

9230

D. N. Kakade

|| SHRI SAI GANESH ||

(14)

143

AGREEMENT FOR SALE OF

FLAT NO : 301 WING : B
ON FLOOR : IIIrd floor
IN : Sai Ganesh Apartment



RAI RESIDENCY PVT. LTD.

❖ OFFICE ❖

Sai Ganesh Sankul, Near Church, Vijaynagar, Kalyan (E.)

Off.: Jyoti Electricals, Santosh Nagar, Poona Link Road,
Tisgaon, Kalyan (E) - 421 306.



Monday, August 29, 2005

10:49:13 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3333

दिनांक 29-08-2005

गावाचे नाव तिसगाव

दस्तऐवजाचा अनुक्रमांक

कलन2 - 03333 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव:- - दत्त नागनाथ काकडे

नोंदणी फी

:-

5100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

580.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)

एकूण

रु.

5680.00

आपणास हा दस्त अंदाजे 11:03AM ह्या वेळेस मिळेल

दुय्यम निबंधक

कल्याण 2

बाजार मुल्य: 509065 रु.

मोबदला: 509065 रु.

दुय्यम निबंधक कल्याण-२

भरलेले मुद्रांक शुल्क: 9230 रु.

No. 17378

खालेदाराची प्रत / Party Copy



दि ठाणे जनता सहकारी बँक लि.

रीज्यूल्ड बँक

THE THANE JANATA SAHAKARI BANK LTD.

SCHEDULED BANK

शाखा / Br. दिनांक / Date

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 100

सेवा आकारणी शुल्क / रु.

Service Charges / Rs. 10

No. of Documents 110

एकूण / Total रु. / Rs.

अक्षरी रूपये / Amount in Words

One hundred Ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty

paying party D. J. Ladde

पैन नं. / Pan No. Withalwade

पत्ता / Address & Tel. No.

hi

समोरच्या पक्षकाराचे नाव / Name of counter party

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction Loan

घनदेश / पे ऑर्डर पत्र बँकेचा काढला आहे त्या बँकेचे नाव व शाखा / Name of the Drawee Bank & Branch

डो डी पे ऑर्डर चेक नं.

D.D. P.O. Cheque No. If any

रोखपाल / Cashier

अधिकाऱ्याची सही

Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती
आणणे आवश्यक आहे / This counterfoil has to
be presented at the time of delivery of stamps.
subject to Delivery of stamp document on next
working day.

Stamp Duty	Rs. 9230.00
Service Charges	Rs. 100.00
Total	Rs. 9240.00



Name of building duty paying party RAI RESIDENCY PVT. LTD.
KALYAN (E)
 Name of counter party D.M. KAKADE
 Purpose of transaction AGREEMENT

|| SHREE ||

Name of Building Dai Ganesh Apartment
 Situated at Vijaynagar, Tingoan Kalyan (E)
 Ward No. 12-A-2
 Flat No. 301 On 3rd floor
 Area 565 S.ft Wing B (B-Wing) 2E
 Rate 901/- Total Amount Rs. 5,09,065/-

Cheque No., if any _____
 Drawn on Bank _____
 Branch 9240
After 5.00 PM
3003

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made at Kalyan on this 29th Day of August 2005

BETWEEN

M/s. Rai Residency Pvt.Ltd. Firm carrying on business as Builders and Developers having its office at Santosh Nagar, Jyoti Electricals, Poona Link Road, Kalyan (East), P.No.421 306. Hereinafter called the "DEVELOPERS/PROMOTERS" (Which expression shall unless it be repugnant to the context or the meaning thereof mean and include the Director or Director for the time being of the said firm and the survivor or survivors and their respective heirs, executors, administrators and assignees or the last survivors or survivor of them) of the Part

AND

SHRI/SMT. Dattu. Nagnath Kakade
 Occupation Service Age 44 Indian Inhabitant
 present residing at Chawl No.5, Room No.4, Panchwati Colony, Khadegolivali, Vittalwadi (E) hereinafter called the "BUYER/PURCHASER" which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/ their heirs executors, administrators and assigns of the other part.

AND WHEREAS the flat Purchasers demanded from the Developers/Promoters and the Developers/Promoters have given to the Purchasers/Buyers inspection of all the documents of title relating to the said flat, Development Agreement, Power of Attorney, Building Plan, Design and specification prepared by the Developer's/Promoter's Architect and such other document as specified under the Maharashtra Ownership Flats (regulation of permission of construction, sale, management and transfer) Act, 1965 (hereinafter referred to as said Act) and the rules made there under.

(Signature)

MRS. NEELAM S. CHITRE
(Signature) (Proprietor Officer)
 THE BANK OF MAHARASHTRA LTD.
 Lokurda, Kalyan (E).

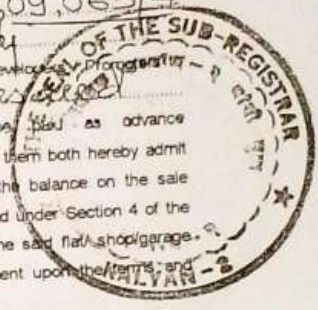
7. 11. 2005

Stamp: 38275
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AND WHEREAS the title of the under mentioned property has been investigated by S.V. Tark
Advocate and said Advocate have issued the Title Clearance Certificate, which is enclosed herewith and marked as
Exhibit 'D' The Purchaser/Buyer has accepted the title of the undermentioned Property as clear marketable and free from
encumbrances and also the building pain, specification, design, elevation and the detail of the said building on or before
the execution of this Agreement

AND WHEREAS the Purchasers/Buyers after satisfying themselves/himself /herself agrees to purchase the flat/shop/
garage No. 301 A/B/Wing on IIIrd Floor, in the building Known as
Sai Ganesh Apartment at or for the total price of Rs. 5,09,065/-
(Rupees five lakh nine thousand sixty five Only
the Purchaser /Buyers and Rs. 5000/- (Rupees five thousand Only) shall be paid as advance



payment or deposit (the payment and receipt whereof the Developers/ promoters do and each of them both hereby admit
and acknowledge and the Buyers/ Purchasers have agreed to pay the Developers/Promoters the balance on the sale
price excluding all charges and amount required for Hsg.Soc'y. in the manner hereinafter contained under Section 4 of the
said Act, the Developers/Promoters are required to execute a writing / agreement for sale of the said flat/shop/garage.
with the Purchaser / Buyers which the Developers / Promoters agree to execute this Agreement upon the terms and
conditions hereinafter appearing

AND WHEREAS the Developers/Promoters have decided to commence the construction of the proposed building on said
plot of land consisting of residential flats/shops/garages with a view to sell to same on ownership basis.

AND WHEREAS by virtue of Agreement, Power of Attorney and other documents executed by Owners in favour of the
Developers/Promoters alone have sale and exclusive right for sale of the residential flats/shops/garages etc. to the
constructed by Developers/Promoters on the said plot of land and to enter into Agreement with prospective Buyer/
Purchaser of the said residential flat/shop / garages etc.

AND WHEREAS this Agreement for sale is for the sale of premises mentioned herein has been entered in to subject to
terms and conditions of the documents, mentioned in this Agreement and the terms and condition imposed or as may be
imposed by the Kalyan Municipal Corporation and/ or modification as may be agreed upon by the Developers/promoters,
Original Owner and Kalyan Municipal Corporation, or other Public authority from time to time.

AND WHEREAS the Buyers/Purchaser/s has/have agreed to acquire, purchase the flats/shops/garages as per the
particulars set out hereinafter in the building to be constructed on the property, more particularly described in the schedule
at or for the price and upon the terms and conditions set out hereunder.

AND WHEREAS the Buyer/Purchaser/s hereby declare/s that, before execution of this Agreement, the
Developers/Promoters have made full and complete disclosure and Buyers/Purchaser/s has/ have taken full and free
inspection of particulars and disclosure interalia of the following

- a) Nature of Developers/Promoters title to the said property and encumbrance if any thereto along with all relevant documents.
- b) All plans and specifications duly approved and sanctioned by the Kalyan Municipal Corporation for construction of the said building or buildings upon the said property.
- c) Nature and particulars of fixtures, fittings and amenities provided or to be provided in the building/s to be constructed on the said property.
- d) All particulars of design and materials to be used in construction of the building/s on the said property.
- e) The nature of organisation of person to be constituted and to which the title is to be passed. Being either a co-operative society governed by the provision of the Maharashtra co-operative societies Act, 1960 or a Private Limited company to be governed by the provision of the company Act, 1956 and /or by the provision of Owners Association to be governed by the Maharashtra Apartment Ownership Act, 1970.
- f) The version amounts that are to be paid interalia towards the ground rent, revenue assessment, Municipal and other taxes and water and electricity charges, including water deposits and electricity deposits as are for the time being in force.

AND WHEREAS the Buyers/Purchaser/s hereby declare/s that, after reading and having understood the contents of the
aforesaid documents and all the is closures made by Developers/Promoters the Buyers/Purchaser/s with full knowledge
thereof has entered into this Agreement.

AND WHEREAS the Buyers/Purchaser/s has/have entered into this Agreement with the notice of the terms and
conditions of said hereinabove recited Agreement for sale of the said property between the original owner and
Developers. Promoters herein and subject to the terms and conditions that may be imposed by the Kalyan Municipal
corporation and other authority concerned and also subject to right of the Developers/Promoters to make the necessary
amendments, modification and/or charges in the materials and other specifications.

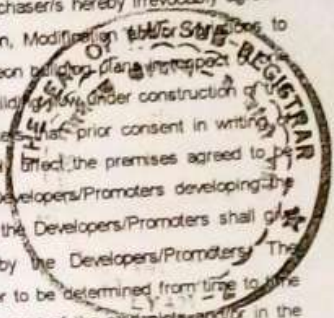
NOT IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS:

(Signature)
S. H. ANAND

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1. The developers/Promoters will construct and said building/s on the said property at Tisgaon, Kalyan (e), District Thane and more particularly described of the said property (hereinafter referred to as the said property) to be given in the Schedule hereunder written the said property shall be developed by the Developers/Promoters in a phased manner as hereinabove set out.

