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7710

SAI DARSHAN TOWER

KASHI MIRA

AGREEMENT FOR SALE

Flat No. D/102 On FIRST Floor

Wing "D"

DEVELOPERS



SAIKRUPA DEVELOPERS

JAYA APARTMENTS. R. K. THAKUR ROAD,
NEAR RAJASHRI CINEMA, DAHISAR (E).
BOMBAY - 400 068.

Rs-77101
132

Rs seven thousand seven hundred ten only

AGREEMENT FOR SALE

THIS INDENTURE made at Bombay, on this 11th day of May 2001 in the Christian Year ^{Two} One Thousand Nine Hundred Ninety Four BETWEEN M/S SAI KRUPA DEVELOPERS, a partnership firm having its office at Jaya Apartments, Ramkunwar Thakur Road, Dahisar (East), Bombay - 400 068, through their partners (1) SHRI NIKUL H. MEHTA, (2) SHRI BHAVESH H. MEHTA

hereafter for brevity's sake referred to as "THE DEVELOPERS" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include the partners of the said M/s. Sai Krupa Developers for the time being and survivor or survivors of them and their heirs, executors and administrators) of the ONE PART AND SHRI/SMT./MS. Dnyaneshwar Dhondiba Badke New Tanata Nagar, Behind Hotel Neelkamal, Kashmiria, Dist - Thane.

hereinafter referred to as "THE PURCHASER/S" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include his/her/their heirs, executors and administrators and assigns) of the OTHER PART:

GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MIRDA BLDG BANDRA (E)
MUMBAI - 400 051
MAH/GSO/010

INDIA
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HEIRING
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-8.5.2001

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BY, SUC... ENDENT OF STAMP.
BANDRA.

WHEREAS M/s Baban Vilhal Chavan and others, all Indian Inhabitant, (hereinafter called 'The Owners') are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land or ground being survey No. 7, Hissa No. 6 (P) admeasuring about 3 acres and 2.76 gunthas i.e. 12-7-58 square yards or _____ square meters or thereabout and situate lying and being at Village Kashi, Taluka Thane, Registration District and Sub-District of Thane, under Bhayander-Mira Municipal Council and Thane Zilla Parishad and more particularly described in the schedule hereunder written and hereinafter referred to as "the said land";

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Balkhe D.D.

AND WHEREAS by an Agreement for Sale dated 5th May, 1993, the Owners, (therein referred to as "The Vendors" in Marathi) have agreed to sell the said land to M/s Pragati Enterprises at Parul Kunj, S.V.P. Road, Borivali West, Bombay - 400 092 through Shri Ashok Agarwal, HUF (therein called "the Purchasers", ^{one in the name of the said land} who have agreed to purchase the said land and such other properties with development rights thereof on the terms and conditions mentioned therein;

new
Balkhe D.D.

AND WHEREAS the Owners have also executed a General Power of Attorney on 30th January, 1993, in favour of the ^{Builders} Developers authorising them to do all such acts, deeds, matters and things as mentioned in the said Power of Attorney;

AND WHEREAS the Builders have obtained all the necessary permissions from all the concerned competent authorities such as the authorities under Urban Land Ceiling Act, Collector, Bhayander-Mira Municipal Council, Development Authorities and others for the development of the said land and have also got the proposed building plans approved and sanctioned from the concerned competent authorities;

AND WHEREAS by an Agreement for Development dated April '94 executed between the Builders and the Developers, the Builders have agreed to sell, transfer and assign their right of development in respect of the said land i.e. a total of 4646.840 sq. mts. of F.S.I. in favour of the Developers, who have acquired the same on the terms and conditions mentioned therein;

new
Balkhe D.D.

AND WHEREAS as per said agreement for development dated April '94 the Developers have started the construction work of the proposed building as per the approved plans and specifications upon the said land. The proposed building shall be known as "Sai Darshan Tower" and the same shall be Ground Floor and upper floors as per the said approved plans.

new
Balkhe D.D.

