

रूपी प्र.2

दुय्यम मित्बंधन : राठ दु.नि. कल्याण 2

दस्ता प्रमांक : 13444/2018

नोंदणी :

Regn:83m

गावाचे भावे : टिटवाळा.

- (1) चित्तेखाणा प्रकार करारनामा
- (2) मोबदला 3750000
- (3) बाजारभाव(भाडेपट्ट्याच्या म्हाबतितपट्टाकार आकारणी-देतो की पट्टेदार ते नमुद करावे) 3750000
- (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)
- 1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: , इतर माहिती: मोंजे-टिटवाळा, स.न.223 हि.न.2ए जुना हि.न. 2पैकी मराठे फारचून विंग बी 6वा मजला सदनिका न.603 क्षेत्र 56.68 चौ.मी. कार्पेट + 6.09 चौ.मी. बालकनी + 5.20 चौ.मी. टेरस((Survey Number : 223/2A ;))
- 1) 56.68 चौ.मीटर
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- 1): नाव:-साई जी डेव्हलपर्स तर्फे भागीदार प्रसन्न रमेश मराठे - - वय:-35; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: उरल्स , ब्लॉक नं: गोदरेज हिल , रोड नं: बारावे कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ACIFS3719G
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 1): नाव:-आरती आलोक मिश्रा - - वय:-39; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: मयुरेश नगर सोसायटी , ब्लॉक नं: गणपती मंदिर रोड , रोड नं: टिटवाळा कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-ANLPM2635D
- 2): नाव:-आलोक कैलाश मिश्रा - - वय:-44; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: मयुरेश नगर सोसायटी , ब्लॉक नं: गणपती मंदिर रोड , रोड नं: टिटवाळा कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-APGPM1181D
- (9) दस्तऐवज करून दिल्याचा दिनांक 14/11/2018
- (10) दस्त नोंदणी केल्याचा दिनांक 14/11/2018
- (11) अनुक्रमांक, खंड व पृष्ठ 13444/2018
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 225000
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरा

Rs. 760/-
In this Sub

SHREE
AGREEMENT FOR SALE OF FLAT

Market Value	Rs 37,50,000/-
Actual Value	Rs. 37,50,000/-
Ward No.	1
Village	Titwala
Carpet Area	56.68 Sq.mt Carpet + Enc Balcony 6.09 sq mt + 5.20 sq mt Terrace
Stamp Duty	Rs 2,55,000/-

THIS AGREEMENT FOR SALE is made and entered into at Kalyan on this 14th day of November 2018,

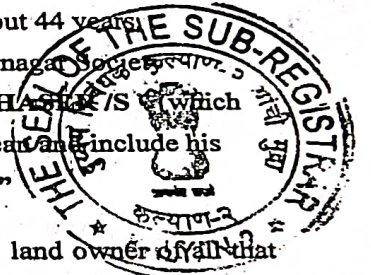
BETWEEN:

M/s. SAI JI DEVELOPERS, a Partnership firm, Registered under Indian Partnership Act 1932, having its Registered office at D-15, Urals, Godrej Hill, Kalyan (West), District Thane, hereinafter called "**THE PROMOTER**" (which expression shall mean and include their partners, heirs, executors, administrators and assigns) **OF THE ONE PART;**

AND

1) **MRS. ARTI ALOK MISHRA**, Adult, Indian Inhabitant, Aged about 39 years, Occupation - Housewife,

2) **MR. ALOK KAILASH MISHRA**, Adult, Indian Inhabitant, Aged about 44 years, Occupation - Service Residing at, Flat No 203 B - Type Tower Mayuresh nagar Ganapati Mandir Road, Titwala - 421605, hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning hereof mean and include his heirs, executors, administrators and assigns) **OF "THE SECOND PARTY"**



WHEREAS SHRI RAMESH HARI MARATHE of Kalyan, is the land owner of all that piece or parcel of non-agricultural free hold land property bearing Survey No. 223, Hissa No. 2A (Old Hissa No. 2(P)) admeasuring area about 1930 square Meters lying and situate at revenue Village - Titwala, Taluka - Kalyan, Dist.- Thane, hereinafter called "**THE SAID LAND PROPERTY**", more particularly described in the **SCHEDULE** hereinafter.

AND WHEREAS SHRI RAMESH HARI MARATHE has purchased the above said property from the Original Land Owner **SHRI BABURAO M BHAMRE & MR. PRAMOD M GHODKE** through their C.A. **SHRI VINAYAK VASANT VUISPUTE** under Conveyance Deed Regd. In The Office of Sub- Registrar Office Kalyan under Registration No. 6595/2011 dtd. 21.06.2011 for development the said property for greater advantage of his family, therefore he has entered into the Partnership Deed with his family members **SHRI RAMESH HARI MARATHE & Others.** on dtd. 25.04.2013 to develop the said property by constructing the

SHRI RAMESH HARI MARATHE	
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multi-stored building thereon and sell the flat/units whatsoever may be on the ownership basis to any intending purchaser/s, hereinafter called the 'SAID PARTNERSHIP DEED'.

