

350/10196
Tuesday, September 18, 2018
1:21 PM

पावती

Original/Duplicate
नोंदणी क्र.:39म
Regn.:39M

पावती क्र.: 11372 दिनांक: 18/09/2018

गावाचे नाव: विरार
दस्तऐवजाचा अनुक्रमांक: वसई३-10196-2018
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: शैला दीपक शाखारे . .

| | |
|---------------------|-------------|
| नोंदणी फी | रु.22500.00 |
| दस्त हाताळणी फी | रु.800.00 |
| पृष्ठांची संख्या:४० | |
| एकुण: | रु.23300.00 |

आपणास मूळ दस्त , थंबनेल प्रिंट,सूची-२ अंदाजे
12:55 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

सह. दुर्योधन निबंधक वर्ग - २
वसई क्र. ३

बाजार मुल्य: रु.2250000/-
मोबदला रु.2250000/-
भरलेले मुद्रांक शुल्क : रु.135000/-

१) देयकाचा प्रकार: eChallan रक्कम:रु.22500/-
डीडी/धनादेश/पे आर्डर क्रमांक: MH006220479201819E दिनांक: 18/09/2018
बँकेचे नाव व पत्ता:
२) देयकाचा प्रकार: DHC रक्कम:रु.800/-
डीडी/धनादेश/पे आर्डर क्रमांक: 1809201801259 दिनांक: 18/09/2018
बँकेचे नाव व पत्ता:

Saxhore



CHALLAN
MTR Form Number-3



| | | | | | | | |
|----------------------|-------------------------------------|---------------------------|---|--|---------------------|---------|-------|
| GRN | MH006220479201819E | BARCODE | | Date | 18/09/2018-10:51:28 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID (If Any) | | PAN No.(If Applicable) | | | |
| Office Name | VSI3_VASAI NO 3 JOINT SUB REGISTRAR | Full Name | SHAILA DEEPAK SHAKHARE | | | | |
| Location | PALGHAR | Flat/Block No. | Flat No 003 Ground Floor Wing A JIVDANI | | | | |
| Year | 2018-2019 One Time | Premises/Building | KRUPA APARTMENT | | | | |
| Account Head Details | | Amount In Rs. | | | | | |
| 0030046401 | Stamp Duty | 135000.00 | Road/Street | Building No 14, | | | |
| 0030063301 | Registration Fee | 22500.00 | Area/Locality | Village Virar | | | |
| | | | Town/City/District | | | | |
| | | | PIN | 4 | 0 | 1 | 3 0 5 |
| | | | Remarks (If Any) | SecondPartyName=Ms JIVDANI KRUPA CONSTRUCTION-CA=2250000 | | | |
| | | | Amount In Words | One Lakh Fifty Seven Thousand Five Hundred Rupees | | | |
| Total | | 1,57,500.00 | Words | Only | | | |
| Payment Details | IDBI Bank | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD No. | | Bank CIN | Ref. No. | 69103332018091810923 | 182864435 | | |
| | | Bank Date | RBI Date | 18/09/2018-10:52:23 | 19/09/2018 | | |
| Name of Bank | | Bank-Branch | IDBI BANK | | | | |
| Name of Branch | | Scroll No. , Date | 100 , 19/09/2018 | | | | |



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दस्तावेज क्र १०९२६१२०१८
१/४०

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.



| | | | | | | | |
|---|-----------------------------------|--|--------------------------|---|----------------------|-------------------------------|-----------------------------------|
| Valuation ID | | 201809181677 | | मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | 18 September 2018,12:49:57 PM | |
| मूल्यांकन वर्ष | 2018 | मूल्यांकन क्षेत्र | पादावर | मूल्यांकन विभाग | वास्तु : वना | अन मूल्य विभाग | 4-विरार क्रमांक 1 मूल्यवर विभाग 3 |
| क्षेत्राचे नांव | Vasai-Virar Municipal Corporation | | | कॉन्सॅट / न. प. क्रमांक : | कॉन्सॅट/175 | | |
| वार्षिक मूल्य दर ठरवण्यानुसार मूल्यवर दर. | मूली उंची | निवासी धरनिका | फर्शांतर | दुकाने | औद्योगिक | मोठ्यापणाचे एकक | |
| 10900 | 48200 | 58800 | 58800 | 66300 | 58800 | ची. मीटर | |
| बांधीव क्षेत्राची माहिती | मिळकतीचे क्षेत्र- | 27.41 चौ. मीटर | मिळकतीचा बाजार- | निवासी स्तरीकरण | मिळकतीचा प्रकार- | बांधीव | |
| | बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे बंध - | 0 TO 2चे | मूल्य/बांधकामाचा दर- | Rs.48200/- | |
| अवतार सुविधा - | नाही | मळसा - | Ground Floor/Stilt Floor | | | | |
| घसा-बातुसार मिळकतीचा प्रति चौ. मीटर मूल्य | | $= (\text{वार्षिक मूल्य दर} * \text{घसा-बातुसार रजिस्टर दर}) * \text{मळसा निरुप्य घट/वाढ}$ $= (48200 * (100 / 100)) * 100 / 100$ $= \text{Rs.48200/-}$ | | | | | |
| A) मूल्य मिळकतीचे मुल्य | | $= \text{दरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 48200 * 27.41$ $= \text{Rs.1321162/-}$ | | | | | |
| एकत्रित अंतिम मुल्य | | $= \text{मूल्य मिळकतीचे मुल्य} + \text{आवक्याचे मुल्य} + \text{वेईटिंग मळसा रजिस्टर मुल्य} + \text{मळसा रजिस्टर मुल्य} + \text{दरील मळसाचे मुल्य} + \text{दरील बाजार मळसाचे मुल्य} + \text{मुल्य प्रतिमिटर मळसा मळसाचे मुल्य} + \text{प्रकारची मळसाचे मुल्य मळसाचे मुल्य}$ $= A + B + C + D + E + F + G + H$ $= 1321162 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.1321162/-}$ | | | | | |

