural calamity or by act of GOD or use of the said FLAT and/or the said WING or normal wear and tear or for the reasons beyond control of the OWNER.

14. The OWNER shall deliver the possession as aforesaid FLAT provided all the amounts due under this AGREEMENT and otherwise at LAW are paid by the PURCHASER/S to the OWNER and all necessary papers for possession to be given to various AUTHORITIES or as are required by the OWNER are duly filled in, signed, executed and delivered by the PURCHASER/S on or before taking possession.

15. The PURCHASER/S shall check up all the FIXTURES and FITTINGS in the said FLAT before taking possession of the said FLAT. Thereafter the PURCHASER/S shall have no claim against the OWNER in respect of any item or work in the said FLAT or in the said BUILDING/WING which may be alleged not to have been carried out and/or completed and/or being not in accordance with the plans, specifications and/or this AGREEMENT and/or otherwise howsoever in relation thereto.

16. The PURCHASER/S along with other purchasers of FLAT in the said WINGS "A1,A2,A3,B1,B2,B3,C1,C2&C3" shall join in forming and registering a CO-OPERATIVE SOCIETY or other organization that may be formed of the entire building complex, namely, "VAISHNAVI NAGARI" and for this purpose also from time to time sign and execute application for registration and/or membership and other papers and documents necessary for the formation and registration of such CO-OPERATIVE SOCIETY or other organization and for becoming a member, including the BYE-LAWS of the proposed CO-OPERATIVE SOCIETY and duly fill in, sign and return to the OWNER within seven days of the same being forwarded by the OWNER to the



*Handwritten signature: Anmol Saini*



PURCHASER/S so as to enable the OWNER to register the organization of the PURCHASER/S under **SECTION 10** of the **MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963**. The PURCHASER/S shall not take any objection if any changes or modifications are made in the draft BYE-LAWS as may be required by the REGISTRAR OF CO-OPERATIVE SOCIETIES or by any other COMPETENT AUTHORITY.

17. The PURCHASER/S agree/s and confirm/s that the OWNER have made full and true disclosure of the nature of their rights to the said PROPERTY. Upon completion of the construction of the entire building complex to be known as VAISHNAVI NAGARI and after utilizing the balance and/or the additional F.S.I., if any, including the balance and/or the additional F.S.I. pertaining to the said eight WINGS, the OWNER shall transfer and/or cause to be transferred to the CO-OPERATIVE SOCIETY or other organization, the land and the said BUILDINGS/WINGS and all the rights, title or interests of the OWNER therein by executing the CONVEYANCE or any other instrument of transfer in favour of the CO-OPERATIVE SOCIETY or other organization, which shall be in keeping with the terms and provisions of this AGREEMENT. Such CO-OPERATIVE SOCIETY or other organization shall be formed and registered for entire building complex to be known as "VAISHNAVI NAGARI". The PURCHASER/S, therefore, specifically agree/s that in no event the PURCHASER/S along with the PURCHASERS of other premises in the said BUILDINGS/WINGS, shall claim to get executed CONVEYANCE or any other instrument of transfer in respect of the land and buildings in favour of the CO-OPERATIVE SOCIETY or



*Amol Saini*

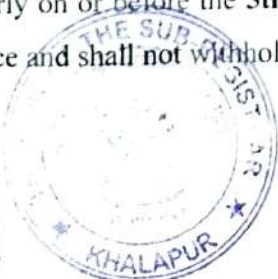
*[Handwritten signature]*



other organization, only restricted to the said eight WINGS and unless and until the OWNER have utilized the F.S.I. presently available, any balance F.S.I. and/or any additional F.S.I. that may be sanctioned in future by the concerned AUTHORITIES, for the entire building complex.

18. From the date the PURCHASER/S is allowed to occupy the said FLAT or commencing a week after notice in writing is given by the OWNER to the PURCHASER/S that the said FLAT is ready for use and occupation, whichever is earlier, the PURCHAER/S shall, irrespective of the fact as to whether he/she/they actually took possession or not, be liable to bear and pay to the OWNER his/her/ their proportionate share (i.e. in proportion to the floor area of the said FLAT) of all outgoings in respect of the said FLAT, the BUILDINGS/WINGS and the portions of the said PROPERTY, including LOCAL TAXES, N.A. ASSESSMENT, CESSSES, BETTERMENT CHARGES or such other taxes levied by the concerned LOCAL AUTHORITY and/or GOVERNMENT, WATER CHARGES, (including that for supply by water tankers/bore well) INSURANCE CHARGES, COMMON LIGHTS, REPAIRS, SALARIES OF CLERKS, BILL COLLECTORS, CHOWKIDARS, SWEEPERS, ACCOUNTING CHARGES, SECURITY CHARGES (WATCHMEN), MAINTENANCE CHARGES and all other expenses, necessary and incidental to the administration, management and maintenance of the PROPERTY and the said BUILDINGS/WINGS. Until the CO-OPERATIVE SOCIETY or other organization is formed and registered and the said BUILDING/WING and the land is transferred to such CO-OPERATIVE SOCIETY or LIMITED COMPANY or other organization of the entire building complex, the PURCHASER/S shall pay his/her/their proportionate share of the outgoings as may be determined. The PURCHASER/S undertake/s to pay such monthly contribution and such proportionate share of outgoings and charges regularly on or before the 5th day of each and every calendar month in advance and shall not withhold the same for any reason whatsoever.

क ल  
23EE / 23EE  
29 / ६५



*Amol Saini*

19. The PURCHASER/S agree/s and confirm/s that the OWNER shall not be liable to pay any MAINTENANCE and/or COMMON EXPENSES and/or OUTGOINGS in respect of the UNSOLD FLATS/OFFICES in the said BUILDINGS/WINGS. The OWNER shall, however, pay the GRAMPANCHAYAT TAXES/CESSES payable to the GROUP GRAMPANCHAYAT WASAMBE in respect of such unsold FLATS.

20. The OWNER shall be entitled to put up an ELECTRICT SUB-STATION on the said PROPERTY if the same is required to be put by the OWNER as per the conditions of the MAHARASHTRA STATE ELECTRICITY BOARD and/or the MAHARASHTRA STATE ELECTRICITY DISTRIBUTION COMPANY and/ or other concerned AUTHORITY. It is further agreed by and between the parties hereto that in the event if the electric sub-station is required to be put up on the said PROPERTY, the PURCHASER/S shall proportionately bear the cost of such electric sub-station and shall pay the same to the OWNER within 7 (SEVEN) days of demand by the OWNER or at the time of taking possession whichever is earlier.

