



Neelkanth Shrushti  
An essence of heavenly bliss

Ward No. ....

Flat / Shop No. A-104 Floor: FOURTH...

Flat / Shop Area: 52.23 Sq. Mtrs (Carpet)

O. T. Area: 9.83 Sq. Mtrs (Carpet)

Total Area: 56.06 Sq. Mtrs (Carpet)

Market Value Rs: 37,05,000/-

Actual Value Rs: 49,50,000/-

Building having Ground + 10



### AGREEMENT FOR SALE

[Between the Promoter and Allottee as per Rule 10 (1) of Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Web Site) Rules 2017

ARTICLES OF AGREEMENT made at Kalyan this 31<sup>st</sup> day  
May 2018..

क.ल.न.२	
दस्तावेज नं. ६४४९	२०१८
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### BETWEEN

M/s. ASHAPURA COMBINES a Partnership firm doing business as Builders, Developers and Contractors having its office S.No: 99/6, Neelkanth Shrushti, Behind Kalyan Sports Club, Opp. Shramik Building, Wadeghar, Kalyan (West), Taluk-Kalyan, District-Thane, Income Tax PAN No:AAKFA9574F through its Partner RITESH HARILAL SANSARKHANI Age :36 years, Occupation, hereinafter called "THE PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its Partners, survivors of the said partners and their respective heirs, executors, administrators and assigns) of the **FIRST PART.**



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*Handwritten signatures and initials.*

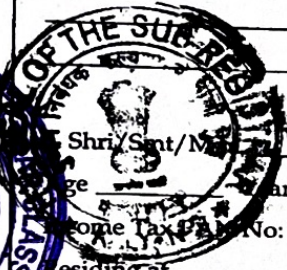


**AND**

1. Shri/Smt/M/s. MAHESH MORESHWAR VARTAK  
Age 45 Years, Occupation SERVICE  
Income Tax PAN No: ACPPV 8554 R  
Residing at B/401, AASHA SADAN, NEAR  
Sharda high School, Lal Chowki  
Kalyan (W)

2. Shri/Smt/M/s. MRUNAL MAHESH VARTAK  
Age 40 Years, Occupation HOUSE WIFE  
Income Tax PAN No: ADBPV 9831 N  
Residing at -AS ABOVE -

Shri/Smt/M/s. \_\_\_\_\_  
Age \_\_\_\_\_ Years, Occupation \_\_\_\_\_  
Income Tax PAN No: \_\_\_\_\_  
Residing at \_\_\_\_\_



<b>क.ल.न.२</b>	
दस्तावेज नं.	६४९ २०२८
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hereinafter called "THE ALLOTTEE/S" (which expression shall, whenever the context requires or permits, mean and include his/her/their heirs, executors, administrators, successors and assigns) of the **SECOND PART**.

**WHEREAS :-**

1. By six separate agreements and six consequential Power of Attorney, the Promoter have acquired the development rights in respect of several pieces of land situate at Revenue Village - Wadeghar in Taluka - Kalyan, District - Thane from their respective owners as hereinafter detailed, that is to say :-

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*[Handwritten signatures]*



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Serial No.	Name of the Owners	Description of pieces of land			Details of Agreements and consequential Power of development Attorney by which the rights have been acquired
		S.No.	H.No.	Area Sq.Mtrs	
1	Chandrakant Ragho Kapse and eleven others	88	2	1380	Agreement dated 25.4.2005 and registered on 27.4.2005 at Serial No3081/2005 in the Sub-Registry at Kalyan Power of Attorney dated 25.4.2005. registered on 27.4.2005 at Serial No:3082/2005 in the Sub-Registry at Kalyan.
		88	12	150	
		88	14	160	
		90	2	5830	
		90	9	630	
		91	1	320	
91	4	710			
2	Chandrakant Ragho Kapse and Seven others	88	11	280	Agreement dated 18.5.2013 registered on 20.5.2013 at Serial No 3763/2013 in the Sub-Registry at Kalyan. Power of Attorney dated 18.5.2013 registered on 18.5.2013 at Serial No: 3764/2013 in the Sub-Registry at Kalyan.
3	Laxman Khatad Dalvi and fourteen others	91	11A	530	Agreement dated 28.11.2006 registered on 28.11.2006 at Serial No: 4161/2006 in the Sub-Registry at Kalyan. Power of Attorney dated 28.11.2006 registered on 28.11.2006 at Serial No: 4161/2006 in the Sub-Registry at Kalyan.
		88	13	3030	
4	Smt. Bhagabai Dasharath Shelar and 54 others	72	-	3740	Agreement dated 9.6.2005 registered on 15.6.2005 at Serial No 4188/2005 in the Sub-Registry at Kalyan. Power of Attorney dated 9.6.2005 registered on 15.6.2005 at Serial No: 467/2005 in the Sub-Registry at Kalyan.
		87	4	200	
		90	3	1870	
		90	7	300	
		90	8	710	
		100	3	350	
		88	4	640	
		88	10	530	
89	2	2100			
89	5	3400			
5	Smt.Dhanibai Shankar Shelar as the owner and Shri.Yeshwant Shankar Shelar and two others as confirming Party	88	3(Pt)	1590	Agreement dated 9.1.2006 registered on 10.1.2006 at Serial No 164/2006 in the Sub-Registry at Kalyan. Power of Attorney dated 9.1.2006 registered on 10.1.2006 at Serial No: 165/2006.. in the Sub-Registry at Kalyan.
6	Shri.Laxman Govind Madhavi and Four others, as the owners and Shri.Jadhavji Virji Gajra, as the confirming party.	86	2 (Pt)	3680	Agreement dated 25.8.2006 registered on 25.8.2006 at Serial No...5381/2006 in the Sub Registry at Kalyan Power of Attorney dated 25.8.2006 registered on 25.8.2006 at Serial No:5382/2006 in the Sub-Registry at Kalyan
		89	3	1900	



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*Handwritten signatures and marks*