Mentioned Part

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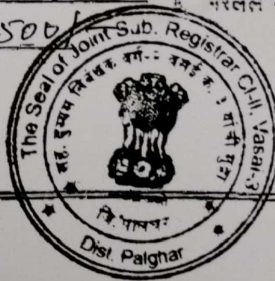


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| दस्त क्र १०१८६/२०१८ |
| 3180 |

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अड्ड्याल सन २०

- दस्ताचा प्रकार : करारनाम अनुच्छेद क्रमांक _____
- सादरकर्त्याचे नांव : शैला दीपक सरदार
- तालुका : वसई 4. गावाचे नांव : विशार
- नगरमुनापन क्रमांक / सर्व्हे क्र. / अंतिम नुखंड क्रमांक : 17.5
- मूल्य दरवेनाम (झोन) : _____ उपविभाग 4
- मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / 48200/-
- दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 27-41 कारपेट / विल्टअप / सुपर विल्टअप / चौ मीटर / फुट.
- कार्यासिमा : _____ गाची : _____ पोटमाळा : _____
- मजला क्रमांक : 10 मजला उदवाहन सुविधा :- आहे / नाही
- बांधकाम वर्ष : _____ दस्तारा : _____
- बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : _____ ज्याच्या दिशेने घट / वाढ
- लिखित अॅन्ड लायसन्सचा दस्त : _____
निवासी / अनिवासी : _____
1. प्रतिमास नाडे रक्कम _____
2. अमानत रक्कम / आगावू नाडे : _____
3. कालावधी : _____
- निर्धारित केलेले बाजारमूल्य :- 13,22,000/-
- दस्तामध्ये दर्शविलेला मोबदला : 22,50,000/-
- देय मुद्रांक शुल्क :- 1,35,000/- नरलेले मुद्रांक शुल्क :- 1,35,000/-
- देय नोंदणी फी :- 22500/-

लिपीक



[Signature]
सह दुय्यम निबंधक

प्रदिज्ञा / घोषणापत्र

मी/आम्ही
१) श्री/श्रीमती. शैला दीपक सरदार
२) श्री/श्रीमती. _____
३) श्री/श्रीमती. _____

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही साप्वी खरेदी देणा-याने काढली विली, मालम, दान, लीज, मुक्ताकार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजातियानामध्ये नूतविलेली नाही. याची नोंदणी कायदा - १९०८ नव्यात अस्त्या-वा शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सादर मिळकत ही खरेदी देणार माझ्याच मालकीची आहे. मग रत गुण्या अभिलेख शाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही बंद उरलेल्या इतरांच्या त्याची साप्वी जबाबदारी नाही/साप्वी करून याची मी/आम्ही हमी देतो.

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दस्तावेज क्र १०१२६/२०१६
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR on this 18 day of Sep in the Christian year Two Thousand Eighteen BETWEEN **M/s. JIVDANI KRUPA CONSTRUCTION, a proprietary concern, through its Proprietor Mr. KISHOR NAMDEV PATIL,** having its office at Mauli Krupa Bunglow, Manvelpada Gaon, Virar East, Taluka Vasai, Dist. Palghar – 401 305, hereinafter called “**THE BUILDER**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **FIRST PART :-**

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MRS. SHAILA DEEPAK SHAKHARE, age 45 years, PAN NO. CPMP57557B residing at Flat no.403, Skandagupt Society Chsl, Chanakya Nagar, Samelpada, Nallasopara west, Plaghar - 401203, hereinafter called '**THE PURCHASERS**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/heirs, executors, administrators, and assigns) of the **SECOND PART** :-