2. The Developers/Promoters have informed the Buyers/Purchasers/ and the Buyers/Purchaser/s are/s aware that the developers/Promoters propose to develop the said property by construction thereon of the said building (hereinafter referred to as the said building) The Developers/Promoters may be required by the concerned authorities and/or in their (i.e. the Developers) absolute discretion from time very, amend and/or alter the plans of the said property or the buildings plan in respect of one or more such buildings. As part of such variations, amendments in the plans Developers/Promoters may also construct additional independent way for extension of one or more wings to the proposed buildings. The Buyers/Purchaser/s hereby irrevocably agree/s and given his/her/their consent to the Developers/Promoters carrying out amendments, alteration, Modification ~~to the site plan~~ to the site plan in respect of the said property for construction independent additional structure thereon ~~building plans~~ ~~under construction~~ or more buildings to be constructed (whether or not envisaged at present) and/or in respect of building ~~plans~~ ~~under construction~~ plots as aforesaid floors on the said buildings. It is however agreed by the Developers/Promoters ~~that~~ prior consent in writing of the Buyers/Purchaser/s in respect of any variation or modification in the building plans which may adversely affect the premises agreed to be purchase by the Buyer/Purchaser/s hereby also give his/her/their irrevocable consent to the Developers/Promoters developing the said property in such phased manners as the Developers/Promoters may determine even after the Developers/Promoters shall give to the Buyers/Purchaser/s the possession of the premises hereby agreed to be sold by the Developers/Promoters. The Developers/Promoters shall accordingly be entitled to develop the said plots in a phased manner to be determined from time to time by the Developers/Promoters including by making changes from time to time in the plan in respect of the said plots and/or in the building plans of one or more buildings to be constructed as aforesaid, including the building which at present are nor envisaged by the Developers/Promoters. The Buyer/Purchaser/s hereby agree/s to give all the facilities and assistance the Developers/Promoters may request from time to time after the Developers/Promoters shall have delivered the possession of the said premises to be sold to the Buyer/Purchaser /s as to enable the Developers/Promoters to complete the development of the said plots in the manner that may be determined by the Developers/Promoters.



3. The said building shall be constructed by the Developers/Promoters in accordance with the building plans prepared by their Architect and sanctioned by the concerned authorities as aforesaid with such modification thereto as the Developers/Promoters may incorporate therein as aforesaid.

4. The sanctioned building plans from the concerned authorities in respect of the said building are open for inspection of all working days during office hours at the building site and also at the office of the Developers/Promoters as mentioned hereinabove.

5. The Buyers/Purchaser/s have/has prior to the execution of this Agreement, satisfied himself/herself/themselves about the title of the owner to the said property described in the Schedule hereunder written and the Purchasers shall not be entitled to further investigate the title of the Owner and no requisitions or objections shall be raised upon any matter relating thereto. A copy of the Certificate of Title given by S.V. Tardie Advocates is hereby annexed and marked as Exhibit 'A'.

6. The Developers/Promoters shall sell to the purchasers and the Purchasers shall purchase from the Promoters/Developers flats/apart bearing No. 501 on the IIIrd floor of the B wing of the building. The plan in respect of the said premises is here to annexed and marked Annexure 'B'.

7. The built-up areas of the said premises is 565 square feet inclusive of the enclosed balcony, common area and other facilities for the said premises on the floor on which the same is located according to the percentage of undivided interest in the said premises as per the particulars given in the Schedule hereto annexed. the aforesaid percentage is tentative and liable to be increased or decreased in the event of there being changes in the plan and/or the building plan.

8. The Buyers/Purchaser/s shall pay to the Developers/promoters a sum of Rs. 5,09,065/- (Rupees five lakh nine thousand sixty five only Only) as the purchase price of the sold flat/garage/premises. The Buyers/Purchaser/s shall pay the purchase price to the Developers/Promoters in accordance with the installments as under:

- a) Rs. 5000 /- On or before execution of Agreement
- b) Rs. 147719 /- On completion of the plinth of the said building
- c) Rs. 76369 /- Being 15% of total consideration on casting of the first slab of the said building.
- d) Rs. 76369 /- Being 15% of the total consideration on casting of the second slab of said building
- e) Rs. 101813 /- Being 20% of total consideration of casting of the third slab of the said building.
- f) Rs. 76369 /- Being 15% of the total consideration on casting of the fourth slab of the said building
- g) Rs. 25426 /- Being 5% balance consideration within 15 days of the Developers/Promoters notifying to the occupation certificate in respect of the said building is received from architect.

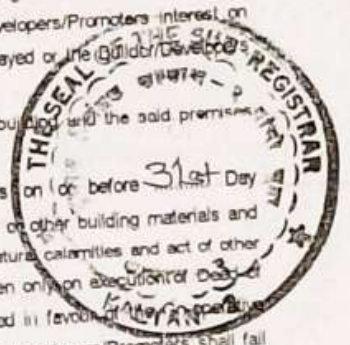
It is specifically agreed that the price mentioned hereinabove includes the proportionate price of common amenities which is not subject to change even if the percentage if undivided share of the said premises in the common areas and facilities increase or decrease The intent of the parties being that the said premises are sold to and purchased by the Purchaser will all the appurtenant rights.

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- 9) It is hereby expressly agreed that the time of payment of each of the aforesaid instalments of the purchase price as set out in clause B above shall be the essence of the contract. In the event of the Buyer/Purchaser/s making default in payment of any one instalment of the purchase price, the Agreement shall stand terminated and in that event all the monies paid hereunder by the Purchaser shall be refunded to the Buyer/purchaser/s by the Developers/Promoters (but without any interest compensation damage or cost) within sixty days after the termination of this Agreement, and the developers/promoters will be entitled after the termination of this Agreement, to sell and /or dispose of the said premises in favour of third party and the Buyer/purchaser/s herein will have no right to object to such sale /disposal of the said premises by the Developers / Promoters
- 10) Without prejudice to the above and the Developers/Promoters have other rights under this Agreement and/ or in law, the Developers/Promoters may at their own option except from the Buyer/Purchaser/s paying to the developers/Promoters interest on the defaulted instalment @ 24% per annum for the period of which the payment may have been delayed or the Buyer/Purchaser/s shall be entitled to sell the said flat/shop at a new agreed price at the relevant time.
- 11) The fixture, fitting and amenities to be provided by the Developers/Promoters in the said building and the said premises are those set out in second schedule hereunder.
- 12) The possession of the said premises shall be given by the Developers/Promoters on or before 31st Day of March 2006. Subject to the availability of cement, steel water for construction or other building materials and subject to strike, civil or communal riot or any act of god such as earthquakes, floods or any other natural calamities and act of other cause beyond the control of the developers/Promoters. Possession of the said premises will be given only on execution of Deed of Conveyance of the said plots or the portion thereof on which the said building is to be constructed in favour of the Buyer/Purchaser/s society to be formed by the Buyers/Purchaser/s of the said building as hereinafter mentioned, if the Developers/Promoters shall fail to give possession of the said premises of the aforesaid date and/or such further date as may be mutually extended then it shall be at the option of the Buyer/Purchaser/s to terminate this Agreement in which event the developers/Promoters shall forthwith on demand refund to the Buyer/purchaser/s all the moneys paid by the Buyers/Purchaser/s excluding all amounts received for Hsg. Socys to the Developers/Promoters herein together with the simple interest 18% per annum from the date of the receipt of the respective amounts by the Developers/Promoters and until such amount is refunded such interest shall be charged on the said property, together with the construction (if any) thereon to the extent of the amounts due to the Buyers/Purchaser/s. Provision of this clause shall be subject to what is provided in section 8 of the Maharashtra Flats Act, 1963.
13. Nothing contained in this Agreement shall be construed so as to confer upon the Buyer/purchaser/s any right whatsoever into or over the plots of the said premises. It is agreed by the between the parties that such conferment shall take place only in execution of the Conveyance in favour of a Co-operative Society or on the execution of the Deed of Conveyance as hereinafter mentioned.
14. The Buyers/Purchaser/s shall have no claim save and except in respect of the said premises agreed to be sold to him/her/ them all and open spaces, lobbies, terraces and other premises will remain the property of the Developers/Promoters until the said building is transferred to the proposed Co-operative Society or to Buyer/Purchaser/s on the execution of deed of Conveyance/assignment as hereinafter mentioned, subject, however to the rights of the owner and /or Developers/Promoters as herein stated.
15. It is hereby expressly agreed that the Developers/Promoters Shall be entitled to sell the premises in the said building, for the purpose of using the same as guest house, for residential or commercial use, shops consulting rooms, banks, community hall, stalls or any other non-residential use which may be permitted by the said authorities and the Buyer/Purchaser/s shall be entitled to use the said premises agreed to be purchased by him/her/ them accordingly and similarly the Buyer/Purchaser/s shall not object to the use of the other premises in the said building for the aforesaid purpose by the respective Buyer/Purchaser thereof.
16. a) It is expressly agreed that the terraces on the said buildings shall always belong to the Developers/Promoters and they shall be entitled to deal with the dispose of the same in such manner as they may deem fit. In the event of the Developers/Promoters shall be entitled to dispose of such premises proposed to be constructed by them on the terrace together with the terrace to such person or persons at such rate and on such terms as the Developers/Promoters may deem fit. The Developers/Promoters shall be entitled to allow the use of such entire terrace to the Buyer/Purchaser/s of such premises that may be proposed or constructed on the terrace and the terrace shall then be in exclusive possession (as owners) of the Buyer/Promoter/s of such premises proposed or constructed on the terrace. In that event the Developers/Promoters will be entitled to dispose of the concerned premises together with the portion of the terrace proportionate to and/or apartment thereof. The Society or Association of owners under Apartment Ownership Act that may be formed by the Buyers/Purchaser/s of premises as stated hereinafter shall admit as its members the Buyer/Purchaser/s of premises of such premises that may be proposed or constructed on the terrace with the exclusive right to them in the terrace as aforesaid. In the event of any water storage tank for the building being constructed or any other common facility being provided on the terrace then the society or Association of Apartment Owners as the case may be, shall be entitled to depute its representatives to go to the terrace for the regular check up and upkeep and for carrying out repairs to the tank/tanks and/or such common facilities at all reasonable times and/or during such times as may be mutually agreed upon by the Buyers/Purchaser/s of such premises on the terrace and the society or the Association of Apartment Owners as the case may be



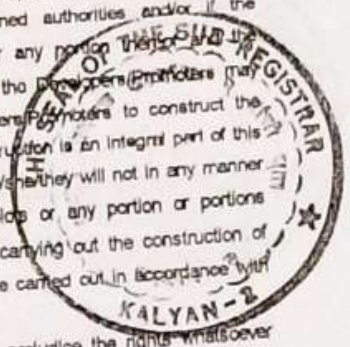
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b) It is also understood and agreed by the between the parties hereto that the terrace space ~~is not~~ ^{is} subject to the terrace flats in the said building if any, shall belong exclusive to the respective Buyer/Purchaser/s of the terrace flats and such terrace spaces are intended for the exclusive use of the respective terrace flat Buyer/Purchaser/s. the said terrace shall not be enclosed by the Flat purchaser/s till permission is obtained in writing from the concerned local authority and the Developers/Promoters o the society or as the case may be.