21. Notwithstanding anything contained in this AGREEMENT the PURCHASER/S hereby agrees to contribute/to pay his/her/their proportionate share towards the costs, charges, expenses, MUNICIPAL TAXES and outgoings in respect of the said FLAT and the said PROPERTY. Such share shall be determined by the OWNER having regard to the area of the said FLAT.

22. If the OWNER are unable to give the possession of the said FLAT to the PURCHASER/S on account of any reasonable cause or circumstances beyond their control, the PURCHASER/S shall not be entitled to any damages whatsoever other than the remedies available under the MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE MANAGEMENT AND TRANSFER) ACT, 1963.



*Anmol Saini*



23. The PURCHASER/S for himself/herself/themselves with intention to bind all persons unto whomsoever's hand the said FLAT may come, do/doth hereby covenant with the OWNER as follows :-

(a) To maintain the said FLAT at the PURCHASER/S own cost in good and tenantable repair and conditions from the date on which possession of the said FLAT is taken and shall not do or suffered to be done anything in or said BUILDING, its staircase or its passages which may be against the RULES and REGULATIONS and BYE-LAWS of the concerned LOCAL AUTHORITY or other PUBLIC AUTHORITY or change or alter or make addition in or the said BUILDING/WING in which the said FLAT is situated and the said FLAT itself or any part thereof.

(b) Not to store in the said FLAT any goods which may be of hazardous, combustible or dangerous nature or which are so heavy as to damage the construction or structure of the said BUILDING or storing of which goods is objected by the concerned LOCAL or other AUTHORITY and shall not carry or cause to be carried any heavy packages which may damage or is likely to damage the staircase, common passages or any other structures of the BUILDING/WING including it's entrances. In case any damage is caused to the said BUILDING/WING or the said FLAT on account of negligence or default of the PURCHASER/S in this behalf, the PURCHASER/S shall be liable for the consequences of the breaches.

(c) To carry out at his/her/their own cost all internal repairs to the said FLAT and maintain the said FLAT in the same conditions, state and order in which it was delivered by the OWNER to the PURCHASER/S and shall not do or suffer to be done anything in or to the BUILDINGS or the said FLAT which may contravene the RULES and REGULATIONS and BYE-LAWS of the concerned LOCAL AUTHORITY or other PUBLIC AUTHORITY.



*Amel Saini*

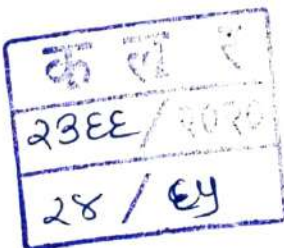
And in the event of the PURCHASER/S committing any act in contravention of the above provisions the PURCHASER/S shall be responsible and liable for the consequences thereof to the concerned LOCAL AUTHORITY or other PUBLIC AUTHORITY.

(d) Not to demolish or cause to be demolished the said FLAT or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said FLAT or any part thereof nor any alteration in the elevation and outside colour scheme of the said BUILDING/WING and shall keep the portion, sewers, drains, pipes of the said FLAT and appurtenances thereto in good and tenantable repairs and conditions and in particular so as to support, shelter and protect the other parts of the said BUILDING/WING and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. parapet or other STRUCTURAL MEMBERS of the said FLAT without the prior written permission of the OWNER and/or the CO-OPERATIVE SOCIETY or LIMITED COMPANY or, as the case may be, the CONDOMINIUM OF APARTMENT OWNERS or any other concerned AUTHORITY.

(e) Not to change the position of the sliding windows, if any, provided by the OWNER in the FLAT by the FLAT PURCHASER/S and not to change the shape and size of the door frames and French doors and sliding windows section and elevation thereof in the said FLAT.

(f) Not to do or permit to be done any act or things which may render void or voidable any insurance of the said PROPERTY and the said BUILDING/WING or any part thereof or whereby any increased premium become payable in respect of such insurances.

(g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said FLAT in the compound or any portion of the said PROPERTY and/or the said BUILDING/WING.



Anmol Saini



(h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned LOCAL AUTHORITY and/or GOVERNMENT and/or PUBLIC AUTHORITY on account of change of user of the said FLAT by the PURCHASER/S, viz. user for any purposes other than for residential purpose.

(i) not to let, sub-let, transfer, assign or part with the PURCHASER/S interest or benefit under this AGREEMENT or part with the possession of the said FLAT until all the dues payable by the PURCHASER/S to the OWNER under this AGREEMENT are fully paid and only if the PURCHASER/S had not been guilty of breach of or non-observance of any of the terms and conditions of this AGREEMENT and until the PURCHASER/S has/have intimated in writing to the OWNER and has obtained the permission to that effect in writing from the OWNER. In case, the PURCHASER/S propose/s to give his/ her/their said FLAT on LEASE & LICENCE basis to any LICENSEE, in such event, the PURCHASER/S shall inform about the same to all the PURCHASERS of FLAT in the said BUILDINGS/WINGS or to the CO-OPERATIVE HOUSING SOCIETY that may be formed for the entire building project, as also the concerned POLICE STATION. In no event, the OWNER and or the OWNERS of the said PROPERTY shall be liable for the consequences arising out of letting out the his/her/their said FLAT on LEASE & LICENCE basis.

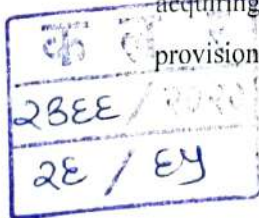
(j) The PURCHASER/S shall observe and perform all the RULES and REGULATIONS which the CO-OPERATIVE SOCIETY or other organization, may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the BUILDINGS/WINGS and the FLATS therein and for the observance and performance of the BUILDINGS RULES,



REGULATIONS and BYE-LAWS for the time being of the concerned LOCAL AUTHORITY and of GOVERNMENT and other PUBLIC BODIES. The PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by the CO-OPERATIVE SOCIETY or other organization which shall be formed of the entire building complex, namely, VAISHNAVI NAGARI, regarding the occupation and use of the said FLAT in the said BUILDINGS/WINGS and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this AGREEMENT.