AND WHEREAS the promoter want to construct multi-story building on the said land hence he has obtained necessary permission from the competent authority i. e Kalyan Dombivli Municipal Corporation, Kalyan under permission No. KDMP/ NRV/ BP/KV/ 2012-13/34 dated 06.03.2013, have further revised the plan after loading the TDR under permission no. KDMC/NRV/31/KV/2012-13/34 Date 19-11-2013 issued by the Nagar Rachanakar, Kalyan Dombivli Municipal Corporation, Kalyan.

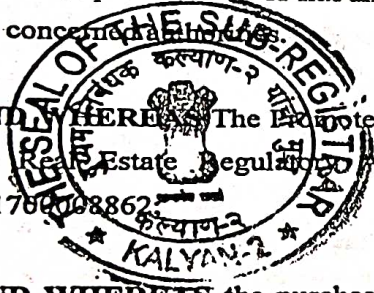
AND WHEREAS the Original Land Owners Shri Prabhakar Ramrao Nadadgakar have already Converted the said land for Non -Agricultural by obtaining the permission from Collector Office Thane.

AND WHEREAS the Promoter have proposed to construct the building on the said property as per approved plan Ground plus 7th floors, Two Wings A & B by name 'MARATHE FORTUNE', hereinafter called the 'SAID BUILDING'.

AND WHEREAS promoter/first party alone has the sole and exclusive right to sell the flats/unit in the said building/s to be constructed by the promoter on the said land to enter into agreement/s with the purchaser/s of the flat/shops/ garage/ units and to receive the sale price in respect thereof.

AND WHEREAS The title certificate issued by the advocate of the promoter and the copies of plan and specification of flat/unit agreed to be purchased by the purchaser/s are approved by the concerned authorities.

AND WHEREAS The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai on 19.08.2017 under registration No. PS170008862



AND WHEREAS the purchaser has made an application and requested to the Promoter for allotment of Flat No.603 wing B , 56.68 Sq.mt Carpet + Enc Balcony 6.09 sq mt + 5.20 sq mt Tarrace in the building known as "MARATHE FORTUNE" being constructed on the said land property, more particularly described in the SCHEDULE hereinafter.

AND WHEREAS prior to execution of these presents at the time of booking the purchaser have paid to the promoter a sum of Rs 3,60,000 /- (Rs.Three Lakh Sixty Thousand only) being part payment of the sale price of the premises agreed to be sold by the Promoter to the purchaser as advance payment of deposit (payment and receipt whereof the promoter do hereby admit and acknowledged) and the purchaser has agreed to pay to the promoter the consideration of the sale price in the manner hereinafter appearing.

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herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the purchaser/s, after the Agreement is duly executed by the purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Kalyan.

30. NOTICES

That all notices to be served on the purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser/s or the Promoter by Registered Post at their respective addresses specified herein above. It shall be the duty of the purchaser/s and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the purchaser/s, as the case may be.

31. JOINT PURCHASERS

That in case there are Joint purchaser/s all communications shall be sent by the Promoter to the purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchaser/s.

32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.



SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of non-agricultural land property bearing Survey. 223, Hissa No. 2A(Old H.No.2(P)) admeasuring area about 1930 square Meters lying and situated at revenue village- Titwala, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivali Municipal Corporation and Sub - Registration District - Kalyan and Registration District-Thane out of which building by name 'MARATHE FORTUNE' constructed by promoter and purchased by purchaser flat/shop/garage/office as under:

MARATHE FORTUNE	
223	2086
96	36

Village	Survey No.	Hissa No.	Flat No.	Floor	Carpet area (Sq.mt.)
TITWALA	223	2A	603 / B	6 th	56.68 Sq.mt Carpet + Enc Balcony 6.09 sq mt + 5.20 sq mt Terrace

BOUNDED AS UNDER :-

On or towards by East : Open Land.
 On or towards by West : Open Land.
 On or towards by South : Road.
 On or towards by North : Internal Road.

IN WITNESSES WHEREOF the parties hereto have set their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED by the within named 'Promoter/ Developers/First Party M/S SAI JI DEVELOPERS through its Partner SHRI PRASANNA RAMESH MARATHE in the presence of witnesses ;



For M/S .SAI JI DEVELOPERS

PR Marathe

Partner



SIGNED, SEALED AND DELIVERED by the within named 'Purchaser/Second Party 1)MRS.ARTI ALOK MISHRA



जारी अ. मिश्रा



2) MR.ALOK KAILASH MISHRA



Alok

(Purchaser)



in the presence of witnesses.

RECEIPT:



RECEIVED from the above named Purchaser sum of Rs 3,60,000 /- (Rs Three Lakh Six thousand Only) towards advance/part payment of the sale price paid by the Purchaser the promoter by cash & cheque mentioned herein under which hereby confirmed and acknowledged the same

I say received Rs 3,60,000/- for M/S .SAI JI DEVELOPERS

PR Marathe

PROMOTER

WITNESSES :

1. *[Signature]*

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