

Ward No.

Village. S H I R G A O N

Area Of Flat & Terrace Sq. Mtrs. Carpet

Govt., Rate @ Rs Per. Sq. Mtrs

Actual Value Rs Rs \_\_\_\_\_/-

Market Value Rs \_\_\_\_\_/-

Stamp Duty Rs \_\_\_\_\_/-

### AGREEMENT FOR SALE OF FLATS

(Flat includes Shop, Office, Garage )

THIS ARTICLE OF AGREEMENT is made, entered, and executed on this 18<sup>th</sup> day of JUNE 2014 at Kulgaon, Badlapur Taluka Ambernath, Dist- Thane.

BY AND BETWEEN

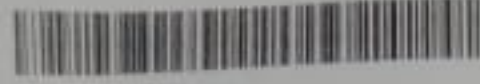


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18/06/2014

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. उल्हासनगर २

दस्त क्रमांक : 6200/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) शिरगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1785000
(3) बाजारभाव(भावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1765000
(4) नू-मापन, पोटडिस्ता व चरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगाव-बदलापूर इतर वर्गाने सदनिका नं: ए ३०१, माळा नं: ३, इमारतीचे नाव: विल्डिंग नं. १ वैदेही, ब्लॉक नं: शिरगाव बदलापूर, इतर माहिती: मीजे शिरगाव बदलापूर पूर्व, ता. अंबरनाथ, जिल्हा ठाणे स.नं. ३३/२ व ३९/१ बरील पुरवोत्तम हाइट्स विल्डिंग नं. १ वैदेही या इमारतीमधील सदनिका नं. ए ३०१, ए ब्लॉक, तिसरा भाजला, क्षेत्र ४९.० चौगुन फूट कार्पेट ( Survey Number : 33, 39 ; )
(5) क्षेत्रफळ	1) 54.64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून घेणा-गा/सिद्दूत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पद्मनाभ पुरवोत्तम आपटे एच. यु. एफ. तर्फे कर्ता म्हणून पद्मनाभ पुरवोत्तम आपटे यांचे तर्फे कु.सु.धा. व.क. ज. देणार समीर मधुकर ओक वय:-47; पत्ता:-प्लॉट नं: - , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं: शिरगाव बदलापूर , रोड नं:- , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:- AAJHA4335F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निनाद श्रीराम पेडारकर वय:-43; पत्ता:-प्लॉट नं: बी/02, माळा नं: 1, इमारतीचे नाव: एकदंत पूजा, ब्लॉक नं: कुळगाव बदलापूर, रोड नं: स्टेज रोड, . . पिन कोड:-421503 पॅन नं:- AXLPP2098M 2): नाव:-धनश्री निनाद पेडारकर वय:-41; पत्ता:-प्लॉट नं: बी/02, माळा नं: - , इमारतीचे नाव: एकदंत पूजा, ब्लॉक नं: कुळगाव बदलापूर, रोड नं: स्टेज रोड, . . पिन कोड:-421503 पॅन नं:- BBJPP9813P
(9) दस्तऐवज करून दिल्याचा दिनांक	18/06/2014
(10) दस्त नोंदणी केल्याचा दिनांक	18/06/2014
(11) अनुक्रमांक, खंड व पृष्ठ	6200/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	89300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17850
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निबंधनेला अनुषंगाने :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



पह दुय्यम निबंधक वर्ग - ३  
उल्हासनगर - २

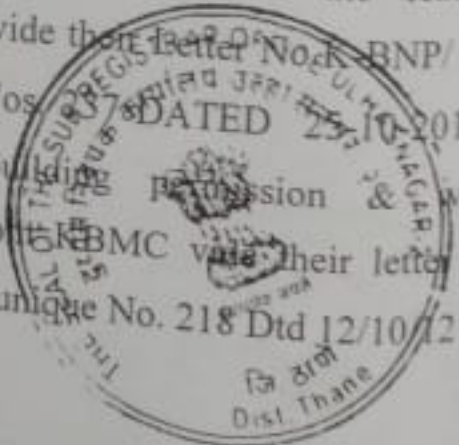
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And Whereas out of the above said legal heirs Smt Kamlabai P Apte also expired on 21-5-2008 leaving behind her 1) Padmanabh P Apte 2) Shripad P Apte 3) Arun P Apte 4) Anil P Apte 5) Mrs Shubhada S Kane 6) Mrs Suparna S Vaidya 7) Mrs Sanjivani D Joshi and therefore they inherited the said property as Hindu Undivided Family Property and they are the joint owners of the said property.