(k) Till the DEED OF CONVEYANCE or any other instrument of transfer of the land and the BUILDINGS/WINGS thereon is executed in favour of the CO-OPERATIVE SOCIETY or other organization, the PURCHASER/S shall permit the OWNER and their surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said FLAT, the said BUILDINGS/WINGS and the said PROPERTY or any part thereof to view and examine the state and conditions thereof as also for making, maintaining, repairing, improving, replacing, rebuilding, cleaning, lighting and keeping in order and good condition the infrastructure facilities as also services, drains, pipes, cables, water connections, electric connections, wires, part structures and other conveniences belonging to or serving the said FLAT or the BUILDINGS/WINGS in which said FLAT is located and for the purpose of laying down, maintaining, repairing, testing, drainage lines, water pipes and electric wires and for similar purposes.

24. The PURCHASER/S shall be bound to sign, execute and deliver all documents, deeds, writings, forms and papers and to do all other things, as the OWNER may require him/her/them to do from time to time in this behalf for safeguarding the interest of the portion of the said PROPERTY and the said BUILDINGS/WINGS and the persons acquiring the other FLATS and for effectively carrying out the provisions of this AGREEMENT.



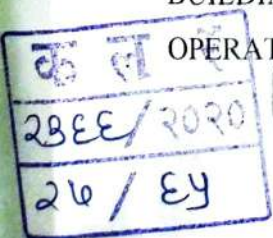
*Armol Saini*

*Armol Saini*



25. All costs, charges and expenses including STAMP DUTY and REGISTRATION CHARGES of this AGREEMENT shall be borne and paid by the PURCHASER/S. The PURCHASER/S is/are fully aware of the provisions of the amended BOMBAY STAMP ACT, which came into force with effect from 10th DECEMBER 1985 and thereafter. If any STAMP DUTY over and above the STAMP DUTY already paid on this AGREEMENT including the penalty, if any, is required to be paid or is claimed by the SUB-REGISTRAR AT PANVEL or any other concerned AUTHORITY, the same shall be borne and paid by the PURCHASER/S alone. The OWNER shall not be liable to contribute anything towards the same, nor shall the PURCHASER/S hold the OWNER liable and/or responsible towards such liability. The PURCHASER/S shall indemnify the OWNER against any claim from the STAMP AUTHORITIES or other concerned AUTHORITIES in respect of the said STAMP DUTY including penalty, if any, to the extent of the loss or damage that may be suffered by the OWNER. The PURCHASER/S shall also fully reimburse the expenses that may be incurred by the OWNER in consequences upon any legal proceedings that may be instituted by the AUTHORITIES concerned against the OWNER or vice versa for non-payment and/or under payment of STAMP DUTY by the PURCHASER/S.

26. At least 15 days prior to the time of registration of the CONVEYANCE/ASSIGNMENT DEED or any other documents or instrument of transfer of the said PROPERTY and the BUILDINGS/WINGS thereon, the PURCHASER/S shall pay to the OWNER the PURCHASER/S' share of STAMP DUTY and REGISTRATION CHARGES and all other costs of and incidental thereto payable, if any, by the CO-OPERATIVE SOCIETY or other organization, on the DEED OF CONVEYANCE or any document or instrument of transfer of the said PROPERTY and the BUILDINGS/WINGS thereon to be executed in favour of the CO-OPERATIVE SOCIETY or other organization.



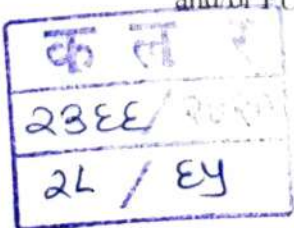
*Amol Saini*



27. 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/S in respect of the said FLAT, the OWNER shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title or interest in other premises in the BUILDINGS/WINGS and the said PROPERTY which comes to the share of the OWNER. The PURCHASER/S shall not interfere with the rights of OWNER by raising disputes and/or by claiming INJUNCTION from COURT under SECTION 7 of the **MHARASHTRA OWNERSHIP FLATS ACT, 1963** and/or under any other provision of any other applicable law. The OWNER shall always be entitled to sign undertakings and indemnities on behalf of the PURCHASER/S as required by any AUTHORITY of the STATE or CENTRAL GOVERNMENT or COMPETENT AUTHORITIES under any law concerning construction of BUILDINGS for implementation of their scheme for development of the said PROPERTY.

28. The PURCHASER/S and the person to whom the said FLAT is permitted to be transferred, shall from time to time, sign all applications, papers and documents and to do all acts, deeds and things as the OWNER or the CO-OPERATIVE SOCIETY or other organization, may require.

29. The PURCHASER/S and the persons to whom the said FLAT is permitted to be transferred with the written consent of the OWNER, shall observe and perform all the provisions of the BYE-LAWS and/or the RULES and REGULATIONS of the CO-OPERATIVE SOCIETY or other organization, as and when registered and the additions, alterations, or amendments thereof and shall also observe the BUILDING RULES and REGULATIONS and the BUYE-LAWS for the time being of the concerned AUTHORITIES and other LOCAL and/or PUBLIC BODIES.



Anmol Saini

*[Handwritten signature]*

The PURCHASER/S and persons to whom the said FLAT is allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such CO-OPERATIVE SOCIETY or other organization, regarding the occupation and use of the said FLAT and the land on which the said BUILDINGS/WINGS are being constructed and shall pay and contribute regularly and punctually towards rates, cusses, taxes and/or expenses and all other outgoings.

30. The ADVOCATES of the OWNER shall approve the DEED OF CONVEYANCE and all other documents to be executed in pursuance of this AGREEMENT as also the BYE-LAWS in connection with the formation, registration and/or incorporation of the CO-OPERATIVE SOCIETY or other organization. All costs, charges and expenses in connection with the preparation and execution of the OF CONVEYANCE and other documents in pursuance of this AGREEMENT and the formation, registration or incorporation of CO-OPERATIVE SOCIETY other organization, shall be borne and shared and paid by all the purchasers of the premises in the said BUILDINGS/WINGS and all other purchasers of the premises in the entire building complex, proportion to the respective area of their respective premises.

31. Any delay tolerated or indulgence shown by the OWNER in enforcing the terms of this AGREEMENT or any forbearance or giving of time to the PURCHASER/S by the OWNER shall not be construed as a waiver on the part of the OWNER of any breach or non-compliance of any of the terms and conditions of this AGREEMENT by the PURCHASER/S nor shall the same in any manner prejudice the rights of the OWNER.