WHEREAS :

All that piece and parcel of the land bearing Survey No. 175, Hissa No. 5, admeasuring 0-46-5 assessed at Rs. 9.94 paise and Survey No. 175, Hissa No. 6, admeasuring 0-14-0 and Wing A-9 assessed at Rs. 3.44 paise lying, being and situated at Village Virar, Taluka Vasai, Dist. Palghar.

a) Mr. Motya Atu Kurel and Mr. Silya Atu Kurel were the owners of the said land.

b) Mr. Silya Atu Kurel died intestate leaving behind him 1) Samav Silvy Kurel (HUF), 2) Anton Silya Kurel, 3) Zuzya Silya Kurel, 4) Lusu Silya Kurel and 5) Bavis Silya Kurel being the legal heirs.

c) Whereas Mr. Ramji Sukur Gharat was the tenant in respect of the said Land.

d) Mr. Ramji Sukur Gharat died intestate leaving behind him Mr. Damodar Ramji Gharat being the legal heirs according to Hindu Succession Act by which he was governed at the time of his death.

e) Mr. Damodar Ramji Gharat had purchased the said Agriculture Land under the provision of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 2218, dated 12/09/1988.

f) The said Land was applicable under Section 43 of Bombay Tenancy and Agricultural Land Act and Mr. Damodar Ramji Gharat obtained the sale permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane vide its order bearing No. BD/KV/VP/VASAI/SR-111/2002 dated 17/09/2002.

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g) By Conveyance Deed dated 21/08/2006 and registered in the office of Sub-Registrar at Vasai No. II, Mr. Damodar Ramji Gharat sold and conveyed the said land to (1) Mr. Dayanand Damodar Patil, (2) Mrs. Chitra Vijayanand Patil.

h) By Release Deed dated 14/03/2012, Mrs. Chitra Vijayanand Patil released her share in the said land in favor of Mr. Dayanand Damodar Patil.

i) The Collector of Thane has sanctioned the N.A. order bearing order No. MAHASUL/K-1/T-9/NAP/VIRAR-VASAI/SR-146/2012 on 16/01/2014 and wing a respect of the aforesaid land.

j) The owner herein has obtained Development Permission for proposed Residential Building No. 14 and Wing 'A' from Vasai-Virar City Municipal Corporation vide its Letter bearing No. VVCMC/TP/CCVP-5158/3351/2012-13 and Wing "A" dated 12/03/2013 and Wing "A".

k) AND WHEREAS the Land Owner Mr. Dayanand Damodar Patil executed a Development Agreement dated 30/12/2013 and Wing "A" in favor of M/s. JIVDANI KRUPA CONSTRUCTION its proprietor Mr. Kishor Namdev Patil with a right to develop the said property and having constructed Building No. 14 and Wing "A" known as "JIVDANI KRUPA APARTMENT" on the land bearing Survey No 175, Hissa No. 5 admeasuring 0-46-5 assessed at Rs. 9.94 paise and Survey No. 175, Hissa No. 5, admeasuring 0-46-5 and Wing A-9 assessed at Rs. 3.44 paise lying, being and situated at Village Virar, Taluka Vasai, Dist. Thane.

l) The Builder have engaged the services of an Architect ACUBE CONSULTANT registered with the council of Architect as their Structural Engineer for preparation of the structural drawings of the building accepts and possession supervision of the Architect and Structural Engineer till the completion of the Building.

m) The Builder is entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builder with a view ultimately that the Purchaser/s of the various premises along with occupants of the other premises in the said plot of land shall form a Co-operative Housing Society or Limited Company the said plot of

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land together with the building/s thereon will be conveyed as herein provided.

n) The Purchaser/s has/have demanded from the Builder inspection of the aforesaid building/s plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.

o) The Flat Purchaser/s demanded from the Builder and the Builder have given inspection to the Purchaser/s of all the documents of title relating to the said land and the plans, designs and specifications prepared by the Builder Architects ACUBE CONSULTANT and of such other documents as specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred to as "The said Act") and the rules made thereunder such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.

p) The Builder has supplied to the Purchaser/s such of the documents are mentioned in Rule 4 of the Maharashtra Ownership Flat Rules 1964 as demanded by the Purchaser/s.

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

1) The Builder shall construct the said building on the said plot of land more particularly described in the Schedule "A" hereunder written in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as the Builder may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

2) The Purchaser/s hereby agrees to purchase from the Builder and the Builder hereby agrees to sell to the Purchaser/s the Flat bearing No. 003, Carpet area admeasuring 27.41 square meters i.e. (520 square

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feet) (which is inclusive of the area of balconies) on Ground Floor, in the Building No. 14, and Wing "A" in the building known as "JIVDANI KRUPA APARTMENT" (hereinafter referred to as "The Flat") for the price of Rs.22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the Second Schedule hereunder written.