And Whereas all the above owners appointed Padmanabh P Apte as the Karta of their Hindu Undivided Family and decided to develop the said property by constructing thereon multi storied buildings under the name and style of P P Apte ( HUF).

And Whereas the above mentioned property has been converted to non -agricultural use by an order of the Collector Thane vide its Order No NAP/SR-89/2011 dated 14-12-2011.

And Whereas the Developers herein have obtained the necessary building permission and works commencement certificate from the Kulgaon Badlapur Municipal Council vide their Letter No K-BNP/ B-P/ 2011-12/459-59 Unique Nos. 59 DATED 25-5-2011 and revised the said building permission and works commencement certificate from the Kulgaon Badlapur Municipal Council vide their letter No K-BNP/ B-P/ 2011-12/ 1750-237 Unique Nos. 78 DATED 25-10-2011 & again revised the said building permission & works commencement certificate from KBMC vide their letter No. KBNP/BP/2012-13-1498-218 unique No. 218 Dtd 12/10/12 &



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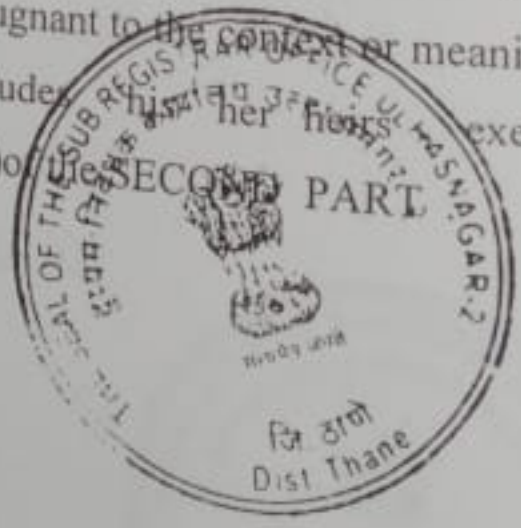
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*12-10-2012*

PADMANABH PURUSHOTTAM APTE  
a HINDU UNDIVIDED FAMILY doing its business as  
Builders, Developers and Contractors and having its office  
address at Apte Wadi shirgaon, Ramnagar Badlapur, Tal.  
Ambernath Dist- Thane, through it's Karta, Shri Padmanabh P  
Apte, herein after called and referred to as ' THE  
DEVELOPERS / BUILDERS' (which expression shall unless  
repugnant to the context or meaning thereof means and includes  
their heirs, executors, administrators ) OF THE FIRST PART.

AND

- 1) SHRI NINAD SHRIRAM PENDHARKAR  
Age... 43 ..... years, Indian, Inhabitant, Occupation.....
- 2) MRS DHANASHREE NINAD PENDHARKAR  
Age... 41 ..... years, Indian, Inhabitant, Occupation.....  
.....residing at B/02, Ekedanta Pooja  
Station Road, Kurla Badlapur

herein after called as " THE PURCHASER/ S " ( which  
expression shall unless repugnant to the context or meaning  
thereof means and includes her heirs, executors,  
administrators and assigns ) OF THE SECOND PART

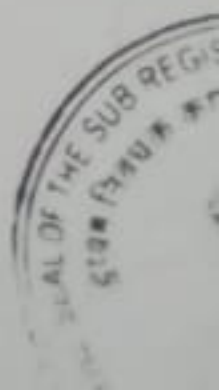


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2. The Developers/ builders hereby agrees to observe, perform and comply with all the terms, conditions stipulations and restrictions, if any which may have been imposed by the concerned local body or authority at the time of sanctioning the said plan or thereafter and may before handling over the possession of the said flat to the Purchase\* obtain necessary certificate of completion or occupation certificate from the local authority or the said concerned body in respect of the said flat.