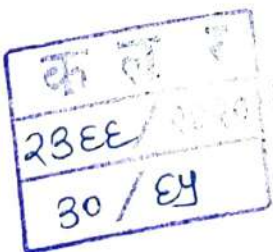


*Amol Sami*

32. All notices to be served on the PURCHASER/S as contemplated by this AGREEMENT shall be deemed to have been duly served and shall completely and effectively discharge the OWNER if sent to the PURCHASER/S under **CERTIFICATE OF POSTING** at the address specified below: **ANMOL DALBIR SINGH SAINI Residing at- KABAL SINGH MANSION, 1<sup>ST</sup> FLOOR, AGRA ROAD, THANKAR PADA, OPP. MAHAVIR JAIN SCHOOL, KALYAN WEST THANE 421301.** The OWNER may at their discretion serve such notices and letters by **FAX** or **E-MAIL** where available.

33. Nothing contained in these presents shall be construed to confer upon the PURCHASER/S any right, title or interest of any kind whatsoever into or over the said PROPERTY and the said BUILDING or any part thereof and such conference to take place only upon the execution of the DEED OF CONVEYANCE as provided hereinbefore in favour of CO-OPERATIVE SOCIETY or other organization, to be formed of the purchasers of all the premises in the said BUILDING COMPLEX to be known as VAISHNAVI NAGARI, as herein mentioned.

34. The PURCHASER/S shall have no claim save and except in respect of the particular premises, common areas and facilities and limited common areas and facilities hereby agreed to be acquired, i.e. all other areas including stilt parking and open spaces, lobbies, staircase, terraces etc. and unutilized F.S.I. or the addition F.S.I. by way of T.D.R (TRANSFER OF DEVELOPMENT RIGHTS) that may be granted by the KARJAT MUNICIPAL COUNCIL or any other AUTHORITIES and the BUILDING contemplated to be built as aforesaid will remain the PROPERTY of the OWNER until the whole of the said PROPERTY with the BUILDING thereon is transferred to the CO-OPERATIVE SOCIETY or other organization, as herein provided subject to the rights of the OWNER as contained in this AGREEMENT.



Anmol Saini

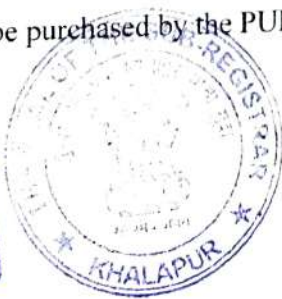
Handwritten signature or initials.



35. If the FLOOR SPACE INDEX available on the said PROPERTY is not fully consumed by the OWNER by construction of the BUILDING on the said PROPERTY in pursuance of the said sanctioned plans or if any additional FLOOR SPACE INDEX is available by virtue of any modifications or relaxation of any RULES or REGULATIONS or by way of T.D.R (TRANSFER OF DEVELOPMENT RIGHTS) in that behalf, the OWNER alone will be entitled to consume such unused FLOOR SPACE INDEX for construction of the additional premises on the BUILDING at any time till the date the said PROPERTY and the BUILDING are transferred to the CO-OPERATIVE SOCIETY or other organization. If such unused F.S.I. or the ADDITIONAL F.S.I. is utilized for construction of additional premises on the said BUILDING the OWNER/CONFIRMING PARTY shall be entitled to sell such premises in such additional construction which comes to their respective share on OWNERSHIP BASIS by AGREEMENTS in the form similar or as near as possible to this AGREEMENT and that the purchasers of such additional premises shall be entitled to become the members of the CO-OPERATIVE SOCIETY or other organization. The DEED OF CONVEYANCE or any other instrument of transfer of the said PROPERTY and the BUILDINGS thereon in favour of the CO-OPERATIVE SOCIETY or other organization shall contain a suitable covenant reserving the right of the OWNER as contemplated herein.

36. The PURCHASER/S shall at no time demand partition of his/her/their interest in the said PROPERTY. It is being hereby agreed and declared by the PURCHASER/S that his/their such interest in the said PROPERTY is impartable.

37. The OWNER shall in respect of any amount remaining unpaid by the PURCHASER/S under the terms and conditions of this AGREEMENT shall have a first lien and charge on the said FLAT agreed to be purchased by the PURCHASER/S.



*Amol Saini.*

38. It is expressly agreed that the OWNER shall be entitled to put a hoarding on the said PROPERTY or on the BUILDING or any part thereof and such hoarding may be illuminated or comprising of neon sign and for that purpose the OWNER are fully authorized to allow temporary or permanent construction or execution or installation either on the exterior of the BUILDING or on the said PROPERTY as the case may be and the PURCHASER/S agree/s not to object or dispute the same.

39. The OWNER shall have absolute rights to allow TELECOMMUNICATION COMPANIES to use the terraces of the BUILDINGS in the said "VAISHNAVI NAGARI" in such manner as the OWNER may deem fit and proper including for the purpose of erection of MOBILE TOWER, installation of their machinery etc. The said right shall continue to subsist even after execution of DEED OF CONVEYANCE or other instrument of transfer in favour of the CO-OPERATIVE SOCIETY or other organization. If any MUNICIPAL TAXES, CESSSES, ASSESSMENT are imposed due to installation of TOWER/machinery on the said BUILDINGS, the same shall be borne and paid wholly by the OWNER and the OWNER shall be exclusively entitled to the income and profits that may be derived by way of consideration, rent/compensation or in any other form that may be received from the TELECOMMUNICATION COMPANY on account of erection of MOBILE TOWER or installation of any machinery etc. as aforesaid. The PURCHASER/S and the CO-OPERATIVE SOCIETY or other organization, shall not object to the same for any reason whatsoever and shall allow the OWNER, their agents, servants etc. to enter upon the said PROPERTY and/or BUILDINGS, the terrace and any other open space in the said PROPERTY for the purpose of putting and/or preserving and/or maintaining and/or removing the MOBILE TOWER and/or the machinery installed. The OWNER shall be entitled to transfer or assign such rights to any person or persons as the OWNER may deem fit without any objection of the PURCHASER/S.



Anmol Saini

MADHVI



40. It is agreed that the OWNER shall be entitled without affecting the rights of the PURCHASER/S to the said FLAT, including the area thereof to revise the BUILDING PLANS in respect of the said BUILDINGS and to utilize the total F.S.I available in respect of the portion of the said PROPERTY as the OWNER may desire and the PURCHASER/S hereby IRREVOCABLY consent to the right of the OWNER to modify the BUILDING PLANS in respect of the portion of the said PROPERTY from time to time.

41. The PURCHASER/S shall not decorate the exterior of the said FLAT otherwise than in a manner agreed to with the OWNER under this AGREEMENT.