AND WHEREAS the Developers have appointed *M/s Nakasha Architects* as Architects registered with the Council of Architects to supervise construction of the said building;

AND WHEREAS the Developers have appointed *M/s Desai & Associates* as Consultants in Structural Engineering for the purpose of structure designs and drawings and the Developers have accepted the professional supervision of the said architects and engineers in the completion of the said building;

AND WHEREAS the Developers herein have the sole and exclusive rights to sell the flats/shops/garages etc. in the said proposed building and to enter into agreements with the intended Purchasers and to receive the sale price in respect thereof.

AND WHEREAS the Developers have given the inspection of all the documents pertaining to the title of the said land, the said agreements of sale and general Power of Attorney as well as the approved plans, designs and specifications etc. of the said proposed building to the Purchaser/s and after taking the inspection of the said documents, the Purchaser/s has/have satisfied himself/herself/themselves about the title of the said land and the right and authority of the Developers to construct, the proposed building upon the said land and to sell the same as agreed herein;

AND WHEREAS the Developers have given the inspection of all such documents as have been specified under the Maharashtra Ownership Flat's Act, 1963, hereinafter referred to as "the said Act" and the Rules made thereunder

AND WHEREAS the copy of the Certificate of Title issued by the Advocate of the Builders is enclosed hereto and marked as "Annexure 'A'".

AND WHEREAS the copy of the extract of village forms VI, VII & XII and other revenue record showing the nature of the title of the Owners in respect of the said land are enclosed hereto and marked as Annexure "B" and "C" respectively;

AND WHEREAS after taking the inspection of all the documents and after satisfying himself/herself/themselves about the title and/or rights of the owners and the Developers in respect of the said land as well as about the approved plans and specifications of the proposed building, the Purchaser/s has/have applied to the Developers for the allotment of flat/~~shop/garage~~ etc. No. D/102 on FIRST floor in D wing in the

*New
Booklet DD*

said proposed building Sai Darshan Tower being constructed upon the said land.

AND WHEREAS the Developers have agreed to sell and the Purchaser/s has/have agreed to purchase flat/shop/garage No. D/102 on First floor in "D" wing of the said building to be known as "Sai Darshan Tower" for a total consideration of Rs. 3,51,000/- (Rupees Three Lacs fifty one thousand only) on the terms and conditions appearing hereinafter;

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

1. The Developers shall construct the building consisting of Ground plus upper floors on the said land in accordance with the plans, designs and specifications approved by the concerned local authorities and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/Government to be made. The Purchaser/s hereby irrevocably and specifically consents/consent to and authorised/authorise the Developers to make all variations and modifications therein from time to time as may be required or considered necessary or desirable by the Developers themselves or their Architect, or other local authority or State authority.
2. The Purchaser/s hereby agrees/agrees to purchase from the Developers one flat/shop/garage No. D/102 in the said Sai Darshan Tower on First floor, in "D" wing of Carpet area admeasuring about Sq. metres or Built up area sq. mts. or 510 + (terrace) sq.ft. hereinafter referred to as "THE SAID PREMISES" as shown in the plan hereto annexed and marked as Annexure "D" at or for the total consideration price of Rs. 3,51,000/- (Rupees Three Lacs fifty one thousand only) which shall be:
 - a) Rs. 15,000/- (Rupees Fifteen thousand only) as earnest money made prior to the execution of this Agreement.
 - b) Rs. 3,36,000/- (Rupees Three Lacs thirty six thousand only)

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being the balance consideration price by instalments and in the manner stipulated hereunder, within seven days of the Purchaser/s receiving Intimation from the Developers to make the payment of the said monies, time being the essence of the contract in that behalf :-

- | | |
|--|-----------------------|
| 1) On execution of this Agreement | Rs. <u>3,36,000/-</u> |
| 2) On or before completion of the plinth | Rs. _____ |
| 3) On or before first slab being cast | Rs. _____ |
| 4) On or before the second slab being cast | Rs. _____ |
| 5) On or before the third slab being cast | Rs. _____ |
| 6) On or before the fourth slab being cast | Rs. _____ |
| 7) On or before the fifth slab being cast | Rs. _____ |
| 8) On or before the sixth slab being cast | Rs. _____ |
| 9) On or before the seventh slab being cast | Rs. _____ |
| 10) On or before the External Walls are completed | Rs. _____ |
| 11) On or before the Internal Walls & Plastering is completed | Rs. _____ |
| 12) On or before Tiles & Flooring work is done | Rs. _____ |
| 13) On the said premises being ready; and/or on or before handing over the possession. | Rs. _____ |