3. The Developers/ Builders hereby declare that they have utilized the floor space index allowed by the said authority and the developers/ Builders are absolutely entitled to consume the floor space index increased if any at any later stage herein after, till the execution of the conveyance in favour of the society formed by the prospective buyers, purchasers. In such case the purchasers herein shall not raise any objection if the builder / Developers will approve the revised plan and erect / construct and sell the additional FSI as per the provisions of the law on the contrary the purchaserers herein have given deemed consent for such additional alteration which the Developers/ Builders may approve from the concerned competent authorities.

4. The purchaser hereby agrees to purchase and the Developers / Builders agrees to sell to the purchaser the flat/ shop/ basement/ office/ garage No. A-301..... on 3rd..... floor in A wing in the building known as Purneshottan measuring about 490 sq.fts  
Heights, Bldg No. 1 VAIDEHI



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AND WHEREAS the price / consideration of the said flat/ shop/ office/ garage/ godown is agreed to be Rs. 17,85,000/- Rupees Seventeen Lacs eighty five thousand only ) excluding the other charges and expenses mentioned in the various other clauses of this Agreement.

AND WHEREAS upon the request of the purchaser the developers have made a full and true disclosure of the nature of the title of the said land on which the proposed building is being constructed and have also inspected the plans and specification of the said proposed building.

AND WHEREAS the purchaser has seen the site of the building and the work of the construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the copies of the certificate of title of the said land issued by Shri. S.V.Namjoshi, Advocate of the Developers, the copies of the 7/12 extracts and other relevant documents showing the nature of the title of the said land and the copies of the Plans and Specifications approved by the Kulgaon Badlapur Municipal Council and other relevant documents which are required to be given have been annexed hereto and marked as Annexure 'A', 'B' and 'C' respectively.



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again revised the said building permission & works commencement certificate from KBMC vide their letter No. KBNP/BP/3129/2013-14 unique No. 234 Dtd 6/12/13.

AND WHEREAS the builders herein have become entitled to commence work of construction of the said building according to the aforesaid plans and certain conditions, restrictions and stipulations laid down by the said local authority which are to be performed by the Developers.

AND WHEREAS the developers / builders herein have been in physical possession of the said land and with a view to develop the said land by constructing thereon buildings consisting of dwellings units and other units.

AND WHEREAS the Developers / Builders have entered into a standard agreement with its Architect, who is being registered with the council of Architects and such agreement is as per the Agreement prescribed by the council of Architects and the Developers / builders have also appointed Structural Engineer for the preparation of the structural designs and drawings of the building and the Developers / builders have accepted the professional supervision of Architects and the R.C.C. Engineers, till the completion of the building.

AND WHEREAS the Developers are presently constructing on the said land building consisting of flats in accordance with the aforesaid sanctioned plans, and the developers have the exclusive right to sell the said flats and units of the building under construction to the prospective purchasers.



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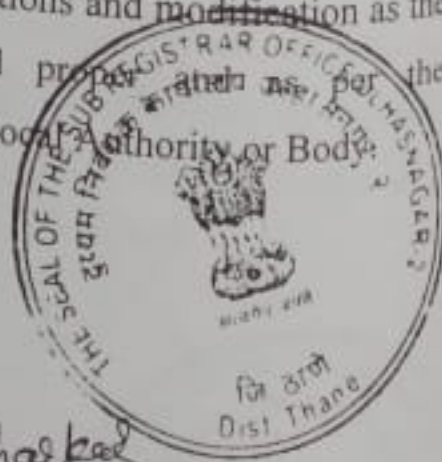
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AND WHEREAS the purchaser has been informed by the developers, that they have offered to sale all the respective flats and shops in the said building under construction or / to be constructed on the said land to different purchasers and that they have executed Agreement for Sale for some of the flats and with a clear cut understanding to the Purchasers thereof that the purchasers who are taking the said flats ultimately has to join the rest of the purchasers in forming a Co-Operative Housing Society and be a member thereof.

AND WHEREAS the developers agree to sell to the Purchaser and the Purchaser agrees to purchase / acquire the above mentioned flat/ shop/ garage /godown upon the terms and conditions mutually decided by and between the parties hereto.