17. The Developers/Promoters shall from only one co-operative Society for all the building to be constructed on the said plot until execution of such conveyance the Developers/Promoters shall have a right to make additions to the said buildings and to put up additional storeys on the said buildings and such additional storeys shall be property of the Developers/Promoters and the Developers/Promoters shall be entitled to dispose of such additional storeys in such manner as they may deem fit. Similarly until the execution of such conveyance the Developers/Promoters shall if so permitted by the concerned authorities and/or if the Developers/Promoters be entitled to construct additional structure/structures on the said plots or any portion thereof. The Developers/Promoters shall be entitled to dispose of the premises in such additional structures as the Developers/Promoters may deem fit. It is expressly agreed and confirmed by the purchasers that the right of the Developers/Promoters to construct the additional floors on the said plot or to put up additional floors, on the said building/s now under construction is an integral part of this contract for the sale of the said premises to the purchaser and the purchasers hereby agree that he/she/they will not in any manner object to the Developers/Promoters constructing such additional construction work of the said plots or any portion or portions thereof. The Purchaser hereby give his/her/their irrevocable consent to the Developers/Promoters carrying out the construction of additional storeys and /or 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.



18. It is expressly agreed and provided that so long as it does not in any way affect or prejudice the rights whatsoever hereunder granted in favour of the Buyers/Purchaser/s in respect of the said premises the Developers/Promoters shall be at liberty to sell, assign, mortgage, or otherwise deal with or dispose of the right, title or interest in the said plots. the Developers/Promoters shall be free to construct additional structures like sub-station for electricity, Co-operative society office, co-operative Department stores, Temple or place of worship covered and enclosed garages in open compound, underground and overhead tanks, structures watchman cabin, toilet units for domestic servants septic tanks and sack pits the location of which are particularly marked upon the ground floor plans or the plan of the said plots. The Buyers/Purchaser/s shall not interfere with the right of the Developers/Promoters by any disputes raised or court Injunction under section 7 of the Maharashtra Ownership Flat Act and/or any other provision or any law applicable. The developers/promoters shall always be entitled to sign undertakings and indemnity on or competent Authorities under any law concerning construction of building for implementation of their schemes for development of the said plots.

19. As soon as the said building/s is/are notified by the Developers/Promoters as complete each of the Buyers/Purchaser/s of the said Premises in the said Building/s (including the Buyers/Purchaser/s herein) shall pay the respective areas of the price payable by him/her/them within 15 days of such notices being served individually or to be put in any prominent place in the said building/s. If any of the buyer/Purchaser/s fail to pay the areas inspite of notice the Developers/Promoters will be entitled to terminate the Agreement with such Buyers/Purchaser/s and thereupon all the monies paid by the said Purchasers to the Developers/promoters in respect of the said premises agreed to be purchased by him/her/them shall within 60 days of such termination be refunded by the Developers/Promoters to the Purchasers. Excluding all the moneys received for formation of HSG Society.

20. The sold building shall be constructed and completed in accordance with the plans and specifications as approved by the plans and specification as approved by the concerned authorities as aforesaid with modifications thereto as may be made by the developers/promoters as hereinabove set out and if any defect in the said building/s or materials used in the said building/s is brought to the notice of the Developers/Promoters within a period of 1 year from the date of handing over the possession of the said premises by the Developers/Promoters it shall reasonably be rectified by the Developers/Promoters without further charge to the persons who have purchased the said premises in the said building/s and in other case the Buyer/Purchaser/s of the said premises shall be entitled to receive from the Developers/Promoters in case there will be any dispute as regards any defect in the said building/s or materials used in the construction thereof or as to whether it is reasonably possible for the Developers/Promoters to rectify any such defect or change or as regards to the reasonable compensation payable in respect of such defect or change which cannot be or is not rectified by the Developers/Promoters the matter shall within a period of 1 year from the date of handing over the possession be referred to the decision of the authority specified in subsection(2) of the section 7 of the Maharashtra Ownership Flats Act, 1963.

21. The Developers/Promoters shall in respect of any consideration amount remaining unpaid by the Buyers/Purchasers under the terms and condition of this Agreement have first lien and charges on the said premises agreed to be allotted to the said Purchaser.

22. It is specifically agreed that the Developers/Promoters shall be entitled to at their option to form one single Co-operative Society of all the premises to be constructed on the said plots, and to execute the conveyance in respect of the said plots, and the structures thereon in favour of Such Co-operative Society. The Developers/Promoters shall also at their option be entitled to form different Co-operative Society for one or more structure to be constructed on the said property and to execute separate conveyance in favour of such Co-operative Society as the case may be. Such Conveyance or/and Conveyances shall however be executed only

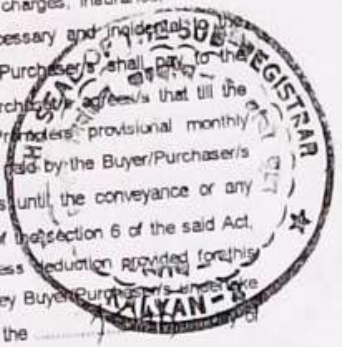
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after the entire plot described in the schedule hereunder written is fully develop (i.e. all the structures as may be permitted any the concerned authorities shall have been fully constructed on the said plots) and the Developers/Promoters shall have sold all the said premises in all structures in the said plots and received fully the consideration amounts from the Buyer/Purchaser/s of all the said premises of the said building on the said plots.

23. Commencing a week after notice in writing is given by the Developers/Promoters to the Buyers/Purchasers that the said premises is/are ready for use and occupation the Buyer/Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoing in respect of the said land and the building namely local taxes, betterment charges or such other levies by the concerned local authorities and/or Government water charges, insurance, common light repairs and salaries of clerks, bill collectors, chowkidars sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and the said building transferred to it the buyer/Purchaser/s shall pay to the Developers/Promoters by such proportionate share of outgoing as may be determined. The Buyer/Purchaser/s agrees that till the Buyer/Purchaser/s share is so determined the Buyer/Purchaser/s shall pay to the Developer/Promoters provisional monthly contribution of Rs 450/- (Rupees four hundred fifty only) per month towards outgoings. The amounts so paid by the Buyer/Purchaser/s to the Developers/Promoters shall not carry any interest and remain with the Developers/Promoters until the conveyance or any other document of transfer is executed in favour of the society as aforesaid, subject to the provision of section 6 of the said Act, on such conveyance and /or any other document transfer being executed the aforesaid deposits (less deduction provided for this Agreement) shall be paid over by the Developers / Promoters to the Society as the case may be They Buyer/Purchaser/s undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the each and every month in advance and shall not with hold the same for any reason whatsoever.



24. The Purchaser shall maintain at his/her/their own costs the said premises agreed to the purchased by him/ her/ them in the same conditions stated and order in which it is delivered to him /her / them and shall abide by all bye - laws rules and regulation of the bodies, authorities, Electrical supply company and the Co-operative Societies, Association of Apartment Owners and shall attend to answer and be responsible for all action and violations of any of the conditions of Rules or bye -law and shall observes and perform all the terms and conditions and covenants contained in the agreement.

25. The Buyer/Purchaser/s agrees to Pay total consideration amount payable under the terms of this Agreement as the when they become due and payable. Further, the Developers/ promoters are not bound to give notice requiring any such payment and the failure thereof shall not be pleaded at the excuse for non-payment of any amounts or amount due on the respective due events.

26. The Purchaser hereby covenant with the Developers/Promoters to pay consideration amounts liable to be paid by the Buyer/Purchaser/s under this agreement and to observe and form the covenant and conditions in this Agreement, and to keep the Developers/Promoters indemnified against and said payments and observance and performance of the said covenants and conditions except as far as the same outgoings to be observed by the Developers/Promoters. The Buyer/Purchaser/s also agreed and undertake to give all the facilities to the Developers/Promoters to carry out additional construction work on the said building now under construction and/or construct additional building and structure on the said property.

27. The Buyer/Purchaser/s agree/s and undertake/s that in the event of Developers/Promoters deciding to form a co-operative Society as provided in clause 23 hereinabove then and in such event the Buyer/Purchaser/s shall become a member of such Co-operative Society in the manner hereinafter appearing and also to sign and execute the application form for registration purpose and other papers and documents necessary for the formation proposed Society within 10 days of the intimation by the Developers/Promoters No objection shall be raised to the changes in the bye-laws as may be required by the Registrar of Co-operative Societies and/or concerned authorities. The Purchasers shall be bound from time to time to sign all the papers and documents and all other deeds as the Developers/Promoters require him/her/ them to do from time to time for safeguarding the interest of the said buildings. Failure to comply with the provisions of this clause will render this Agreement ipso-facto come to an end. The Buyer/Purchaser/s shall so require the Co-operative Society shall pass the necessary resolution confirming the right of the Developers/Promoters to carry out additional building and structures on the said building as also to construct additional building and structures on the said plot and also confirming the right of the Developers/Promoters to sell on the ownership basis other premises in the said buildings as also to construct additional buildings and registration of the society including the bye - laws of the and Structures on the said plots and also confirming the right of the Developers/ Promoters to sell on ownership basis other premises in the said buildings to constructed on the said plot.

28. The Purchasers hereby agree that in the event of any amount becoming payable by way of levy of premium to the concerned local authority or to the state Government or any amount becoming payable by way of betterment charges or development levies or any other payment of similar nature in respect of the construction thereon, the same shall be reimbursed by the Buyer/Purchaser/s to the developers/promoters in the proportion in which the area of the said premises shall bear to the total area of the other premises in all the buildings on the said plots.