42. It is specifically agreed that the said BUILDING COMPLEX shall always be known as "VAISHNAVI NAGARI" and the name of the CO-OPERATIVE SOCIETY or other organization, to be formed of the holders of the premises in the entire building complex shall bear such name as the OWNERS of the said property in their absolute discretion may decide and the same shall not be changed in any event.

43. The PURCHASER/S hereby agree/s and confirm/s that in the event of the CO-OPERATIVE SOCIETY or other organization, is formed earlier than the OWNER deal with or dispose of all the premises in the said two BUILDINGS, then in that event any ALLOTTEE or PURCHASER of premises from the OWNER, as the case may be, shall be admitted to such CO-OPERATIVE SOCIETY or other organization, on being called upon by the OWNER without payment of any premium or any additional charges save and except as SHARE MONEY and as ENTRANCE FEE and such ALLOTTEE or PURCHASER or TRANSFEREE thereof shall not be discriminated or treated prejudicially by such CO-OPERATIVE SOCIETY or other organization.



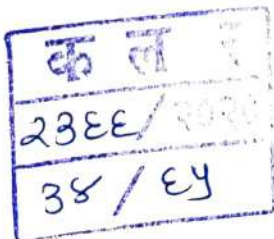
*Anmol Saini*



44. The original hereof shall remain with the PURCHASER/S. The PURCHASER/S shall present the original of this AGREEMENT at the proper registration office for registration thereof within the time limit prescribed by the **REGISTRSTION ACT** and the OWNER will attend such REGISTRATION OFFICE and admit execution hereof upon intimation for the purpose being received from the PURCHASER/S.

45. It is also understood and agreed that the terrace space in front of or to the rear side or adjacent to the terrace FLAT, if any, in the BUILDINGS shall belong exclusively to the respective PURCHASERS of the TERRACE FLAT and such terrace space is intended for the exclusive use of the respective TERRACE FLAT PURCHASER/S. The said terrace shall not be enclosed or covered by the PURCHASER/S till the permission in writing is obtained from the concerned LOCAL AUTHORITY and the OWNER herein.

46. All PARKING spaces in the BUILDINGS/WINGS which are proposed presently and/or which may be proposed in future, will belong to and owned by the OWNERS/OWNER only and the OWNERS & OWNER will have sole and exclusive right and authority to allot/allocate such STILT PARKING space on such terms and conditions as they may like to any person or party to whom the FLAT in the said BUILDINGS/WINGS is agreed to be sold and the PURCHASER/S will have no objection to the same and the PURCHASER/S doth/do hereby consent to what is stated above. It is specifically agreed that the CO-OPERATIVE SOCIETY or other organization, shall confirm the STILT PARKING allotted by the OWNERS & OWNER to the PURCHASER/S as well as other PURCHASER/S. The PURCHASER/S and the CO-OPERATIVE SOCIETY or other organization, shall not be entitled to question or take any objection for such allotment or allocation of the PARKING spaces made by the OWNERS & OWNER to the PURCHASER/S herein as well as other PURCHASER/S.



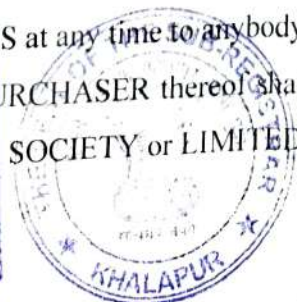
Anmol Saini.

Handwritten signature

47. The PURCHASER/S hereby expressly agree/s and covenants with the OWNER that in the event of the BUILDINGS/WINGS being not ready for occupation and in the event of the OWNER at the request and insistence of the PURCHASER/S offering possession of the said FLAT to the PURCHASER/S earlier than completing the BUILDINGS/WINGS on the said PROPERTY, then and in that event the PURCHASER/S shall have no objection to the OWNER completing the construction of the balance portion of the BUILDINGS/WINGS on the said PROPERTY without any interference or objection by the PURCHASER/S. The PURCHASER/S further confirm/s that he/she/they shall not object or dispute construction of the balance portion of the BUILDINGS/WINGS by the OWNER on the ground of nuisance, annoyance or any other ground or reason and the OWNER shall be entitled to construct and complete such balance portion of the said BUILDINGS/ WINGS on the said PROPERTY as they may desire in their absolute discretion without any interference or objection or dispute by the PURCHASER/S.

48. If any SALES TAX/WORKS CONTRACT TAX/SERVICE TAX/VAT in respect of this agreement and/or the said FLAT is payable or any liability on that account arises in future, the same shall be paid and discharged by the PURCHASER/S alone and OWNER shall not be liable to contribute anything on that account. In the event of any such tax or liability in respect of this AGREEMENT and/or the said FLAT being paid by the OWNER; the PURCHASER/S shall reimburse the same to the OWNER within SEVEN DAYS of the demand in that behalf being made by the OWNER.

49. The OWNER shall, if necessary, become member of the CO-OPERATIVE SOCIETY or LIMITED COMPANY or, as the case may be, the CONDOMINIUM OF APARTMENT OWNERS in respect of the unsold FLATS. If the OWNER transfer, assign and dispose of the unsold FLATS at any time to anybody, the ASSIGNEE, TRANSFEREE and/or the PURCHASER thereof shall become the member of the CO-OPERATIVE SOCIETY or LIMITED COMPANY or,



*Amol Saini*



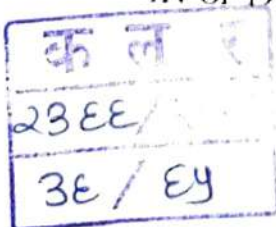
as the case may be, the CONDOMINIUM OF APARTMENT OWNERS in respect of such FLATS. The PURCHASER/S herein and the organization of the FLAT PURCHASERS in the said BUILDING COMPLEX will not have any objection to admit such ASSIGNEE or TRANSFEREE as member of such organization.

50. The PURCHASER/S agree that after taking possession of the said premises, if the PURCHASER/S undertake/s or carries out any internal or external works in his/her/their premises and while carrying out such works, any damage or leakage is caused to the premises held by the other occupant/s in the said building, the PURCHASER/S shall rectify such leakages and/or rectify the defects at his/her/their own cost and expenses.

51. The PURCHASER/S shall pay the MUNICIPAL TAXES and other outgoings in respect of the said FLAT from the date the COMPLETION/OCCUPANCY CERTIFICATE is issued by the GROUP GRAMPANCHAYAT WASAMBE, even though the PURCHASER/S may not have occupied the said FLAT.