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

1.The Developers/ builders shall construct the said proposed building according to the plans, designs and specification thereof sanctioned and approved by the Kulgaon Badlapur Municipal Council with such variations and modification as the developers deem necessary and proper and as per the requirements and directions of the local Authority or Body.



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2.The Developer  
and comply with  
restrictions, if  
concerned local  
said plan or the  
possession of the  
certificate of con  
authority or the

3.The Developer  
utilized the floor  
the developers/  
floor space index  
till the execution  
formed by the pr  
purchasers herein  
Developers will  
and sell the addi  
the contrary the  
for such addition  
may approve from

4.The purchaser  
Builders agrees to  
office/ garage N

*A*  
*Purneshottam*  
*Heights. Bldg.*



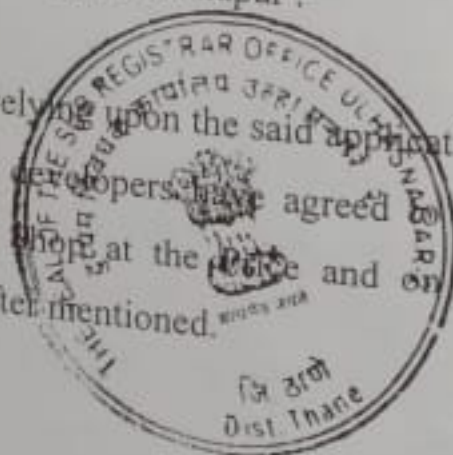
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AND WHEREAS the Developers have offered for sell the various flats, offices and shops and other units in the said proposed building that is now under construction.

AND WHEREAS the purchaser on coming to know that various flats / shops/ garage/ office are offered for sale expressed his/ her desire to purchase and applied to the developers for allotment/ or acquire on ownership basis, one flat, shop, garage, godown, being Flat/ Shop/ Garage/office Godown No A-30 on the .....3rd.....Floor of the building which is to have an area of .....490.....Sq.Ft. / carpet and all the amenities fittings as mentioned and more particularly described in the Second Schedule (Amenities and Specifications) herein under written .

AND WHEREAS prior making an application to the developers as aforesaid, the Flat Purchaser has made a declaration to that effect, that neither the flat purchaser nor the member of his family (family as defined under the Urban Land Ceiling and Regulation Act , 1976 ) owns a tenement, house or building within the limits of Kulgaon Badlapur .

AND WHEREAS relying upon the said application, declaration and agreement the developers have agreed to sell to the flat Purchasers a Flat/ Shop at the Office and on the terms and conditions herein after mentioned.



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AND WHEREAS the shop/ office Rs. 17,85

thousand excluding various other

AND WHEREAS the developers the title of being confirmed specification

AND WHEREAS the building an being in process and has applied

AND WHEREAS the land issued by Developers, documents the copies of Kulgaon Badlapur documents hereto and

AND WHEREAS

1) Padmanabh P Apte 2) Shripad P Apte 3) Arun P Apte 4) Anil P Apte 5) Mrs Shubhada S Kane 6) Mrs Suparna S Vaidya 7) Mrs Sanjivani D Joshi, own's and /or otherwise is well and sufficiently entitled to all that piece and parcel of non-agriculture land bearing Survey No 33 ,Hissa No 2 area admeasuring at about 10590 Sq.Mtrs and non-agriculture land bearing Survey No 39 ,Hissa No 1 area admeasuring at about 460 Sq.Mtrs located and situated in revenue village Shirgaon , Tal- Ambernath Dist- Thane within the limits of the Registration District Thane ,Sub Registration District Ulhasnagar and also within the limits of KULGAON BADLAPUR MUNICIPAL COUNCIL ( herein after for the sake of brevity the above refereed plots jointly and collectively called and referred as THE SAID PROEPRTY )and more particularly described in the scheduled " A " hereinunder written.

And Whereas Purushottam Gopal Apte was the absolute owner of the above said property. The said Purshottam Gopal Apte died intested on 5-4-1987 leaving behind him 1) Smt Kamlabai P Apte 2) Padmanabh P Apte 3) Shripad P Apte 4) Arun P Apte 5) Anil P Apte 6) Mrs Shubhada S Kane 7) Mrs Suparna S Vaidya 8) Mrs Sanjivani D Joshi as the only legal heirs .



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*In presence of*

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