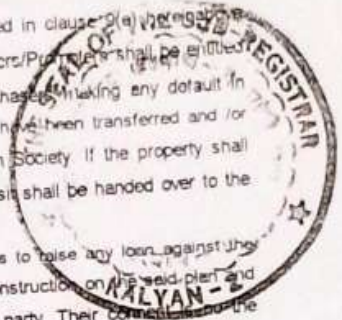
29. Without prejudice to the right of the Developers/Promoters to transfer the said buildings to Co-operative society as provided in this Agreement, the Developers/Promoters shall have (including to submit the building and/or the said plots including additional structures that may e constructed thereon) or portion of the said plots in part or in full to the provisions of the Maharashtra Ownership Act, 1970(hereinafter for the sake of brevity referred to as MAO ACT) and to require the Buyer/Purchaser/s of the concerned premises to form themselves into an Association of Apartment Owners being a condominium as completed under the

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Provisions of the MAO Act and the Rules framed thereunder in the event of Developers/Promoters determining that the Buyer/Purchaser/s of the various premises should form themselves in to Association of the apartment owners as contemplated by the MAO Act, all the Purchasers of the concerned premises shall sign such declaration, agreements papers and deeds of undertakings as may be required to be signed and executed for enabling the Developers/Promoters to form and register such as Association under provision of the said MAO Act, the developers/Promoters of such premises shall agree to abide by the rules and bye-law of the condominium as may be prescribed under the provisions of the said MAO ACT from time to time. In order to enable the Developers/Promoters/s to form such Association the Buyer/Purchaser/s shall give such particulars about himself/herself as may be required. In That event the Developers Promoters will execute a Deed of Apartment in favour of each allotter of the premises separately conveying the apartment and the proportionate undivided right/share in the common area of facilities unto the allottee of the premise.

30. The Developers/promoters shall at the time of making payment of the installment mentioned in clause (41) shall be entitled to pay to the developers/Promoters a sum as mentioned in clause (42) which will be paid in the Developers/Promoters shall be entitled to utilize moneys from deposit towards payments to local other outgoings in the event of the Purchaser making any default in payment thereof regularly as agreed to, herein by him/her/them. After the Society as aforesaid shall have been transferred and/or conveyed to the society The Promoters shall hand over the said deposit or balance thereof to such Society if the property shall have been submitted to the provision of the Maharashtra Owners Apartment Act, 1970 the said deposit shall be handed over to the Association of Apartment Owners.



31. The Buyer/Purchaser/s have given his/her their express consent to the developer/promoters to raise any loan against the said land more particularly described in the schedule hereunder written and on the building under construction on the said plot and to mortgage the same and to create a charge thereon with any bank or banks and/or any other party. Their consent is given on the express understanding that the said loan shall be cleared by the Developers/Promoters at their expenses before possession of the said premises is handed over to the Purchasers.

32. The Purchasers shall allow the promoters and their surveyors and agents with or without workmen and other person at all reasonable times to enter upon his/her/their premises or any part thereof for the purpose of repairing any part of the building and for laying cable, water pipe fittings, electric wires, structures and other conveniences belonging to or servicing or use for the said building and also for the purpose of laying down maintaining, repairing and testing drainages, gas and water pipes and electric wires and for similar purpose of cutting of supply of water and other services to the said premises or any other premises in the said building in respect whereof the purchasers or users or occupiers of such premises as the case may be shall have committed default in payment of his/her/their share of the local body property taxes and other outgoing and the charges for electricity consumed by the Buyers/Purchaser/s.

33. In the event of the society or Association being formed and registered before the disposal by the developers/Promoters of all the premises in the said building as also the completion of additional structures and/or construction of all other buildings on the said plots and/or sale and disposal of premises in all the buildings and/or additional structures, the power and authority of the society or Association so formed of the Buyer/Purchaser/s in the said building and the purchasers of the other premises shall be subject to the overriding powers of the Promoters in all the matters concerning the said buildings as also of the additional structures and all amenities pertaining to the same and in particular the Developers/Promoters shall have absolute authority and control as regards to any unsold premises and sale thereof.

34. The purchaser shall not any time demolish or cause to be done any additions or alterations of whatsoever nature on the said premises or any part thereof. The Developers/Promoters shall keep the said premises, walls, stilts, sewers, drains, pipes, and appurtenances thereto in good and tenable repair and conditions and in particular the said building so as to provide shelter to and protect the parts of said buildings other than his/her/their premises. The Buyer/Purchaser/s shall not permit the closing of the balconies or make any alterations in the outside elevation and outside colour scheme of the said premises to be allotted to his/her/them.

35. After the possession of the said premises is handed over to the Buyer/Purchaser/s if any additions or alteration in or relating to the said buildings are required to be carried out by the Government, Local Authority or any other statutory authorities, the same shall be carried out by the Buyer/Purchaser/s of various premises in the said building at her/his/their own costs and the Developers/Promoters shall not be in any manner liable or responsible for the same.

36. The Buyer/Purchaser/s shall not do or permit to be done any act things which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which may or is likely to cause nuisance or annoyance to users and occupiers of the other premises of the said buildings.

37. After the building and premises to be constructed by the Developers/Promoters on the said plot are complete and ready for occupations and after the society or Association as aforesaid is registered and only after all the premises in all the buildings that may be constructed have been sold and disposed of by the Developers/Promoters and after the developers/Promoters have received all dues payable to them under the terms and conditions of the apartment from the Purchasers of all the premises in all the buildings the Developers/Promoters shall execute conveyance in respect of the said plots, or the concerned portion of the said plots as provided in clause 23, until the execution of the Conveyance the possession of the said plots and all the buildings and the premises

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thereon shall be deemed to be of the Developers/Promoters as the case may be and the Buyer/Purchaser/s who shall have been given possession of the said premises agreed to be sold to her/him/them shall be merely occupant thereof.

38. The purchaser shall lodge this agreement with the Sub-registrar of assurances and intimate to the developers within 7 days after lodging the particulars of the number and the Sub-Registry in which the Agreement is lodged for Registration.

39. All letters, circulars receipts and /or notices issued by the Developers/Promoters dispatched under Certificate of posting to the address known to them of the Buyer/Purchaser/s will be a sufficient proof of the receipt of the same by the Purchaser and shall completely and effectually discharge the developers/Promoters. For this purpose the Purchasers have given the following address Dattu Nagriath Kakade, Panchwate Colony, Chawl No.5
Room No.4, Khadegslivati, Nihalwadi (E)

40. the Purchasers shall at the time of making payment of the instalment mentioned in clause(9) (e) deposit with the developers/Promoters the following amounts:

i) Rs.	-/-	For legal charges.
ii) Rs.	-/-	For share money application and entrance fees of the Society.
iii) Rs.	-/-	Deposit for water connection.
iv) Rs.	-/-	Deposit for the single-phase electric meter.
v) Rs.	-/-	Deposit to the Maharashtra State Electricity Board for electric connection.
vi) Rs.	-/-	For formation and registration of the society.
vii) Rs.	-/-	For proportionate share of taxes and other charges.
viii) Rs.	-/-	Borewell charges.

Total
 Rs. 30,551/-



The Developers/Promoters shall utilize the sum of Rs. 30,551/- Thirty thousand five hundred fifty one only paid by the Purchaser to the Developers/Promoters as per sub-clause (iii) above for meeting all legal costs, charges and expenses, including professional costs of the Attorney at-law/Advocates of the Developers/promoters in connection with the formation of the said Society preparing its Rules, Regulations and Bye-law. In case there shall be deficit in this regard, the Purchaser shall forthwith on demand pay to the developers/Promoters his/her/their Proportionate share to make up such deficit.

41. The Deed of conveyance and other documents for the transferring the title shall be prepared by Advocates and the same will contain such covenants and condition as the said Advocates & Solicitors shall think reasonable and necessary having regard to the development of the said plots.

42. Any delay or indulgence by the developers/Promoters in enforcing the terms of this Agreement, or any forbearance or giving time to the Purchaser shall not be considered as a waiver on the part of the developers/Promoters of any breach or non-compliance of any of the terms and conditions of This Agreement by the remedies of the Developers /Promoters.

43. The Developers/Promoters shall be entitled to alter the terms and conditions of the Agreement relating to The unsold premises in the said building of which the aforesaid premises form part and the Purchasers shall have no right to require the enforcement thereof or any of them at any time, the Purchasers herein shall agree to the exercise by the Purchasers under such Agreement of his/her/their rights under the same.

44. The buyer/Purchaser/s himself/herself/themselves with the intention to bind all persons in to whatsoever hands the said premises may come, hath hereby covenant with the developers/Promoters as follows.

- a) To maintain the said premises at Buyer/Purchasers costs in good tenable repair condition from the date of possession of the said premises is taken and shall not do or suffer to be done anything in or to the buildings in which the said premises is situated, stair-case or any passage which may be against the rules, regulation or bye-laws of the concerned Local or any authority or change. Alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof.
- b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or so heavy so as to damage the construction or structure of the building in which the said premises are situated or storing of such goods which is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, passage or any other structure of the building in which the said premises are situated and including entrance of the building in which the said premises are situated and in case of any damage is caused to the building in which the said premises are situated or the said premises on account of negligence or default of the Purchasers in this behalf, the Purchaser shall be liable for the consequences of the breach.
- c) To carry at his/her/their own cost all internal repairs to the said premises and maintain the said premises in the same condition state and order in which the same were delivered by the Developers/Promoters to the Purchasers and shall not do or suffer to be done anything in or to the Developers/Promoters in which the said premises are situated or the said premises which may be forbidden by the Rules, regulations and Bye-law of the concerned local Authorities or other public Authority.
- d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains, pipes in the said premises and appurtenances thereto in good Tenable repair condition,

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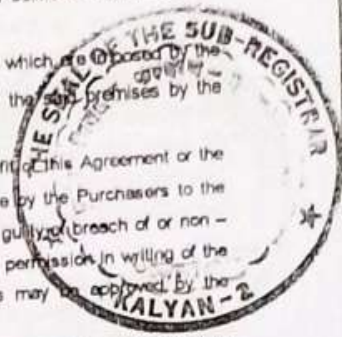
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and in particular so as to support shelter and protect other parts of the building in which the said premises are situated and shall not chisel, or in any other manner damage the columns, beams, walls, slabs, R.C.C. Partis or other structural construction in the said premises without the prior written permission of the Developers/promoters and/or the Co-operative society. In case on account of any alteration being carried out by the Purchasers in the said premises (whether such alterations are permitted by the concerned authorities or not) there shall be any damage to the said premises (inclusive recurrence of such damages)