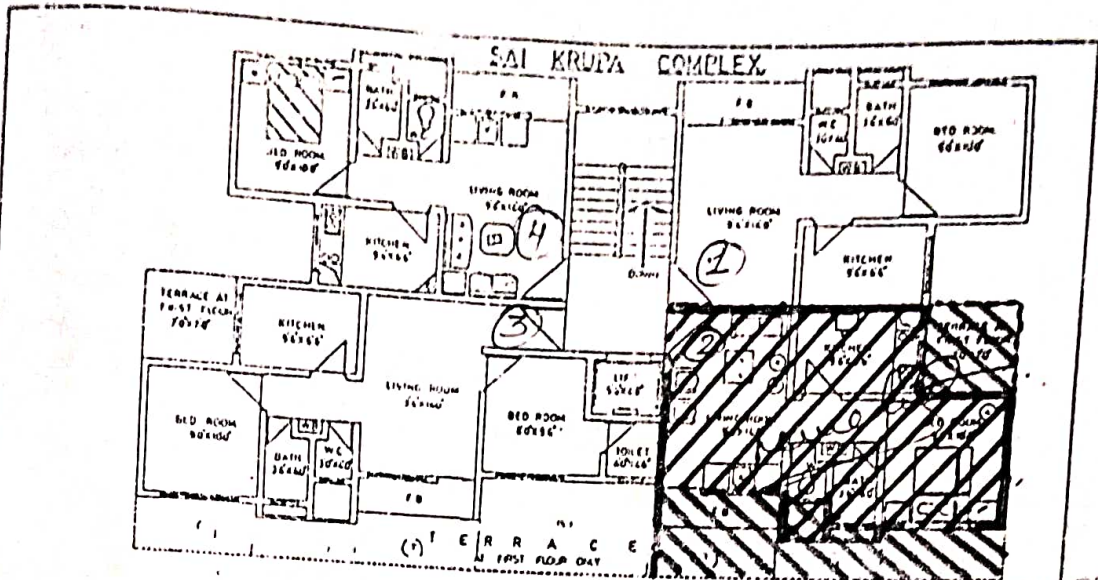
c) In case of delay in payment of any of the said instalments mentioned hereinabove the purchaser/s shall pay interest thereon at the rate of 18% per annum from the due date for the payment thereof till the actual payment, without prejudice to the rights of the Developers under clause 4 hereof.

3. It is agreed that if any additional construction on the said land is allowed to consume the Floor Space Index that may have remained unutilised or be by that time available, the Developers shall have right to put any additional or other construction at their costs and to sell and dispose off the same or any part thereof without any let, hindrance, objection obstruction or claim by the Purchaser/s.

4. On failure of the payment of any of the instalments as mentioned in clause 2 (b) hereabove, and/or any other amount due and payable under this agreement by the Purchaser/s after receiving a notice of demand from the Developers within fifteen days therefrom, this Agreement shall come to an end at the option of the Developers and in that event, the Purchaser/s shall have no claim against the Developers in respect of the said premises in any manner howsoever

Recd by
Bodha D.D.