52. In case the PURCHASER/S desire/s to sell/transfer his/her/their premises to any third party or the subsequent PURCHASER/S, it shall be binding on him/her/them to sell/transfer the parking space in his/her/their possession or to a member of the SOCIETY or to the SOCIETY itself and that he/she/they shall in no event sell/transfer the parking space to a totally outsider and/or who is not an owner of the premises in the said building and/or a member of the SOCIETY.

53. This AGREEMENT shall always be subject to the provisions of the MHARASHTRA APARTMENT OWNERSHIP ACT, 1970 (NO. XV OF 1971) and the RULES made there under.



*Handwritten signature*

*Amol Saini*



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

SIGNED AND DELIVERED BY THE WITHIN NAMED OWNER  
**Mr. MANOJ BHIKACHAND KUCHERIA**  
(PAN NO. ACIPK0311N)

*Manoj Kucheria*



OWNER



SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER/S  
**ANMOL DALBIR SINGH SAINI**  
(Pan No. FTLPS1710N)

*Anmol Saini*  
PURCHASER



IN THE PRESENCE OF ....

*Harjinder Singh Saini*

1) \_\_\_\_\_  
**Mr. Harjinder Singh Saini**  
Age 53 years, Occu. – Business  
At – Nerul West Navi Mumbai 4000615



*Saini*  
2) ~~Mrs. Jasmeer Kaur Saini~~  
~~Mr. Jaspreet Singh Saini~~  
Age ~~31~~ years, Occu. – Housewife  
At – Nerul Navi Mumbai 400706



क ल र  
23EE/R020  
36/ EY



*Harjinder Singh Saini*

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO:**

N.A. plots of land bearing **SURVEY NO. 166** totally admeasuring **5920 sq. meters**, laid out of the land bearing **SURVEY NO. 166, HISSA NO. 2A** admeasuring **0 H. 59 ARES 20 POINT**, situate at **REES**, within the limits of **TALUKA KHALAPUR, DISTRICT RAIGAD** AND which are described in the **REVENUE RECORD**, as follows:-

Sr. No.	Survey No.	Hissa No.	Plot No.	Area Sq. Meters	Assessed At Rs.
1)	166	2A	1	5920	

The boundaries to the land bearing **SURVEY NO. 166, HISSA NO. 2A** are as follows:-

ON OR TOWARDS THE EAST :  
ON OR TOWARDS THE WEST :  
ON OR TOWARDS THE SOUTH :  
ON OR TOWARDS THE NORTH :

On the aforesaid plots a building having nine wings, viz., **WINGS "A1, A2, A3, B1, B2, B3, C1, C2, C3"**, are proposed to be constructed, as shown by on the **MAP** thereof hereto annexed.

**THE SECOND SCHEDULE OF THE FLAT ABOVE REFERRED TO:**

**ALL THAT PREMISES**, being **FLAT NO. B1-001**, admeasuring **450 sq.ft. (41.82 sq.mt.)** of **carpet area** along on the **GROUND FLOOR** in **WING "B"** in the building complex to be known as "**VAISHNAVI NAGARI**" a being constructed on the property referred to in the **FIRST SCHEDULE** above written, as shown in the **FLOOR PLAN** thereof hereto annexed.

क ल र
२३६६/२३६६
३५/६५

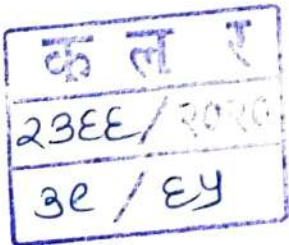
**IN WITNESS WHEREOF** the parties hereto have hereunto subscribed their respective hands the day and the year first hereinabove written.



Anmol Saini.

## LIST OF AMENITIES ANNEXED

- ◆ **FLOORING:**  
Vitrified flooring in all rooms.
- ◆ **KITCHEN:**  
Granite kitchen platform with molded side support, branded stainless steel sink.
- ◆ **TOILETS:**  
Concealed plumbing with branded fittings, full height glazed tiles in Bathroom & W.C. up to window level.
- ◆ **DOORS:**  
Decorative main entrance door laminated on both side with decorative good fitting.
- ◆ **WINDOWS:**  
Powder coated aluminum sliding windows with green marble windows sill.
- ◆ **WALL & PAINTS:**  
Internal wall with distemper paint finish & External paint it with good quality semi acrylic paint.
- ◆ **ELECTRIFICATION:**  
Concealed copper wiring with branded electrical fitting, sufficient electric points.
- ◆ **RECREATIONAL FEATURES:**  
Garden area & Ample Car Parking
- ◆ **OTHER FEATURES:**  
R.C.C. design, Decorative checkered tiles in compound area with M.S. gate.
- ◆ **WATER TANK:**  
Underground & Overhead water tank with adequate storage capacity.



Anmol Saini.  
[Signature]



RECEIPT

RECEIVED of and from the within named PURCHASER, the sum of Rs. 1800000/- (RUPEES Eighteen Lakh ONLY) being the earnest money/part consideration/consideration in full and final, for agreeing to sell FLAT NO. B1-001, Ground Floor admeasuring 450sq.ft. (41.82 sq.mt.) of carpet area along in "B" WING in the building complex to be known as " VAISHNAVI NAGARI", situate at REES, within the limits of the REGISTRATION SUB-DISTRICT KHALAPUR, DISTRICT AND REGISTRATION DISTRICT RAIGAD in by

- 1)CHEQUE bearing no.807701dated 14/09/2020 drawn on/ issued by Indian Overseas Bank, Branch.Kalyan, and Rs. 500000/- Only
- 2)CHEQUE bearing no.807703dated 14/09/2020 drawn on/ issued by Indian Overseas Bank, Branch.Kalyan, and Rs. 500000/- Only
- 3)CHEQUE bearing no.807704dated 14/09/2020 drawn on/ issued by Indian Overseas Bank, Branch.Kalyan, and Rs. 300000/- Only
- 4)UTR bearing no.10BAR.52.00.6082.31 dated 11/09/2020 drawn on/ issued by HDFC Bank, Branch.Mohopada, and Rs. 500000/- Only



I SAY RECEIVED  
MR. MANOJ BHIKACHAND KUCHERIA

# ग्राम ग्राम पंचायत वासांबे (मोहोपाडा)

## घर बांधणी / दुरुस्ती परवाना

(ग्रामपंचायत अधिनियम सन १९५८ कलम ५० प्रमाण)

सूचना : मकी असलेला मजकूर खोलावा नं. 12

सरपंच ग्रामपंचायत, मु. वासांबे, ता. खालापूर, जि. रायगड.