- e) Not to throw dirt, rubbish, rags, garbage or the refuse or permit the same to be thrown from the said premises in the compound or any portion of the said land building in which the said premises are situated.
- f) Pay to the Developers/ Promoters within 7 days of demand by the Developers/ Promoters his/ her/ their share of security deposit demanded by the concerned Local Authority or Government for giving water electricity or any other services in connection to the building in which the said premises are situated.
- g) 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 premises by the Purchasers
- h) The Purchasers shall not let, sub-let, Transfer, assign or part with Purchasers interest or benefit of this Agreement or the said premises or part with possession of the said premises or any part thereof until all the dues payable by the Purchasers to the Developers / Promoters under this Agreement are fully paid up and only if the Purchasers have not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until and purchasers have obtained permission in writing of the Developers/ Promoters for the purposes. Such transfer shall be only in favour of the Transferee as may be approved by the promoters.
- i) The Purchasers shall observe and perform all the Rules and Regulations which the Co-operative Society may adopt at its inception and the additions, alterations, or amendments thereof that may be made from time to time for protection and maintained of the buildings and the premises therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority and of Government and other public bodies. The Purchasers shall also observe and perform all the stipulations and conditions and use of the said premises in the said buildings and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoing in accordance with the terms of this Agreement.
- ii) Till the Deed of conveyance of buildings in which the said Premises are situated and or the said property is executed or till the deed of Apartment in respect of the said premises is executed or till the Deed of Apartment in respect of the said premises is executed the purchasers shall permit the developers /Promoters and their surveyor and agent, with or without workmen and others at all reasonable times to enter in to the upon the said land and the said buildings or any part thereof to view and examine the state and conditions thereof
- k) To observe and perform all the terms and conditions and documents to be observed and performed by the Purchasers as set out in this agreement (including the Recitals thereof). If the Purchasers neglect, omit or fail to pay for any reasons whatsoever to the Developers/ Promoters any part of the amount due and payable to the Developers / Promoters under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time hereinafter specified or if the Purchasers shall in any other way fail to perform or observe any of the covenants and stipulation herein contained or referred to the Developers/Promoters shall be entitled to re-enter upon and resume possession of the said premises and everything whatsoever there is and this Agreement shall cease and stand terminated, the Purchasers therein agreed that on the Developers/ Promoters re-entry on the premises as aforesaid all the rights, title and interest of the Purchasers shall cease and shall be liable for ejection as a trespasser, the Purchaser shall thereupon cease to have any right or title or interest in the said premises. In that event all the Moneys paid herein by the Purchasers (except the outgoings apportionable to the said premises till the date of such termination) shall 60 days after such termination be refunded by the Developers / Promoters to the Purchasers
- 46. (a) Accordingly, notwithstanding the fact that the area of land available to society shall be entitled to have structures on its land in accordance with the built-up area stated above and in the event of the demolition and /or reconstruction of the structure of society the concerned Society shall always be entitled to have and maintain structures of built-up areas as indicated above.
- (b) The following areas on the said property common facilities for the benefit of the entire property described in the schedule hereunder written. The same shall be ensured for the benefit of all the Societies aforesaid.

- i) Common Compound area
- ii) Drainage system connecting the structure.
- iii) Water Pump, water pipe line, store water drains, located in the common compound

46. All costs charges and expenses in connection with preparation engrossing, stamping and registering this Agreement as well as conveyance and any other documents required to be executed by the Developers /Promoters or by the Purchasers and registration charges in respect of such documents transferring land and the building in favour of the co-operative Society or Deed of Apartment in respect of the said Premises as well as the entire professional cost of the Advocates and solicitors of the Developers/ Promoters in preparing and/or approving all such documents shall be borne and paid by the Purchaser of such premises. The Purchasers shall on demand pay to the Developers/ promoter's his/ her their proportionate share. This clause is in addition to the amounts as mentioned in clause 42 hereinabove.

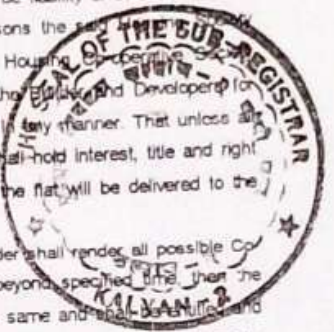


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47. The parties hereto have mutually agreed as under :-

- a) That if the Purchaser fails to pay the instalments as specified in this Agreement on due date, then in such event the Promoters/ Builders shall issue a written notice to the Purchaser giving him 15 days time period for making such delayed payment and upon expiry of such period also, if the Purchaser fails to pay his due instalment, then the Builder/ Promoter shall have absolute right to cancel the booking of the said flat and allot the said flat to any other person which he may deem fit and proper and in such event the amounts so far deposited by the Purchaser with the Builders/ Promoter shall be forfeited by the builders
- b) That all charges share amounts, Society registration charges required for formation of the Co-operative housing society in the said building shall be obtained by the Builder and Developers from the flat purchasers. It shall not be liability of the Builders and developers to form the Co - operative Housing Society, if due to unavoidable and unforeseen reasons the said society could not be registered, then in that event the Purchasers of flats are at liberty to form the Housing Co-operative Society accordingly. The charges received on account of share amount and other expenses recovered by the Builders and Developers for formation of Housing society shall not be returned to the Flat Purchasers under any circumstances. That unless all payments towards cost of the said flat is made to the Promoters/ Builders, the Builders/Promoter shall hold interest, title and right over his flat and upon making only all payments towards cost of the said flat, the Possession of the flat will be delivered to the Purchaser.
- c) That if the Purchaser draws loan for purchase of his flat, then in such case the promoters/ Builders shall render all possible Co-operation for obtaining the loan, but if the loan amount is delayed due to unavoidable reasons beyond specified time then the Builders shall not remain liable for the same and shall be entitled and shall not remain liable for the same and the Purchaser shall be at liberty to increase the cost of the flat as per prevailing market rate at that time and the Purchaser is legally bound to make such increased cost for purchase of his said flat at the relevant time.
- d) That the Builder/Promoter hereby assures and agrees with the purchaser to give him possession within period of 24 months from its commencement. However, if construction is delayed on account of unforeseen reasons like shortage of raw material, or any other reasons beyond his control, then the said time shall be extended to a reasonable period, and the builder shall be responsible for giving delayed possession of the flat to the Purchaser.



THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of land together with the building structure standing thereon bearing S / H. No. 30/12, 13 (PT) being and situated at village Tisgaon Kalyan (E) extract admeasuring Sq. yard and property Register card Sq. mtrs. in the registration Sub - District, Kalyan and District Thane and bounded as follows

- On or towards EAST : P. No. 45
- On or towards WEST : Road
- On or towards SOUTH : Land of S. No, 30
- On or towards NORTH : Road

[Handwritten Signature]

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seal on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED BY

the withnamed 'Developers / Promoters'

M/s. RAI RESIDENCY PVT. LTD

the hand/s of its Director.

Manoj. Ramsakal Rai

in the presence of

(Signature)

SIGNED, SEALED AND DELIVERED

by the with named 'Buyer/Purchaser

Shri / Smt. / M/s. Dattu. Nagnath.

Kakade

In the presence of

(Signature)

RECEIPT

Received on the day and year first hereinabove written of and from the

with named Buyer/ Purchaser a sum

of Rs 5000/- /- (Rupees

five thousand only

Only) by

Cash / Cheque No. _____ on _____

_____ being the amount as

mentioned within to be payable by him /her

them to us.

WITNESS :

1) *(Signature)*
(ASHOK VORA)

For M/s RAI RESIDENCY PVT.LTD.

2) *(Signature)*
(SUSHANT RALL)

(Signature)
DIRECTOR.

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ANNEXURE 'E'

AMENITIES TO BE PROVIDED FOR RESIDENTIAL FLATS :-

1. Doors & Windows :-

- Main entrance door to every block will be paneled door or solid core or flush door with sunmica on external side and oil paint on internal side with aluminum fixtures & Eyeview & Night latch.
 - All other door will be a 32 mm waterproof door with oil paint from inside & Sunmica from outside with aluminum fixtures.
 - Windows will be of Aluminum Sliding of ½ " series with 4 mm Glass.
 - Flooring if living, bed, Kitchen, Balcony passage will be of Galicha ladi.
- Bathroom & W.C windows will have cement Frame & Glass louvers.
 - Bathroom will be provided with Shahbad polish tile base & full tiles with concealed Fitting.
 - W.C will be provided with Glaze tiles upto with concealed fitting.
 - One Cooking platform will be provided in Kaddappa stone with side basin.
 - One washbasin of 18" x 12" in each flat with 1 Mirror Glass.

WATER SUPPLY :-

Tap will be provided of indirect connection of Boring water in W.C., bath & Basin and Municipal water connection in Kitchen. Overhead & under ground water Storage tank and electric pump will also be provided.

ELECTRIC SUPPLY :-

Lighting Points will provided in the Flats are 10 in One room / Two room / Three room Kitchen.

कार्ड क्र. स
CARD SERIAL NO. WR

23626

उपभोक्ता क्र.
CONSUMER NO.

एसवी क्र. एवं दिनांक
SV NO. & DATE

301367600-11-11-97

एसवी क्र. एवं दिनांक (डी.वी.सी.)
SV NO. & DATE (DBC)

सिलिण्डरों की संख्या
NO. OF CYLINDERS

9

जमा - राशि
DEPOSIT AMOUNT

1800

रेग्युलेटर की संख्या
NO. OF REGULATORS

1

जमा - राशि
DEPOSIT AMOUNT

100

उपभोक्ता का नाम
CONSUMER'S NAME

D. M. MESHARAM

पता
ADDRESS

Kumbhari Co Hsf. Surt
Rno 5 Chikrapady Kalyan

वितरक का कोड नं.
DISTRIBUTOR'S CODE :

271973

वितरक का नाम
DISTRIBUTOR'S NAME :

MANISH GAS AGENCIES

पता
ADDRESS

Swarnajyoti Gas Society,
Ganesh Nagar, Koisewadi,

फोन नं.
PHONE :

1351504
2351506

राज्य
STATE :

MAHARASTRA

शहर
CITY / TOWN :

KALYAN

राज्य
STATE :

जागीकर्ता कंपनी
ISSUING COMPANY :

BPL

वितरक के हस्ताक्षर
DISTRIBUTOR'S SIGNATURE :

कंपनी प्रतिनिधि के हस्ताक्षर और सील
CO. REP'S SIGNATURE & SEAL

जागी करने का दिनांक
ISSUING DATE :