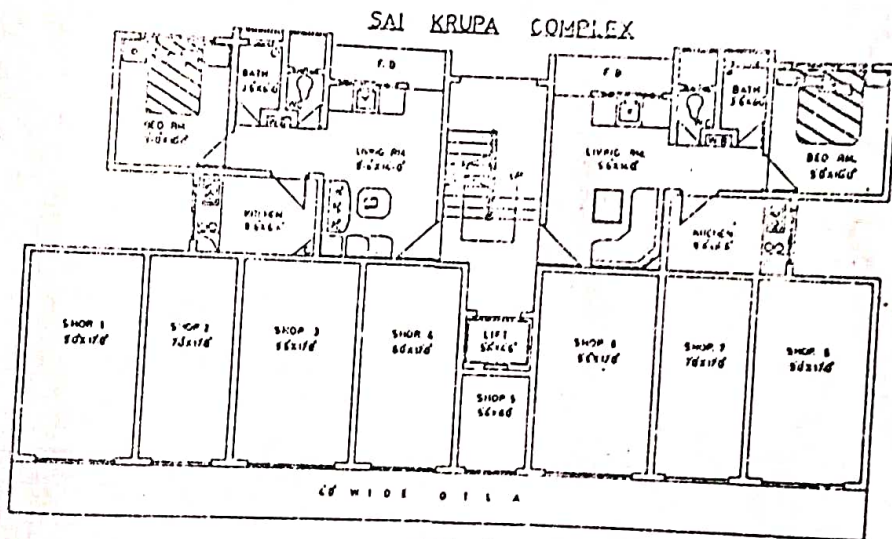
ANNEXURE 'D'



SAI DARSHAN

TYPICAL FLOOR PLAN (1st to 6th floor)

Handwritten signature
PARTNER



SAI DARSHAN

<p>DEVELOPERS SAI KRUPA DEVELOPERS ATA APIS RAM SUMAN THAYUR AND, M.S.P. RAJESWAR CEMETA, THANE-411</p>	<p>PROPOSED BUILDING ON PLOT BEARING S NO. 7 H. NO. 6 AT VILLAGE KASHI TALUKA AND DISTRICT THANE.</p>	<p>MS. NAKASHA ARCHITECTS ARCHITECTS AND ENGINEERS A-4 SARVATA APIS, SARVATA MANSION, BORIVALDI WEST BOMBAY-400 099 OFF: 022 66 764 AFS: 022 66 320</p>
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FLAT NO. - D/102
WING - "D"
FLOOR - FIRST

— TERRACE
— FLAT

FOR SAI KRUPA DEVELOPERS
Handwritten signature
PARTNER

Handwritten signature

SIGNATURE OF VENDORS

SIGNATURE OF PURCHASE



मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय, भाईंदर (पश्चिम)
छत्रपती शिवाजी महाराज मार्ग, भाईंदर (पश्चिम), पिन कोड नं. ४०२ १०२.

भा. क्र. ७५१/७२/३६०७/२०१६-१७

दि. ०१/०६/१६

- वाचले :-
- १] श्री/श्रीमती ~~ग. लक्ष्मीबाई आकिटेण्डर, वस्त्रविषारु~~
यांचा दि. ~~२०/०१/१६~~ चा अर्ज.
 - २] अर्बन लॅन्ड सिलिंग खालील सक्षम प्राधिकारी नागरी संकुलन ठाणे यांच्याकडील आदेश
क्र. यु. एल. सी/टी. अ. / ~~१९९३/१९९३~~ / एस. आर. प. टी. कां. ११
दि. ~~२०/०१/१६~~ ची मंजूरी.
 - ३] मे. जिल्हाधिकारी सो., ठाणे यांचेकडील आदेश क्रमांक ~~महसूल/कल. गी. ७/१६~~
~~२०१६/१६~~ ची अद्विपिक मंजूरी.
 - ४] मिरा-भाईंदर नगरपालिका परिषद जा. क्रमांक ~~७५१/७२/३६०७/१९९३/१६~~
दि. ~~२०/०१/१६~~ अद्विपिक मंजूरी.
 - ५]

—: आदेश :—

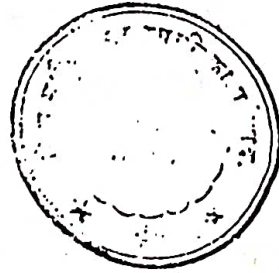
सर्व्हे नं. ~~११/१६/१६~~ मधील ~~काम~~

विले नियोजित बांधकामाचे नकाशे श्री/श्रीमती ~~ग. लक्ष्मीबाई आकिटेण्डर, वस्त्रविषारु~~
नी दि. ~~२०/०१/१६~~ रोजी दाखल केले होते. सदर कामी मे. सक्षम प्राधिकारी
नागरी संकुलन ठाणे यांच्याकडून दि. ~~२०/०१/१६~~ जखर ती मंजूरी घेतलेली आहे.