श्री/श्री. मनोद मिश्रा कुवेरिशा, व २ रा. मोहोपाडा यास  
 ग्रामपंचायत कार्यालयातील मोजा नं. रिस घर नं. बाई नं.

या मध्ये तारीख ४/११/२०१२ मोजी दिलेल्या अजावजनास कळविणेत येते की,  
 ग्रामपंचायत ठराव नं. ३५८/१३ तारीख २८/५/२०१२ मधील अधीनस्थ

(शासित शर्तीवर घर बांधण्यात / दुरुस्तीस परवानगी देण्यात येत आहे.) नं. १६६/१२ मध्ये

नविन बांधकाम करणेस परवानगी शर्तीने देत आहे.

१) बांधकामाच्या संबंधित रस्त्यापासून ५ फूट जागा सोडून बांधकाम करणेची आहे. बांधकाम करित आतांना रस्त्यावरून जाणे-देण्यास कुठल्याही प्रकारे अडथळा व धोका होणार नाही याची नोंद घ्यावी.

२) घराच्या चारही बाजूंस रोजारच्या हद्दीपासून ५ फूट जागा उजोडराठी लावण्यास घ्यावी पाहिजे.

३) बांधकामास मजुरी दिल्यापासून एक वर्षाच्या आतगाय घेऊन सुरू करावे. ते न केल्यास बांधकामाची मजुरी रद्द समजणेत येईल.

४) घर बांधताना पंचायतीच्या रोडवर व गटारत पाण्याची पडता काढा लघ.

५) ग्रामपंचायतीमध्ये दिलेल्या नकाशाप्रमाणेच बांधकाम केले पाहिजे. यादीस बांधकाम शासकपंचायतीच्या पूर्व परवानगी शिवाय करता येणार नाही.

६) घराची बांधकाम पूर्ण झाल्यावर त्यास आलेल्या खर्चाचे व्हॅल्यूएशन सर्टिफिकेट प्राप्त झाल्यावर दिव्यादिगाय उभारणेचा वापर करता येणार नाही.

७) बांधकामाची सर्व जबाबदारी मालक व इन्जिनियरवर राहिल.

८) भगवत्प्राप्ती प्रकारची जासनाची अगर मंदिरात खाल्याची परवानगी घेणेची जबाबदारी तुमच्यावर राहिल.

९) इमारती करिता वापरणेत येणारे गटारिपल ग्रामपंचायतीचे रोडवर अगर गल्लीबांधात ठेवू नये.

१०) बांधकाम करताना बांधकामातील टाकड सामान कचरा कुंडीत अगर रोडवर टाकणेचे नाही.

११) बांधकामासाठी पथकी गटार बांधून पंचायतीच्या गटारांना शिळवून घ्यावी. तसेच बांधकामाच्या घास रोजाच्याना सोदा घेता येते.

१२) बांधकामाच्या इतरते वेळी घरला जोड्यालय बांधण्यात यावे.

१३) बांधकामाच्या अजावजनास कोणत्याही प्रकारचा करणार असल्या वेळे घेता येणार

घर नं. रिस पत्नीच्या नावे करणेत येईल.

घराच्या बांधकामास अखेरचा अखत्यार असून त्या शर्तीचा भंग केल्यास ही परवानगी रद्द समजणेत येईल व पंचायतीच्या कायद्याच्या अजावजनास होणाऱ्या परिणामास जबाबदार राहावे लागेल.

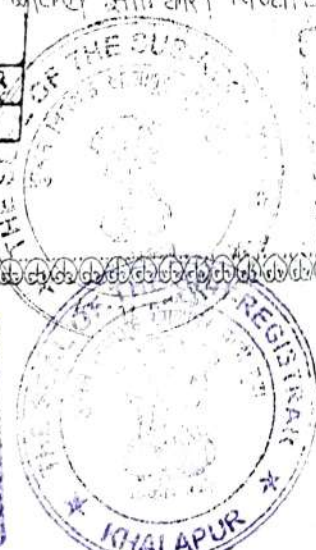
१४) क.ल.र. एफ.एस.आय. वीक्षा जास्त असल्यास मा. नगररचनाकार अधिकाऱ्या यांचे कार्यालयाने घराचे बांधकामास राहिल.

१५) क.ल.र. बांधकामास घेतल्याने पाण्याच्या पुरवठा करणार

**क.ल.र.**  
 2093  
 4/11/2012

ग्राम विकास अधिकारी  
 ग्रामपंचायत वासांबे

290  
 4/11/2012  
 सरपंच  
 ग्रामपंचायत वासांबे



**क ल र**  
 28EE/2012  
 89/84



GROUND FLOOR PLAN (BUILDING)

*Shmel Saini*

SCALE: 1/20  
 23/02/2023  
 3

23/02/23  
 82/EY



TOTAL STILT AREA = 212800



गावचा नमुना कात

(अधिका अधिलेख पत्रक)

पिळग्याचे ठिकाण :  
मंनिना ऑफसेट, पन्वेल

(महाराष्ट्र जमीन महसूल अधिका अधिलेख अधिनियम १९७२ च्या तरतुदी व सुविधेतील ठेकेचे) नियम ३, ५, ६ आणि ९

गाव	रिसे		तालुका	धरमपूर	जाते क्रमांक	११७६
भूमापन क्रमांकाचा उपविभाग	भूमापन पत्रकी	प्लॉट नं.	प्लॉट नं.		प्लॉट नं.	प्लॉट नं.
१६६	२५	१	१३८	१५६	५२७	५२७
गावचे स्थानिक नांव	खारर	मालक	श्रीकांत सुबे		प्लॉट नं.	५२७
लागवडी क्षेत्र	ए. जे. हे. आर/प्रति	पत्रांक	११७६		प्लॉट नं.	५२७
पेटपत्र (लागवडी कोष तालेली)	०३३२	प्लॉट नं.	२०४७		प्लॉट नं.	५२७
कार (अ)		प्लॉट नं.			प्लॉट नं.	५२७
कार (ब)		प्लॉट नं.			प्लॉट नं.	५२७
एकूण	०५५३-२	प्लॉट नं.			प्लॉट नं.	५२७
आकारणी	एकूण	प्लॉट नं.			प्लॉट नं.	५२७
मुठी क्रमांक		प्लॉट नं.			प्लॉट नं.	५२७
विशेष आकारणी	५९२-००५०८	प्लॉट नं.			प्लॉट नं.	५२७

क र २  
२३६६ / २०२०  
४३ / ६५



गांव नमुना द्वारा (पिकाची नोंद घडी)

(पहाराट्ट जमीन पहमूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुट्टि लागू ठेवणे) नियम १९०१ यातील विद्य २६.)