सहाय्यीत कोषांत

श्री विनोदी महानगरपालिका, कल्याण

आ.क्र.व.सं.गण/नवि/वाप/वा.वि/२०-९

कल्याण-श्रीविनोदी महापालिका कार्यालय, कल्याण

दिनांक - २०१५/०५

333
9320

श्री/श्रीमती

कान्हो दिगंबर जोडे १ वर

श्री मनीश राम

श्री विनीत तांडे (नारदपुर) कान्हो

विषय - स.न. ३०

हि.नं. १२, १३ वी लॉट १३, १२ मंजु - १६१००५

बंध बांधकाम कार्याचा मंजूरीबाबत १३०४

संदर्भ - आपला दि. १६/३/१५ वा श्री दिगंबर जोडे वास्तु मंत्रालय

बांधे माफत सादा कॅलेंडर अर्ज

श्रीकांत लक्ष्मण - १५०२-८५ नो.सी.टी. १८/०१/१५

महाराष्ट्र प्रदेशिक व नगरपालिका अधिनियम १९६६ चे कलम ४५ अन्वये

सि.सं. स.न. ३० हि.नं. १२, १३ वी

लॉट नं. १३, १२ मंजु - १६१००५ मध्ये श्री.मो. भूखंडाच्या

विकास कार्यासाठी मुंबई प्रांतिक महानगरपालिका अधिनियम १९६९ चे कलम २५३ अन्वये बांधकाम कार्यासाठी कॅलेंडर

दि. १६/३/१५ च्या अन्वये अनुदान पुढील शर्तीतून अर्जित झालेले तुमच्या मालकीच्या जागेत हिल्ल्या जागे

दुरुस्ती दाखविल्याप्रमाणे तळेगा/सोरोड, तळमेजला, पट्टी/मजला, हुरागे मजला, तिसरे मजला, चौथो मजला सहाय्येसाठी

दुकाने/अंगणवाडी/स्वायत्त/सोपीर/सोपीर/सोपीर/सोपीर/सोपीर बांधकामाबाबत, बांधकामात प्रवाना/प्रबंध

पत्र देण्यात येत आहे.

दि. १५ - ०५ - १५ मंजु - १६१००५ - १६१००५

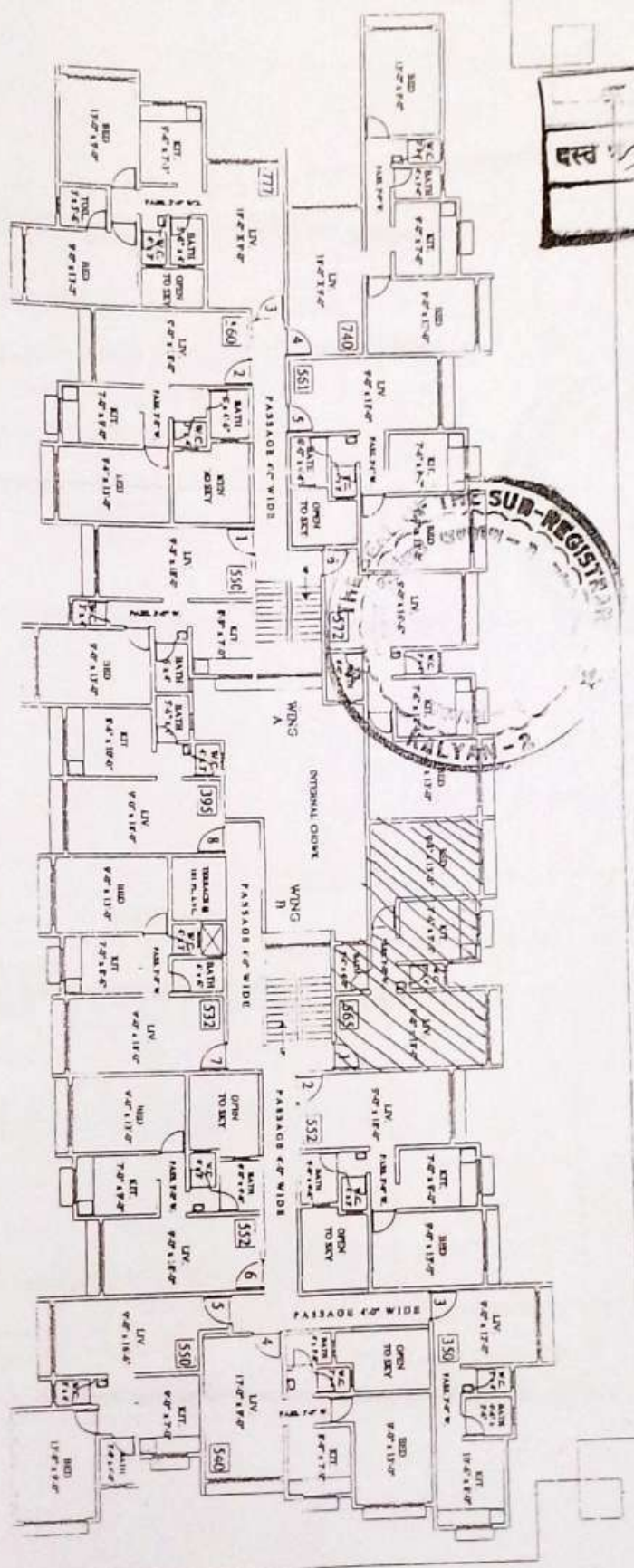
- अटी -

- १) ही बांधकाम प्रवानगी दिल्याचे ताखेपारून एक वर्ष पयंत बंध असले, नंतर पुढील वर्षासाठी प्रवानगीचे नुतनोकारण मुदत संपणे आधी कारणे आवश्यक राहिल, अशा प्रकारचे नुतनोकारण फक्त तीन वर्ष करता येईल. बंध मुदतीत बांधकाम पूर्ण कारणे आवश्यक आहे. नुतनोकारण करतांना किंवा नवीन प्रवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमाच्या व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
- २) नकारात... रंगाने कॅलेंडर दुरुस्ती आपल्यावर बंधनकारक राहतील.
- ३) मंजुरी अधिकारी, ठाणे मंडळीत बांधकाम चालू करायचे आगोदर विनयाने प्रवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व विनयाने प्रवानगीची एक सत्य प्रत काढा घ्याव्यात पंधरा (१५) दिवस आगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- ४) बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ५) ही प्रवानगी आपल्या मालकीच्या मालकीतून जमीनीतून व्यतिरीक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ६) बांधकाम या सोपतच्या मंजूरी कॅलेंडर नकारा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करावे येईल.
- ७) थडपित व जात्याबाबत बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे मंजूरी नकाराप्रमाणे बांधकाम कॅलेंडरानुसार प्रमाणित, महानगरपालिकेस सादर करण्यात यावे व इच्छित कार्यालयाकडून तपासणी करून घेऊनच त्या नंतरच जात्यावरील बांधकाम करावे.
- ८) प्लॉटचे हद्दीत इमारती बांधताना मालकीचा सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- ९) बांधकामात कोणत्याही प्रकारचा फेरफार पुढील प्रवानगी घेतल्याशिवाय करू नये. तसे कॅलेंडर आपल्याकडे आल्यास सादरच बांधकाम प्रवानगी घेऊन घ्यावे असे समजण्यात येईल.
- १०) इमारतीच्या बांधकामाच्या सुरक्षितते (स्ट्रक्चरल सॉल्यू) जबाबदारी सर्वस्व आपण वास्तुशिल्पकार व स्थापत्य विभागात घ्यावे राहिल.
- ११) बांधकाम पूर्णतेच्या दाखलेस बांधकामाबाबत घेतल्याशिवाय इमारतीचा शोध करू नये. कॅलेंडर आपल्याकडे आल्यास सादरच बांधकाम घ्यावे. त्यासाठी जागेवर ज्या प्रमाणे बांधकाम पूर्ण आहे, त्याचा नकारा वास्तु शिल्पकार व स्थापत्य विभागात घ्यावे. विभागात घ्यावे. नमुन्यातील दाखल्यासह (३प्रतीत) इतर आवश्यक कागदपत्रे सादर करून घ्यावे.
- १२) बांधकाम चालू करण्यापूर्वी नगर भूभाषण अधिकारी/भूमी अभिलेख शाखाकडून जागेची आखणी करून घ्यावे राहिल.
- १३) नकारात दाखविलेल्या मालकीच्या संपत्तीचे व नियोजनामध्ये नुतनोकारण विकास बदल करू नये.

(स.मा.प.)



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 ११२०
 ३३३३
 १००५



TYPICAL FLOOR PLAN

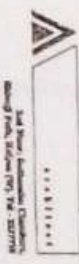
BUILDERS & DEVELOPERS

M/s. RAJ RESIDENCY

Tisgaon, Kalyan (E)

PROPOSED BLDG. (WING A & B) ON PLOT BEARING
 S. NO. 30, H. NO. 12 & 13 (PT), PLOT NO. 41, 42, 43 & 44
 AT MOJIE TISGAON, TALUKA KALYAN, (DIST : THANE).

DILIP TAMBDAY



Architects

5003 4
982E

वि. निमगोव

गां. न. क्र. ७ व १२

तालुका कल्याण

भूमापन क्रमांक	भूमा. क. चा. उपविभाग	भू-धारण प्रकार	भोगवटदाराचे नाव	खाते क्रमांक
30	93	प्लॉ. नं.	७८५E	
गोताचे स्थानिक नाव -			N.A.	
लागवडी योग्य क्षेत्र	एकर गुठ चौ. नाव	एकर मीटर	संस्था (नियोजित) विजय नगर निमगोव	दुचाचे नांव - र.
			सुरक्षा प्रवर्तिक	खद
			मंकर उत्तम जामदार	इतर अधिकार -
			७८५E-००	
			७८५E-००	
पो. ख. लागवडी योग्य नसलेली				
वर्ग (अ)				
वर्ग (ब)				
आकारणी		र. पैसे	0=05	
जडी अथवा विशेष आकारणी				



गां. न. क्र. १२ (पिकाची नोंदवही)

वर्ष	हंगाम	पिकाखालील क्षेत्र										पटीत व पिकास निरूपयोगी अशा जमिनी चा तपशिल	जमीन करणाराचे नांव	शेत	
		मिश्रपिकाचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्मळपिकाचे क्षेत्र							
		मिश्रपिकाचे क्रमांक	एकर	वर्ग	पिकाचे नांव	एकर	वर्ग	पिकाचे नांव	एकर	वर्ग	पिकाचे नांव				एकर
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे. आ	हे. आ		हे. आ	हे. आ			हे. आ	हे. आ		हे. आ			
सुरक्षा जागा															
७८५E-००															

2003
2008

असल बाहुकुम खरी नक्कल रजू असे.