3) The said consideration of Rs.22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) shall be payable in the following manner :-

- 15% as earnest amount on execution of this Agreement.
- 15% on or before completion of plinth.
- 08% on or before completion of 1st slab.
- 08% on or before completion of 2nd slab.
- 08% on or before completion of 3rd slab.
- 08% on or before completion of 4th slab.
- 08% on or before completion of 5th slab.
- 10% on or before completion of brick work.
- 10% on or before completion of plaster.
- 05% on or before completion of flooring.
- 05% on or before completion of sanitary fitting and plumbing.

4) The Builder hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Purchaser/s, obtained from the concerned local authority occupation and/or completion certificates in respect of the flat.

5) The Builder hereby declares that the Floor Space Index available in respect of the said plot is _____ sq. Meters only and that no part of the said Floor Index has been utilized by the Builder elsewhere for any purpose whatsoever.

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6) The Purchaser/s agrees to pay to the Builder interest at eighteen percent per annum on all the amounts which become due and payable by the Purchaser/s to the Builder under the terms of this agreement from the date of the said amount is payable by the Purchaser/s to the Builder.

7) On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Builder under this agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoing) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Builder shall be entitled at their own option to terminate this agreement.

PROVIDED always that the Power of termination herein before contained shall not be exercised by the Builder unless and until the Builder shall have given to the Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon termination of this agreement as aforesaid, the Builder shall refund to the Purchaser/s the installments of sale price of the flat which may till have been paid by the Purchaser/s to the Builder, but the Builder shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Builder, the Builder shall be at liberty to dispose off and sell the flat to such person and at such price as the Builder may in their absolute discretion think fit.

8) The fixtures, fittings and amenities to be provided by the Builder in the premises and the said building/s are those that are set out in Schedule "D" herein under written.

9) The Builder shall give possession of the premises to the Purchaser/s on or before _____. If the Builder fails or neglects to give possession of the flat to the Purchaser/s on account of

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Purchaser's share is so determined, the Purchaser/s shall pay to the Builder provisional monthly contribution of Rs.150/- per month towards the Outgoings. The amounts so paid by the Purchaser/s to the Builder shall not carry any interest and remain with the Builder until a conveyance/assignment of lease is executed in favour of the society or a limited company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such conveyance/assignment of lease being executed, the aforesaid deposits (less deductions provided for this agreement) shall be paid over by the Builder to the society or the limited company, as the case may be. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15) The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Builder the following amounts:-

- i) Rs. 3,000/- for legal charges.
- ii) Rs. 2,000/- for entrance fee of the society or limited company.
- iii) Rs. 1,500/- for formation and registration of the society or limited company and to meet legal expenses thereof.
- iv) Rs. 6,000/- for proportionate share of taxes and other charges.
- v) Rs. 7,500/- Security charges towards local authority or Government for giving water meter, electric meter, electricity cable, sub-station or any other service connection to the building including sundry expenses.
- vi) Rs. 2,400/- to meet with 6 months outgoings.

16) The Builder shall utilize the amount paid by the Purchaser/s to the Builder for meeting all legal costs, charges and expenses, including professional costs of the attorney-at-law/advocates of the Builder in connection with formation of the said society, or as the case may be limited company, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this agreement and the conveyance or assignment of lease.

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Sushree

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| दस्त क्र १०१८६/२०१८ |
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17) At the time of registration, the Purchaser/s shall pay to the Builder the Purchaser's share of stamp duty and registration charges payable if any, by the said society or limited company on the conveyance or lease or any documents or instrument of transfer in respect of the said land and the building/s to be executed in favour of the society or limited company.

18) The Purchaser/s or himself/herself/themselves with intention to bring all persons into whatsoever hands the flats may come, doth hereby covenant with the Builder as follows :-

- a) To maintain the flat at the Purchaser's own costs any good tenantable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building/s in which the flat is situated, staircase or any passages which may be against the rule, regulations or bye-laws or concerned local or any other authority or change / alter to make addition in or to the
- b) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the building/s in which the flat is situated or storing of which good is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building/s in which the flat is situated and in case any damage is caused to the building/s in which the flat is situated or the flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.
- c) To carry at his/her/their own cost all internal repairs to the said flat and maintain the flat in the same conditions, state and order in which it was delivered by the Builder to the Purchaser/s and shall not do or suffering to be done anything in or to the building/s in which the flat is situated or the flat which may given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser is committing any act the contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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Sushree