वर्ग	हेगाव	पिकाखालील शेतांचा तपशील										जमिनीसंबंधी उपलब्ध नसलेली बाबी		जमिनीसंबंधी साधन	शेता	
		मिश्र पिकाखालील क्षेत्र						विशेष पिका खालील क्षेत्र				वस्ती	शेती			
		विशेष पिकांचा क्षेत्र क्षेत्रांक	जल सिंचित क्षेत्र	अजल सिंचित क्षेत्र	परक पिके व प्रत्येका खालील क्षेत्र			पिकाचे क्षेत्र	जल सिंचित क्षेत्र	अजल सिंचित क्षेत्र						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५		
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.				

१०९१

११/१० ११-१०-१९०१ ०१२-०

असत बाहुकुम नमकत दिली.

तारीख

श्री. पूल. टी. धर  
 भा. लखोनी तया वि.  
 या. धर

क ल र  
 २३६६/  
 ४४/६५



गावाचे नाव : 1) रीस

(1) दिलेल्या प्रकार	विक्रयकारनामा
(2) बाजार	Rs.27980000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेखटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: मौजे मोहोपाडा ता खालापूर जि रायगड येथील मिळकतीचे वर्णन दस्तात नमुद केल्या प्रमाणे ( ( Survey Number : 166/23A ; ) )
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल किंवा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा टिकाणी याचारायाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-1) मनोज भिकचंद कुधेरीया 2) पनाबाई पन्नालाल दुगड 3)हिरालाल पन्नालाल दुगड यांच्या तर्फे कुलमुखत्यार म्हणुन अशोक पन्नलाल दुगड - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. मोहोपाडा ता खालापूर जि रायगड , ब्लॉक नं: -, रोड नं: -, पिन कोड:- 410202 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आर जी डेव्हलपर्स तर्फे राजेंद्र व्ही कोलकर - - वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: इमारतीचे नाव: नवीन पनवेल , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(ॅं). पिन कोड:- 410202 पॅन नं:- 2): नाव:-बाबुलाल शामजी पटेल - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नवीन पनवेल , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(ॅं). पिन कोड:-410202 पॅन नं:- 3): नाव:-हिरालाल शामजी रंगीन - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नवीन पनवेल , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(ॅं). पिन कोड:-410202 पॅन नं:- 4): नाव:-परेश बाबुलाल पटेल - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नवीन पनवेल , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(ॅं). पिन कोड:-410202 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2012
(10) दस्त नोंदणी केल्याचा दिनांक	25/05/2012
(11) अनुक्रमांक,खंड व पृष्ठ	2314/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.1119500/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	Rs.30000/-
(14) शरा	

मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुक्रमांक :-

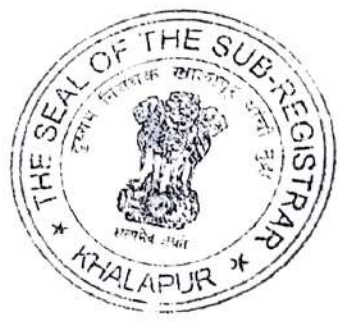
क ल र  
23EE/2012  
84 / 84





दुय्यम निबंधक खातिर अर्ज नं. चौधरी (Rs. 20)  
 अर्ज क्र. २०५२ मु. पा. खालापूर  
 भारत-वास्तव्य लि. रायगड INDIA  
 वीस रुपये TWENTY RUPEES

कचली  
 लजयस धेतली  
 कचली बरकुडुम कचली  
 कचली खालापूर



अर्ज क्र. १६९१/११  
 सदर नक्कल अर्जदार श्री  
 २१५० ३६३१  
 याना खात्या अर्जांकल  
 कचली दिनांक ०१/११/११

दुय्यम निबंधक खातापूर

क ल र  
 २३६६/२०२०  
 ४६/६५



## गावाचे नाव : 1) रीस

(1) दिलेल्याचा प्रकार

पुरवणी करारनामा

(2) मोबदला

0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

1

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सोबत जोडलेली अॅनेक्शर १ प्रमाणे, क्षेत्र ४२.५ % बांधकाम क्षेत्र. सर्वे नं. १६६ हिस्सा नं. २ ए, रीस ता. खालापूर जि. रायगड. ( Survey Number : 166 ; ) )

(5) क्षेत्रफळ

1) 5960 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल किंवा.

दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. आर.जी.डेव्हलपर्स तर्फे भागीदार कोळकर राजेंद्र व्ही. - - वय:-39; पत्ता:-प्लॉट नं: माळा नं: -, इमारतीचे नाव: १, पुजा कॉम्प्लेक्स, प्लॉट नं. १५ बी, से. १७, नवीन पनवेल. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AAOFR1333D

2): नाव:-मे. आर.जी.डेव्हलपर्स तर्फे भागीदार पटेल परेश बाबुलाल तर्फे कु.मु.अ.ख.धारक विश्वदीप हिरालाल पटेल - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: १, पुजा कॉम्प्लेक्स, प्लॉट नं. १५ बी, से. १७, नवीन पनवेल. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AAOFR1333D

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मनोज भिकचंद कुचेरीआ - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मोहोपाडा ता. खालापूर जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड: 410202 पॅन नं:-

2): नाव:-श्रीमती पन्नाबाई पन्नालाल दुगड, श्री. हिरालाल पन्नालाल दुगड तर्फे कु.मु.अ.धारक अशोक पन्नालाल दुगड - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मोहोपाडा ता. खालापूर जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410202 पॅन नं:-ABDPD2024R

(9) दस्तऐवज करून दिल्याचा दिनांक

24/03/2014

(10) दस्त नोंदणी केल्याचा दिनांक

25/03/2014

(11) अनुक्रमांक, खंड व पृष्ठ

1245/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

100

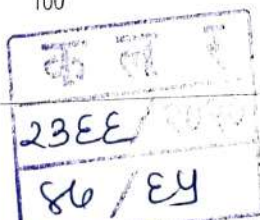
(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14) शेरा

मुल्याकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



(ii) within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)