तारीख ५/१२/०३

तलाठी सहाय कार्यालय
तालुका कल्याण जि. दाणे.

म. नि. गाव

गां. व. क्र. ७ व १२

स. नं. २०१
११११
१११२९

सूचना क्र.	सूचना सं. क्र.	सूचना प्रकार
३०-३३५	११-१	११-१
सूचना क्र.	सूचना सं. क्र.	सूचना प्रकार
३०-३३५	११-१	११-१
सूचना क्र.	सूचना सं. क्र.	सूचना प्रकार
३०-३३५	११-१	११-१
सूचना क्र.	सूचना सं. क्र.	सूचना प्रकार
३०-३३५	११-१	११-१
सूचना क्र.	सूचना सं. क्र.	सूचना प्रकार
३०-३३५	११-१	११-१

संख्या क्र. (८८)
 कुल किंदा लिई
 अग्रिम किंदा लिई
 किंदा लिई
 (३२०५)



म. न. क्र. १२ (विशेषी निकास)

क्र.	गाव	विकासात्मक क्षेत्र										माली व विकसित निकासात्मक क्षेत्र	अन्य निकासात्मक क्षेत्र	संग
		निकासात्मक क्षेत्र				विकासात्मक क्षेत्र								
		विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र	विकासात्मक क्षेत्र			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
२०१३		२०१४												

असादी व सुकुरा वी. मल्ल व. असे. तां. २६/११/०६
 सहायक मंत्री, महाराष्ट्र शासनाचे कार्यालय, मुंबई

गाव लि सगाव

गां. न. क्र. ७ व १२

तालुका कल्याण १८२९

१०१३

भूगणन क्रमांक	भुमा. क. वा. उपविभाग	भू-धारण प्रकार
३०	१२१३	प्लॉ. नं. ४३
गंताचे स्वातिक नाव - N.A.		
लागवडी योग्य क्षेत्र	एकर गुठि चो वार	हेक्टर आर चो मिटर
	५६० = ००	
एकूण	५६० = ००	
पो. ख. लागवडी योग्य नसलेली		
वर्ग (अ)	५	
वर्ग (ब)		
एकूण		
आकारणी	रु.	पैसे
जडी अथवा विरोध आकारणी	०	०५
एकूण		

भोगवटदाराचे नांव
 प्रदिप मधुसुदन मोडिर
 (९८६)

खाते क्रमांक

कुळाचे नांव - रु. पैसे

खर्च

द्वारा अर्जाव्याप्त



गां. न. क्र. १२ (पिकाची नोंदवही)

वर्ष	पिकाखालील क्षेत्र											पडीत व पिकास निरुपयोगी अशा जमिनी चा तपशिल	जमीन करणाराचे नांव	शेरा	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र				निर्भळपिकाचे क्षेत्र					
		मिश्रपिकांचे संकेतांक	जलसिंचित	जलसिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
		ह. आ	ह. आ		ह. आ	ह. आ		ह. आ	ह. आ		ह. आ				
युक्ती जागा															

२००३
२००४

अस्तित्वात बाहुकुम खरी नकल ह्यु असे.

तारीख ५/१२/०३

प. वि. वि. स. स. काटे गानिपली
 तालुका कल्याण जि. ठाणे.

क. नं. २
दस्तावेज नं. ३३३३ २००५
१६२६

गाव लिसगाव

गां. न. क्र. ७ व १२

तालुका कल्याण

भूमापन क्रमांक	भुमा. क. चा. उपविभाग	भू-धारण प्रकार	भोगवटदाराचे नांव		खाते क्रमांक
30	१२, १३	खेती	पार्वतीबाई हरीचंद्र मोडर (६६२)		
गोताचे स्थानिक नाव -			N.A.		
लागवडी योग्य क्षेत्र	एकर गुटे चौ. पार	हेक्टर आर चौ. मिटर	प्रती		
५२					
५०२					
५१३०					
एकूण		५६०००			
पो. ख. लागवडी योग्य नसलेली					
तां (अ)					
वां (ब)					
एकूण					
आकारणी		र. पैसे			
जडी अथवा विशेष आकारणी		०-०८			
एकूण					



गां. न. क्र. १२. (पिकाची नोंदवही)

वर्ष	हंगाम	पिकाखालील क्षेत्र										पडोत व पिकास नैरुपयोगी अशा जमिनी चा तपशिल	जमिन कारणाचे नांव	शेरा	
		मिश्रपिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र				निर्भळपिकाचे क्षेत्र					
		मिश्रपिकाचे सक्तांक	जलसिंचना	जलसिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे. आ	हे. आ		हे. आ	हे. आ		हे. आ	हे. आ			हे. आ			
खुली जागा															

2003
2008

असमल धरतुकुम छरी नक्कात मजु असे.

तारीख ५/१२/०३

सहायक वकील कार्यालयाचे मानिली तालुका कल्याण जि. ठाणे.

गाव नसुना नंबर दोन अकृषीक महसूलाची नोंद वली
भाग (अ) गावठाणातील / भाग (ब) गावठाणाबाहेरील
तालुका - कल्याण मौजे-लिखगौन चि. ठाणे.

सजा - कारोमाविबली

अनु. क्र.	जमिनीचे वर्णन	क्षेत्र		अकृषी परवानगी गुप्रदानाचे स्वल्प आणि अटी	भोगवटा हक्काची किंमत असल्यास		वार्षिक महसूल		मुदत		अधिकार	तलुका नसुना क्र. दोनमधील नोंद क्रमांक	पहिल्या भोगवटाराचे नाव	शेरा
		हे.	आर.		क्र.	पै.	क्र.	पै.	पासुन ७(अ)	पर्यंत ७(ब)				
१	३	३		४	५	६	७	८	९	१०	११			
२५	३०/१३ पै प्लॉट नं: ४९	५६४=००	४ वार	बहिषास	-	९६=००	३९/५ ७२	३९/५ ७२	३९/५ ७२	२४-३-७२	MAP/SA- 12077		भोगवटाराचे नाव १० ११	शेरा

पुरुषोत्तम खलन हिरे.

३३३३
२०२०



दिनांक:- ५/१९/२०२३

असल वास्तुक्रम खरी नक्कल दिले असे

गाव नमुना नंबर दोन अकृषीक महसूलाची नोंद वही

भाग (अ) गावठाणातील / भाग (ब) गावठाणाबाहेरील

तालुका - कल्याण पोर्जे-निम्नशांष्ट वि. ठाणे.

सजा - कार्टाग्रामिचली

अनु. क्र.	जमिनीचे वर्णन	क्षेत्र		अकृषी परवानगी भुप्रदानाचे स्वल्प आणि अटी	भोगवटा हक्काची किंमत असल्यास		वार्षिक महसूल		मुदत		अधिकार	तालुका नमुना क्र. दोनमधील नोंद क्रमांक	पहिल्या भोगवटादाराचे नाव	शहर
		हे.	आर.		क्र.	पै.	क्र.	पै.	पासून ७(अ)	पर्यंत ७(ब)				
१	२	३		४	५	६	७	८	९	१०	११			
२४	३०/१३ पै प्लॉ. नं. ४२	चौ वार ५६९=००		बहिवास	-	९७९००	१/५/३१७ ७९	१२०६	२४-३-७२	२७/२९	३३३३	२००५	दिवांखर वांगडाधर लेगेळे.	



दि. २
३३३३ २००५
२७/२९

सजाची सजा कार्टाग्रामिचली
तालुका कल्याण वि. ठाणे

दिनांक:- ५/१२/०३

आसल बरहुकुम खरी नक्कल दिले असे

गाव नमुना नंबर दोन अकृषीक महसूलाची नोंद वही

भाग (अ) भावताणगील / भाग (ब) भावताणगावहेरील
तालुका - कल्याण पोस्ट- त्रिसागोव वि. ठाणे.

सजा - कारेगाविकली

अनु. क्र.	जमिनीचे वर्णन	क्षेत्र		अकृषी परवानगी भुप्रदानाचे स्वरूप आणि अटी	भोगवट्टा हक्काची किंमत असल्यास		वार्षिक महसूल		मुदत		अधिकार क्रमांक	तालुका नमुना क्र. दोनमधील नोंद	पहिल्या भोगवट्टादाराचे नाव	शहर
		चे.	आर.		क्र.	पै.	क्र.	पै.	पासून उ(अ)	पर्यंत उ(ब)				
१	२	३		४	५	६			७		८	९	१०	११
२३	३०/१२,१३३ - वॉ. नं. ७३	चौ. वार		वहियास		९६००			३१/५	७२	१०/११/६२		पुदिप मधुसुदन जोशी	



दिनांक:- ५/१२/०३

असल बहुकुम खरी नक्कल दिले असे

बलाठी राजा कारेमनिवली
तालुका कल्याण वि. ठाणे

गाव नमुना नंबर दोन अक्षुषीक महसूलाची नोंद वही
भाग (अ) गावठाणातील / भाग (ब) गावठाणाबाहेरील
तालुका - कल्याण मौजे-निस्सर्ग बि. जणे.

सजा - कोटेमानिपती

अनु. क्र.	जमिनीचे वर्णन	क्षेत्र		अक्षुषी परवानगी भुप्रदानाचे स्वरुप आणि अटी	भोगवटा हक्काची किंमत असल्यास		वार्षिक महसुल		मुदत		तलुका नमुना क्र. दोनमर्षाल नोंद क्रमांक	अधिकार	पहिल्या भोगवटादाराचे नाव	शेरा
		हे.	आर.		क्र.	रु.	क्र.	रु.	पासुन उ(अ)	पर्यंत उ(ब)				
१	२	३		४	५	६	७	८	९	१०	११			
२	३०/१२/१३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
	४४													

४४ वार
५६०=००

९८=०० ३९/५ ३९/१०
०२ ०९

१२०४
२४-३-७२

१२०४
२४-३-७२

३३३३
२३२०



असल वरहुकुम खरी नक्कल दिले असे

दिनांक:- ५/१२/०३

तलाठी सजा कोटेमानिपती
तालुका कल्याण बि. जणे

क्र. सं. २
१३३३ २०११
२४२८



Chuo (G)

(पि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ ११३
Gen 113 inc.