वसई - ३
दस्त क्र १०१८६ / २०१८
१६/४०

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d) Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building/s in which the flat is situated and shall keep the portion, sewers, drains pipes in the flat and appurtenances thereto in good tenantable repair and in the flat and appurtenances thereto in good tenantable repair and in particular, so as to support shelter and protect the other parts of the building/s in which the flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. Parris or other structural members in the flat without the prior written permission of the Builder and/or the society or limited company.

e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building/s in which the flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building/s in which the flat is situated.

g) Pay to the Builder within seven days of demand by the Builder, their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building/s in which the flat is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the flat by the Purchaser/s viz. user for any purposes other than for residential / commercial purpose.

i) The Purchaser/s shall not let, sub-let, transfer, assign or part with Purchaser's interest or benefit factor of this agreement or part with the possession of the flat until all the dues payable by the Purchaser/s to the builder under this agreement are fully paid up and only if the Purchaser/s had been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser's has/have intimated in writing to the Builder.

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वसई - ३
दस्त क्र १०१८६ / २०१८
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j) The Purchaser/s shall observe and ~~perform~~ all the rules and regulations which the society or the limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said

Building/s and the flat therein and for the observance and performance of the said building/s Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and condition laid down by the society/limited company regarding the occupation and use of the flat in the building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

k) Till a conveyance of building/s in which flat is situated is executed the Purchaser/s shall permit the Builder and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and condition thereof.

19) The Builder shall maintain a separate account in respect of sum received by the Builder from the flat purchasers as advance or deposits sums received on account of the share capital for the promotion of the Co-operative Society or towards the outgoings legal charges and shall utilize the amounts only for the purposes for which he has been received.

20) Nothing contained in this building is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the said plot of land and building/s or any part thereof. The Purchaser/s shall have no claim save and except in respect of the flat hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc., will remain the property of the Builder until the said land and building/s is transferred to the society / limited company as hereinbefore mentioned.

21) Any delay tolerated or indulgence shown by the Builder in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser/s by the Builder shall not be construed as a waiver on the part of the Builder of any breach or non-compliance of any of the terms and

[Signature]

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वसई - ३
दस्त क्र १०१८६/२०१६
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conditions of this agreement by Purchaser/s nor shall the same in any manner prejudice the right of the Builder.

22) The Purchaser/s and/or the Builder shall present this agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the registration act and the Builder will attend such office and admit execution thereof.

23) All notices to be served on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent, to the Purchaser/s, by registered post A.D./Under Certificate of posting at his/her/their address specified below :-

viz: **Flat no.403, Skandagupt Society Chsl, Chanakya Nagar, Samelpada, Nallasopara west, Plaghar - 401209**

24) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace flats in the said building/s, if any, shall belong exclusively to the respective Purchaser/s of the respective terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser/s. The said terrace spaces shall be enclosed by the Flat Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builder or the society. In the case may be, the limited company.

25) IT IS AGREED BETWEEN the Builder and Purchaser/s that in case any additional F.S.I. is granted or construction of additional floor or floors is allowed then the Builder are entitled to construct and dispose of the said additional construction and the Builder have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance 5 to be executed in favor of Co-operative Housing Society shall be incorporated.

26) At the time of registration the Purchaser/s shall pay to the Builder the Purchaser's share of stamp duty and registration charges payable, if any, by the said society or limited company on the conveyance or lease or any documents or instruments of transfer in respect of the said land and the Building to be executed in favour of the society or limited company.

K. K.

S. S.

वसई - ३
दस्त क्र १०१८६/२०१६
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27) It is agreed that the Builder shall be entitled, without affecting the rights of the Purchaser/s to the said premises including the area thereof to revise the building/s plans in respect of the said building/s and to utilize the total F.S.I. and the development rights available in respect of the said property by suitably modifying the building/s plans in respect of the said premises as the Builder may desire and the Purchaser/s hereby irrevocably consents to the right of the Builder to revise and modify the building/s plans in respect of the said premises from time to time.

28) In the event of any society being formed and registered before the sale and disposal by the Builder of all the premises, the powers and the authority of the society or limited company or Condominium of Apartment so formed or the Purchaser/s and other holders of the premises shall be subject to the overall authority and control of the Builder in respect of all the matters concerning the said building/s and in particular the Builder shall have absolute authority and control as regards the unsold premises and the disposal thereof. PROVIDED AND ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the said society and/or Limited Company or Condominium of Apartment being formed earlier than the Builder dealing with or disposing off the said building/s on the said property then and in that event any allottee or Purchaser/s of premises from the Builder shall be admitted to such co-operative society, limited company or Condominium of Apartment or being called upon by the Builder without payment of any premium or any additional charges save and except Rs.500/- for the share money and Rs.100/- entrance fee and such allottee Purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such co-operative society, limited company or Condominium or Apartment as the case may be.