सदर प्लॉन एन. अ. (अद्विपिक वापराकरीता) नगरपालिकेने जा. क्र. ~~७५१/७२/३६०७/१९९३/१६~~
ने मंजूर केलेले होते. अर्जदार यांना मे. जिल्हाधिकारी ठाणे यांचेकडील
देश क्र. महसूल/कल. गी. ७/१६ मधील ~~२०१६/१६~~ दिनांक ~~२०/०१/१६~~
रो. घनास व अद्विपिक वापरास मंजूरी मिळालेली आहे. या सर्व बाबींचा विषार करून अर्जदारास महाराष्ट्र
अद्विपिक व नगररचना अधिनियम १९६१ चे कलम ४५ नुसार खालील अटी शर्तीवर बांधकाम सुरु करण्यास
मंजूरी देणेत येत आहे.

बांधकाम हक्कील पत्र क्र. ~~७५१/७२/३६०७/१९९३/१६~~ दि. ~~२०/०१/१६~~ ने सोबत
मंजूर केलेल्या प्लॉन प्रमाणे करणे आवश्यक आहे.

- २] इकडील पत्र क्र. तपोतरी/२२७/१९९३/५ दि. २३.१२.९३ मधील पालन करण्याची जबाबदारी अर्जदार यांची असून त्याचे उल्लंघन झाल्यास परवानगी रद्द व त्याची जबाबदारी अर्जदारावर राहिल.
- ३] मे. जिल्हाधिकारी सा. ठाणे यांचेकडील आदेश दि. ३१.१२.९३ मधील पालन करण्याची जबाबदारी अर्जदाराची असून अन्य संबंधित कायद्याची पूर्तता करण्याची अर्जदारावर राहिल.
- ४] प्लॅथ सर्टिफिकेट न घेता पुढील बांधकाम सुरु ठेवल्यास परवानगी रद्द करण्यात येईल.
- ५] सार बांधकामाची मुदत दि. ३१.१२.९३ पासून दि. ३१.१२.९३ पर्यंत राहिल.
- ६] सार परवानगीची जास्तीत जास्त दोन वेळा नूतनीकरण करणेत येईल.



मुख्याधिकारी
सिवा - भारद्वाज नगरपालिका परिषद

LIST OF AMENITIES

CONSTRUCTION	The Building shall be of R.C.C. Frame Structure with outside C.C. Block Work/ Inside Brick Work.
PLASTER:	Outside Plaster double coat sand faced Plaster Inside Cement Plaster with Neeru Finish.
FLOORING:	White Marble Mosaic Tiles in living room. Grey Mosaic Tiles in Bedroom, Kitchen & Passage. Bathroom Flooring Kotah Stone.
TILING:	Coloured Glazed Tiling upto 3 Ft. In Bathroom, 2 Ft. in W.C. & above Kitchen Platform.
KITCHEN PLATFORM:	Polished Kadappa Stone with Built in Sink.
DOORS & WINDOWS:	Solid Decorative Main Door with Peep Hole Sunmica Finish - Internal Doors are oil Paint finish flush doors. Aluminium Sliding Windows.
ELECTRICITY:	Concealed Copper Wiring with adequate Nos. of Electric Points.
WASH BASIN MIRROR:	Mirror - Towel Rod & Music Bell.
TERRACE:	Water proofing treatment in Terrace with China Mosaic Chips.
BATHROOM	Loft over Bathroom.
GARDEN	Landscapped Garden with recreation facility for children.
LIFT:	Approved mark Lift as per choice of Architect.
OTHERS:	Childrens Playpark and Garden plus all infrastructure given to the complex.