गुळ प्रत
ORIGINAL COPY (NON TRANSFERABLE)

शासनास केलेल्या प्रदानाची पावती १/४
RECEIPT FOR PAYMENT TO GOVERNMENT



दिवस/Place दिनांक/Date 14/12/11
 Received from राज. रेसिडन्सी, ए. ए. पाट्याकर
 (रुपय/Rupay) one Hundred
 on account of साकरता मिळाले.
 रोखपाल यांचे खाते
 Cashier or Accountant प्रमुख
 (मुहूर्त/Signature)
 (पदनाम/Desig)
 १३/१२



OFFICE OF THE SUB-REGISTRAR
 KALYAN-2
 MAHARASHTRA
 15 AUG 2002

Special Power of Attorney for admitting Execution Before Sub-Registrar of Documents
 Already Executed

TO ALL TO WHOM THESE PRESENTS SHALL COME IN REGARD TO ABOUT 36 YEARS OCC - BUSINESS MANAGING DIRECTOR RESIDENCY PVT LTD. Having address at Jyoti Electricals, Kalyan (East) do hereby send greetings.

TOP OF MS RAJ
 3333
 242E

WHEREAS I am Managing Director of M/S. RAJ RESIDENCY address at Jyoti Electricals, Santosh Nagar, Tergan, Kalyan (East) do hereby send greetings to all construction business in village Tergan, Tal- Kalyan and we have to create this agreement for sale with various customers who have purchased flat/flat from us and have to get it registered at the office of the Sub-Registrar of Assurances it is not possible for me to attended/ appear at the office of the Sub- Registrar of Assurance.

AND WHEREAS I AM desirous of appointing some fit and proper person at the office of the Sub- Registrar for admitting execution of the said agreement for sale on behalf of me.



NOW KNOW YE ALL MEN AND THESE PRESENTS WITHIN

I MR. MANOJ R. RAI do hereby nominate, constitute, and appoint MAHENDRA VORA Aged about 46 year Residing at 102, Nilkanth, Panch Anand, Dombivali (East) DIST-THANE as my true and lawful attorney in my name and to execute and perform all or any of the following work hereunder written.

1. To present and lodge in the office of the Sub- Registrar of assurances at Kalyan No-2 and to admit execution of the said agreement by me and to do all acts and things for effectively registering the said agreement for sale.

2. AND I DO HEREBY FOR myself, my heirs, executors and administrators and administrators agree to ratify and confirm all and what so ever my said attorney shall or purports to do or cause to be done by virtue of these presents.

SIGNED & DELIVERED BY
 MR. MANOJ R. RAI,
 MANAGING DIRECTOR OF
 M/S RAJ RESIDENCY PVT. LTD
 I CONFIRM AND ACCEPT,
 MR. ASHOK MAHENDRA VORA.

MSR



AV



कलन - २
 अस्त क्र २३३९ / २००२
 २/४/०२



23/03/2002

1:03:37 AM

दस्त गोपवारा भाग-1

दस्ता 3333
23/03/02

दस्त क्रमांक : 2339/2002
दस्ताचा प्रकार : Power of Attorney

अनु क्र. पक्षकाराचे नाव पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा दसा

1. अशोक महेंद्र बोरा वय 46 व्यापार
402, मिलकट अया., कोबिली (पु)

Executant

सही



2. मे. राय रंशडनी प्रा. लि. लर्फ डायरेक्टर मनोज
रागसकल राय वय 36 व्यापार
बसोबास राय, तिसगाव कल्काण (पु)

Executor

सही



कलन
दस्ता 2339
318





दस्तावेजों का भाग - 2

दस्तावेज क्र. 100 (14/08/2002) का सौंपना
कातावा नुमा (नोंबरी) काटेमनिवली मुद्रांक मुद्रांक 100

दस्तावेज क्र. 100 दिनांक 14/08/2002
प्राथमिक वर्णन
नाम अशोक महेश चोरस वर 48 कातावा

दस्तावेज नोंबरी दिनांक 14/08/2002 12:59 PM
निष्पादन दिनांक 14/08/2002

100 नोंबरी का
50 कातावा (अ. 11(1))
(अ. 11(2))
रजिस्ट्रार (अ. 12) व कातावा (अ. 13)
संशोधित की



दस्तावेज प्रकार - 48) मुद्रांतरनामा
दस्तावेज क्र. 1 की वृत्त (सादरीकरण) 14/08/2002 12:59 PM
दस्तावेज क्र. 2 की वृत्त (अ. 11) 14/08/2002 01:02 PM
दस्तावेज क्र. 3 की वृत्त (अ. 11) 14/08/2002 01:03 PM
दस्तावेज क्र. 4 की वृत्त (अ. 11) 14/08/2002 01:03 PM

Handwritten signature

दस्तावेज का दिनांक : 14/08/2002 01:03 PM

100 मुद्रांक

3 निष्पादनाधी सही कातावा 2

दस्तावेज करण देणार तथाकथीत | मुद्रांतरनामा | दस्तावेज करण दित्याचे वचन करतात

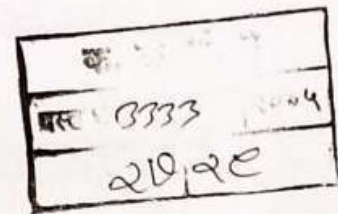
आंकडा :

आधीत इलम असे निवेदीत करतात की, ते दस्तावेज करण देणा-यांना व्यक्तीशा ओळखतात, ते त्यांची ओळख पटविताने

- 1) राजेश छेडा वर 34 नोंबरी, काटेमनिवली कल्याण (ग)
- 2) धनाकर मोतले वर 33 नोंबरी, काटेमनिवली कल्याण (ग)

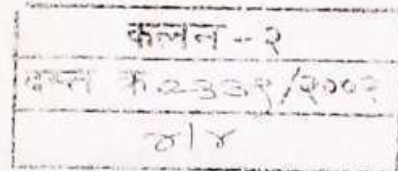
Handwritten signature

3 निष्पादनाधी सही
कल्याण 2



प्रमाणित कारणेन येने नी, या दस्तावेजाचे
मुद्रांक 8 घाने अर्जित.

मुद्रांक अधिकारी कातावा - 2



मुद्रांक क्रमांक 8
2333 कातावा नोंबरी
मुद्रांक नोंबरी कल्याण - 2
दिनांक 20/02/2002



29/08/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

कलन2

10:50:33 am

कल्याण 2





दस्त क्र 3333/2005

25-25

दस्त क्रमांक : 3333/2005

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा	
1	नाव - - दत्तु नागनाथ काकडे पत्ता: घर/फ्लॅट नं. चाल नं 5 रुम नं 4 पंचवटी कॉलनी खडेगोलघली कल्याण गल्ली/रस्ता - ईमारतीचे नाव - ईमारत नं. - पेट/यसाहता - शहर/गाय - तालुका - पिन - पॅन -	लिहून देणार वय 44 सही द. व. काकडे	 16811 - 48203	
2	नाव - - राय रेसिडेन्सी प्रा. लि. चे डायरेक्टर मनोज अ. राय याचे कु. मु. म्हणून अशोक महेंद्र बोरा पत्ता: घर/फ्लॅट नं. साई गणेश सकुल विजयनगर कल्याण पु गल्ली/रस्ता - ईमारतीचे नाव - ईम -	लिहून देणार वय 49 सही	 16811 - 48204	





दस्त गोषवारा भाग - 2

कलन2

दस्त क्रमांक (3333/2005)

22-25

दस्त क्र. [कलन2-3333-2005] चा गोषवारा
बाजार मुल्य :509065 नोंददला 509065 भरलेले मुद्रांक शुल्क : 9230

पावती क्र.:3333 दिनांक:29-08-2005
पावतीचे वर्णन
नाव: - - दत्त नागनाथ काकडे

दस्त हजर केल्याचा दिनांक :29-08-2005 10:42 AM
निष्पादनाचा दिनांक : 29-08-2005

दस्त हजर करणा-याची सही :

द. ना. काकडे

5100 : नोंदणी फी
580 : नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

5680: एकूण

दु. निबंधकाची सही, कल्याण 2

दस्ताचा प्रकार :25) करारनामा

शिक्या क्र. 1 ची वेळ : (सादरीकरण) 29-08-2005 10:42 AM

शिक्या क्र. 2 ची वेळ : (फ्री) 29-08-2005 10:49 AM

शिक्या क्र. 3 ची वेळ : (कबुली) 29-08-2005 10:49 AM

शिक्या क्र. 4 ची वेळ : (ओळख) 29-08-2005 10:49 AM

दस्त नोंद केल्याचा दिनांक : 29-08-2005 10:50 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीस ओळखतात,
व त्यांची ओळख पटयितात.

1) -- राजेश छेडा ,घर/फ्लॅट नं: कल्याण

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) -- सुरांत रावुळ ,घर/फ्लॅट नं: व प्र

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

[Signature]

दु. निबंधकाची सही
कल्याण 2

प्रमाणित करण्यात येते की,
द. क्र. 3333 / 2005 मध्ये
२२ पाने आहेत.
पुस्तक 9 ... दस्त क्र. 3333
..... / 2005 दर नोंदला
[Signature]
निबंधक कल्याण-2
दि. 29/08/2005





दस्तावेजांक व वर्ष: 3333/2005

Monday, August 29, 2005

10:51:17 AM

दुय्यम निबंधक: कल्याण 2

कॉपी 63 प

Page: 63 of 6

सूची क्र. दोन INDEX NO. II

गावाचे नाव : तिरगाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) कारारनामा
मोबदला रु. 509,065.00
वा.भा. रु. 509,065.00
- (2) भू-मापन, पोटहिरस्ता व घरक्रमांक (असल्यास) (1) वर्णन: मीजे तिरगाव ता. कल्याण स नं 30 हि नं 12,13 प्लॉट नं 41,42,43,44 येथील साई गणेश अपा. सदनिका नं बी/301 क्षेत्र 52.51 चौ.मी.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - -
राय रेसिडेन्सी प्रॉ. लि. धे. डायरेक्टर मनोज आर. राय यांचे कु.मु. म्हणून अशोक महेंद्र बोरा, घर/प्लॉट नं: साई गणेश संकुल विजयनगर कल्याण पु; गल्ली/रस्ता: -; इमारतीचे नाव: -; ईमारत नं: -; पेठ/बस्ताहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - -
दत्तु नागनाथ काफडे, घर/प्लॉट नं: घाळ नं 5 रुम नं 4 पंचवटी कॉलनी खडेगोलपली कल्याण; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/बस्ताहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 29-08-2005
- (8) नोंदणीचा 29-08-2005
- (9) अनुक्रमांक, खंड व पृष्ठ 3333 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 9225.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5100.00
- (12) शेर



दुय्यम निबंधक कल्याण-२