29) The Purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the Builder to the Government or Vasai Virar Municipal Corporation or to any other public body in respect of the said property, the same shall be reimbursed by the Purchase/s in proportion to the area of his/her/their flat.

30) The Purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Vasai Virar Municipal Corporation or the State Government or betterment charges or

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| २१/४० |

used commonly by the Purchaser/s of Flats/Shops only on the society or other organization being formed and registered.

- 35) The Builder shall in respect of any amount remaining unpaid by the Purchaser/s under this agreement have first lien and charge on the said flat agreed to be purchased/acquired by the Purchaser/s.
- 36) This agreement shall always be subject to the Provision of Maharashtra Co-operative Societies Act, 1960 with rules made thereunder and also The Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963.

SCHEDULE "A"

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcels of N.A. Land bearing Survey No. 175, Hissa No. 5, admeasuring 0-46-5 assessed at Rs. 9.94 paise and Survey No. 175, Hissa No. 6, admeasuring 0-14-0 and Wing A-9 assessed at Rs.3.44 paise lying, being and situated at Village Virar, Taluka Vasai, Dist. Thane.



THE SCHEDULE ABOVE REFERRED TO FLAT

Flat bearing No.003, Carpet area admeasuring 27.41 square meters i.e. (520 square feet) (which is inclusive of the area of balconies) on Ground Floor, in the Building No. 14, and Wing "A" in the building known as "JIVDANI KRUPA APARTMENT" N.A. Land bearing Survey No. 175, Hissa No. 5, admeasuring 0-46-5 assessed at Rs. 9.94 paise and Survey No. 175, Hissa No. 6, admeasuring 0-14-0 and Wing A-9 assessed at Rs. 3.44 paise, lying, being and situated at Village Virar, Taluka Vsai, Dist. Thane, within the area of Sub - Registrar at Vasai No. II (Virar).

Sakdave

Patel

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| वर्ष - ३ |
| २२१ १०९२६६ / २०१६ |
| २२१ १०९ |

: 17 :

SCHEDULE "C"

LIST OF AMENITIES

BUILDING :
R.C.C. framed structure.

DOORS AND WINDOWS :
Main door shall have flush doors with safety chain aldrop, peep hole, window with hinges, M.S. & aluminium fittings and sturdy night latches.

FLOORING :
Attractive flooring tiles in living room, bed room, kitchen.

BATHROOM :
Full glazed tiles.

W.C. :
Glazed tiles flooring with 4' dado.

KITCHEN :
Raised kitchen platform with marble stones and 1' 0" dado.

ELECTRICITY :
Concealed wiring.

OTHERS :
Concealed pipe fitting with standard chrome fittings, one wash basin, sliding windows wherever applicable, cable network point.



Handwritten signature

Handwritten signature

: 18 :

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

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| वर्ष - ३ |
| २२१ १०९२६६ / २०१६ |
| २३१ १०९ |

SIGNED AND DELIVERED by the)
withinnamed "THE BUILDER")

M/s. JIVDANI KRUPA CONSTRUCTION)
a Proprietary concern, through its,)
Proprietor **MR. KISHOR NAMDEV PATIL**)

in the presence of *Kishor*)



1. *Kishor*)
2. *Shaila*)



SIGNED AND DELIVERED by the)
withinnamed "THE PURCHASER/S")
MRS. SHAILA DEEPAK SHAKHARE)
in the presence of *Shaila*)

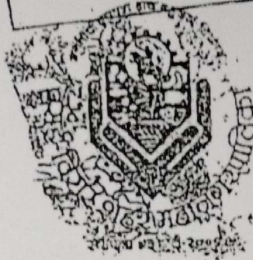


1. *Shaila*)
2. *Shaila*)

वसई - ३
 दस्त क्र १०९८६ / २०१८
 २५/४०

वसई-२
 दस्त क्र. ५८६ / २०१६
 ३३/४३

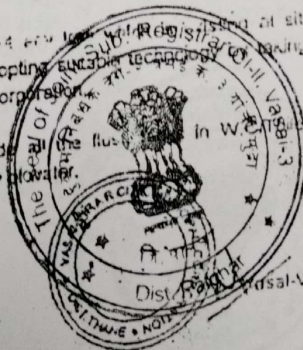
मुख्य कार्यालय, विहार
 विहार (पूर्वी),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दस्तावेज क्र. १२१५/२०१३
 दिनांक १२/०५/२०१३
 ई-मेल vasailrarcorporation@jashoo.com
 शा. क्र. ५/वि. १/६
 स्थान:

WCMC/TP/CCMP-5158/3351 / 2012-13 12/5/2013

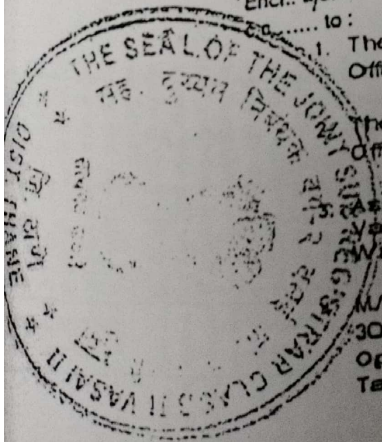
- 13) You shall construct the compound wall before Plinth Completion Certificate
- 14) You shall submit subsoll investigation report for structural stability & Rain water Harvesting purpose before Plinth Completion Certificate
- 15) You shall provide lay bay of 3.00mt width as per DCR-2001 for parking of vehicles.
- 16) You shall obtained approval of P.F.C. Building also located over the D.P. Road area to Vasai-Virar City Municipal Corporation before applying for Occupancy Certificate.
- 17) You are responsible for the disputes that may arise due to Title / Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 18) Water Storage tank's (cisterns) and septic tanks are required to be done. Must provide proof arrangement by license plumber.
- 19) You shall not cut any tree at site. The existing tree shall be replanted by adopting suitable technology taking permission from Vasai-Virar City Municipal Corporation.
- 20) You shall provide all the flush in W.C. fittings with dual valve system to regulate the flow of water.



Yours faithfully,
 Dy. Director Town Planning
 Vasai-Virar City Municipal Corporation

Encl.: a/a.

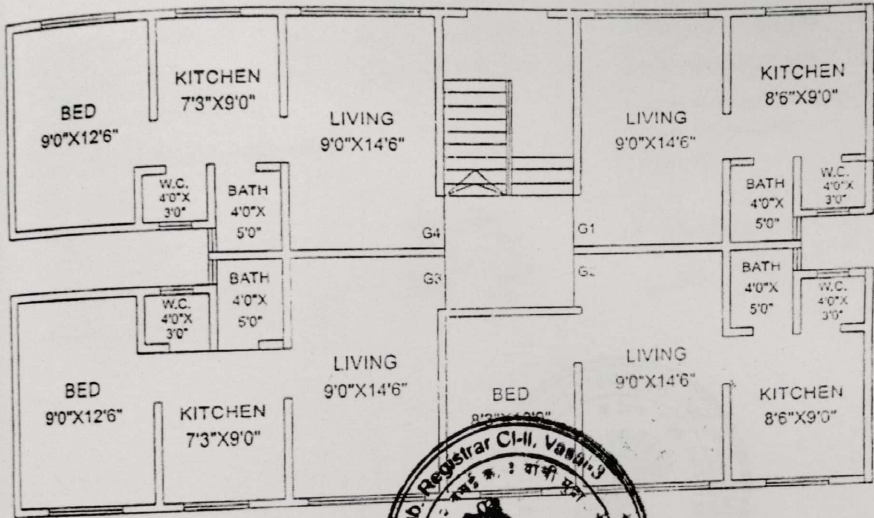
- to:
1. The Collector,
Office of the Collator, Thane.
 - The Tahsildar,
Office of the Tahasildar, Vasai.
 - The Asst. Commissioner, UCD
Vasai-Virar City Municipal Corporation,
Ward office A.....
 - M/s. A Cube Consultant
306, Shree Shiddhi Manora, C.S. Road,
Opp. Desai's Hospital, Virar (West)
Tal. Vasai, Dist - Thane.



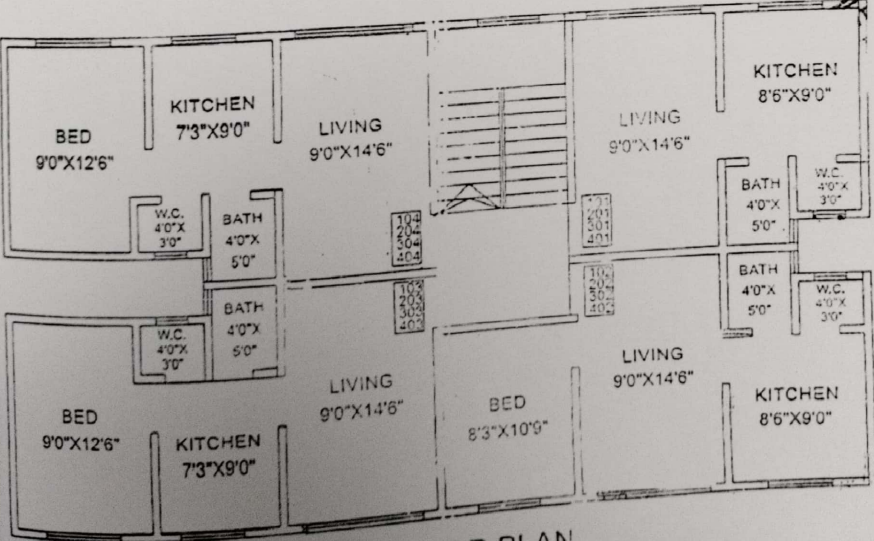
Sarkhose

वसई - ३
 दस्त क्र १०१८६/२०१८
 ३५/४०

Jivdani Krupa Apartment



GROUND



TYPICAL FLOOR PLAN

Saxhore

Katara

350/10196

मंगळवार, 18 सप्टेंबर 2018 1:21 म.नं.