सत्यमेव जयते
महाराष्ट्र शासन

५. २

नोंदणीचे प्रमाणपत्र

क्रमांक डी. एन. ९/(१०. एन. ए.) / एच. एन. जी. / (डी. सी) / २३०३/९५-९७/तन९६

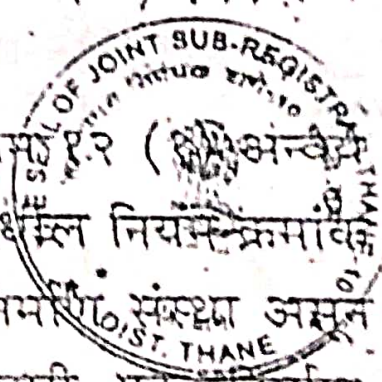
या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

ता. ३० ऑक्टोबर १९९५ रोजी को. ऑपरेटिव्ह होशिंग सोसायटी लि. तर्फे नं. ७, विल्हा नं. ५,
तर्फे नं. १०, विल्हा नं. १०, १५, चाशीभिरा, भिरा रोड [पूर्व]

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)

अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी /
(टीसी) / २३०३ / ९६-९७/तन९६ दिनांक १६ / ३ / १९९५ मने
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (अ) अन्वये
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून
उप वर्गीकरण भाडे करू सह भागीदारी गृह निर्माण



[सि. व्ही. गिरी] उपनिबंधक

सहकारी संस्था, ठाणे तासुका, ठाणे

दिनांक : २६ / ३ / १९९५

सुसज्जी १ ८१९.२८२८/८१९.२००५/८१९.२४००/८१९.२५५१

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

उत्तमती विमानती महासज्ज मागं, भाईंदर (प.) पीन कोड-४०१ १०१.

१. १११/११२/३३००/१२.८८०/९५-८८

दिनांक ८/१/९८

- मागले :-
- १) मे. नकाशा आर्किटेक्ट्स यांचा दि. ५.२.९६ चा अर्ज.
 - २) मे. सशम प्राधिकारी, नागराी संकुलन, ठाणे यांचे वडील आदेश क्रमांक यु. एन. सी. /टी. डेएस. आर. ५८-काशि, दि. २२.१०.९२ ची गंजुरी.
 - ३) मा. जिल्हाधिकारी, ठाणे यांचे वडील आदेश क्र. महसुल/वस-१/टे-७/एन्. एपी/एस. आर. /१०४/९३, दि. ३१.३.९४ अन्वये अकृषिक गंजुरी.
 - ४) मिरा भाईंदर नगरपालिका पत्र क्र. नपा/नर/२३९७/५६९७/९४-९५, दि. १४.१०.९४ अन्वये सुधारतीत बांधकाम परवानगी.
 - ५) मे. नकाशा आर्किटेक्ट्स यांचा इमारत पूर्णत्वाचा दाखना.
 - ६) मे. देसाई अँड असाी. यांचा इमारत तांत्रिक दृष्ट्या योग्यतेचा दाखना

// भोगवटा दाखना //

मिरा भाईंदर नगरपालिका क्षेत्रातील स. नं. ७ दि. क्र. ६ मागे काशि घेतील "अ" ते "एफ" या इमारतीचे बांधकाम मे. साईकृपा डेव्हलपर्स व मे. मानसी डेव्हलपर्स यांनी पूर्ण केले असून सदर इमारतीच्या पूर्णत्वाचा दाखना वास्तुविशारद मे. नकाशा आर्किटेक्ट यांनी सादर केला आहे. तरी सदर इमारतीचा वापर करणे व वर नमुद केलेल्या इमारतीत आवश्यक तेवढा विद्युत पुरवठा होणे नगरपालिकेची हरकत नाही. तथापि शहरातील पाणी नदतात घेतून आपणांस मड कनेक्शन मिळेलच याची ठगि नगरपालिका देत नाही.

प्रत -
फार विभाग.



मुख्याधिकारी,
मिरा भाईंदर नगर परिषद.

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नोंदणी १९. ११
Page 390.

दस्तावेजाचा/अर्जाचा/अनुक्रमांक ५६६/२००७

दिनांक १७/५/२००७

दस्तावेजाचा प्रकार- करारनामा ६३५१००० -

सादर करणाराचे नाव- ना ३९९००० -

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी **श्री ज्ञानेश्वर डी**

नक्कल फी (फोलिओ) **१**

पृष्ठांकनाची नक्कल फी **वडे**

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण **रा. मिराणे, बाजे**

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क.

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सादरवर्ता

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