दस्त गोषवारा भाग-१

वसई 3 3e/80

दस्त क्रमांक: 10196/2018

दस्त क्रमांक वसई3 / 10196/2018

बाजार मुल्य: रु.25,50,000/-

मोबदला: रु. 22,50,000/-

भरलेला मुद्रांक शुल्क: रु. 1,35,000/-

दु. नि. सह. दु. नि. वसई3 यांचे कार्यालयात

पावती:11372

पावती दिनांक: 18/09/2018

अ. क्रं. 10196 वर दि. 18-09-2018

सादरकरणाराचे नाव: शैला दीपक शखारे ..

रोजी 12:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 22500.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या:40

Sakare

दस्त हजर करणाऱ्याची सही:

यकुण: 23300.00

Sub Registrar Vasal 3

वसई क्र. ३

Sub Registrar Vasal 3

वसई क्र. ३

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

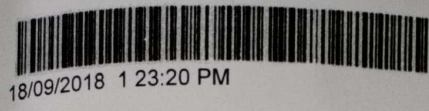
शिक्का क्र. 1 18 / 09 / 2018 12 : 34 : 28 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 09 / 2018 12 : 35 : 55 PM ची वेळ: (फी)

इसमोजासोद्यत जोडलेले कागदपत्रे कृपया न्याय्य
मधाल व्यक्ती दुन्यादी बनाकट आडकून आल्याम
याची मंपूर्ण जयाबदारी निष्पादकाचा राहाल
Khan
लिहून देणार

Gadhave
लिहून घणार





18/09/2018 1 23:20 PM

दस्त गोषवारा भाग-२

वसई 3 ४०/४०

दस्त क्रमांक: 10196/2018

दस्त क्रमांक वसई 3/10196/2018
दस्ताचा प्रकार - करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------------------|-----------|---------------|
| 1 | नाव : शैला दीपक शखारे. पत्ता: प्लॉट नं: 403, माळा नं: ., ईमारतीचे नाव: स्कंदगुप्त सोसायटी को. ऑ.हौ.सौ.लि., ब्लॉक नं:चाणक्य स्वाक्षरी:- नगर, समेळपाडा, रोड नं:नालासोपारा पश्चिम, महाराष्ट्र, THANE पॅन नंबर: CPMP57557B | लिहून घेणार वय:-47 | | |
| 2 | नाव: मे. जिवदानी कृपा कंस्ट्रक्शन तफे प्रो. किशोर नामदेव पाटील . . पत्ता: प्लॉट नं: 403, माळा नं: ., ईमारतीचे नाव: ब्लॉक नं: माउली कृपा बंगलो, मनवेलपाडा गांव, रोड नं: विरार पूर्व, महाराष्ट्र, THANE पॅन नंबर: APFPP2414M | लिहून घेणार वय:-35 | | |

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 18 / 09 / 2018 12 : 36 : 53 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-------------------|-----------|---------------|
| 1 | नाव: रोहित शांताराम अहिरे . . वय:22 पत्ता: नालासोपारा पुर्व पिन कोड:401209 | स्वाक्षरी:- | | |
| 2 | नाव:कमल प्रामाणिक . . वय:51 पत्ता: विरार पुर्व पिन कोड:401209 | स्वाक्षरी:- | | |

शिक्का क्र. 4 ची वेळ: 18 / 09 / 2018 12 : 37 : 26 PM

शिक्का क्र. 5 ची वेळ: 18 / 09 / 2018 12 : 37 : 26 PM

Sub Registrar Vasai 3

मह. दुय्यम निबंधक वसई

| sr. | Defacement Number |
|-----|--------------------|
| 1 | 1809201801259 |
| 2 | MH006220479201819E |



प्रमाणित करण्यात येते की,
दस्तामध्ये एकूण . . . पाने आहेत.
पुस्तक क्र. १/वसई-३/क्रमांक १०१६६/१६१
वग नोंदला, दिनांक. १८/०९/१८

Defacement Number
1809201801259
0003340972201819

मह. दुय्यम निबंधक वसई - ३
वसई क्र. ३

10196 / 2018

Know Your Rights as Registrants

1. Verify Scanned Documents for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com