



Thursday, August 01, 2013
8:19 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7415 दिनांक: 01/08/2013

गावाचे नाव: उसलीं खुर्द

दस्तऐवजाचा अनुक्रमांक: पवल4-7187-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: निलेश एकनाथ होलमुखे - -

नोंदणी फी	रु. 15000.00
दस्त हाताळणी फी	रु. 820.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 41	

एकूण: रु. 15840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 8:36 PM ह्या वेळेस मिळाले.

Joint Sub Registrar Panel 4

बाजार मूल्य: रु.1421500 /-

मोबदला: रु.1500000/-

भरलेले मुद्रांक शुल्क : रु. 75000/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.15000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 894008 दिनांक: 26/07/2013
बँकेचे नाव व पत्ता: State Bank Of India
- 2) देयकांचा प्रकार: By Cash रक्कम: रु 840/-

मुळ दस्तऐवज परत मिळाला.

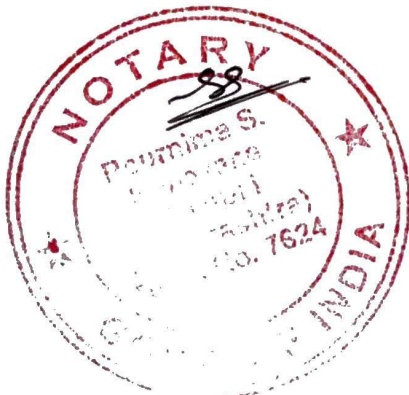
NE-Holmukh
पक्षकाराची सही

लिपीक

मह. दुय्यम निबंधक पनवेल-४

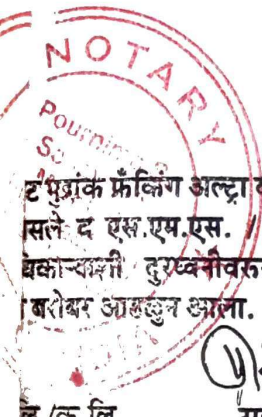
TRUE COPY

Pournima S. Sonavane
POURNIMA S. SONAVANE
B.Com., LL.B.
Advocate & Notary, Govt. of India
47/8, "Akash" CHS., Datar Colony,
Bhandup (E), Mumbai - 400 042.



दस्तावा प्रकार (Nature of Document)	A for Sale
दस्तावा नोंदणीचा तपशिल (Registration Details) If Registrable Name of S. R. O.	Registrah... Panvel, 4
दस्तावा नंबर (Franking, Jindg...)	31544
मिळवणीचे बोजवत वर्ण (Property Description in brief)	Flat
मोबदला रक्कम (Consideration Amount)	15,00,000/-
मुद्रांक खरेदीदाराचे ना (Stamp Purchase...)	Nilesh E.H
दस्तावातील दुसऱ्या पक्षाचा ना (Name of the other...)	Shree Ramyog Ent
हस्ता अस्तल्यास नांव व पत्ता (If through Name & Address)	-
मुद्रांक बुल्काची रक्कम (Stamp Duty Amt.) (अक्षरी in words)	75,000/-
मुद्रांक बुल्काची रक्कम (Stamp Duty Amt.) (अक्षरी in words)	75,000/-
अधिकृत व्यक्तीचा पूर्ण स्वाक्षरी व पत्ता (Authorised Person's full Signature)	

प व ल - ४
७९८ २०१३
३ / ०१



टपुद्रांक फ्रँकिंग अल्टा कायलेट ल...
सले द एस.एम.एस. संबंधीत...
दस्तावाची दुख्खीवरून संपर्क साधून,
बरोबर आणुन आला.

For NKGSB CO-OP. BANK LTD

Ashok
Authorised Signatory
Panvel Branch

!! SHREE !!

सह/दुख्खम निबंधक

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Panvel, on this 01st day of August in the year Two Thousand Thirteen.

BETWEEN

SHREE RAMYOG ENTERPRISES, a Partnership firm having its office at Shop No. 14, 15 & 16, Casablanca Co.op. Hsg. Society, Plot No. 85, Sector No. 3, Kopar Khairne, Navi Mumbai, through it's Partners 1) MR. RAMESH DEVJI GAJORA, age 32 years, Occup - Business, 2) MR. MAHENDRA ANNA PAWAR, age 52 years, Occup - Business, 3) MR. VINODKUMAR MANOHARLAL JAIN, age 37 years, Occup - Business, Indian Inhabitant, hereinafter called as "THE DEVELOPERS" (which expression shall unless it, be repugnant to the context thereof be deemed to mean and include the present and future partners and survivors of such last partners their respective heirs, legal representative, executors, administrators or and assigns) of the ONE PART,

For NKGSB CO-OP. BANK LTD.
Authorised Signatory
Panvel Branch

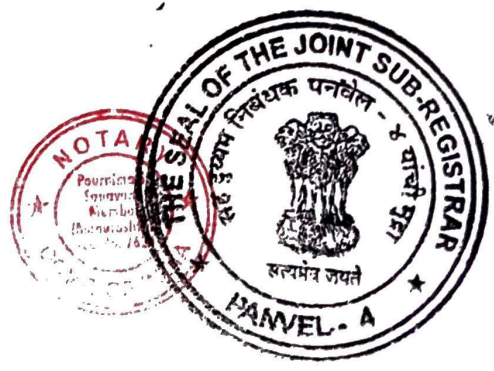
NKGSB Co-op Bank Ltd.
Shop No. 1 & 2, Shah Arcade
M.C.H. Society, F.P.No.205/4,
Panvel - 410 206
D-5/STRV/C.R.1042/03/10/868-71/10

भारत 31544
146988
R.0075000/-P87010
AUG 01 2013
SPECIAL ADHESIVE
भारत
17:24
STAMP DUTY MAHARASHTRA

TRUE COPY

Sonavane

POURNIMA S. SONAVANE
B.Com., LL.B.
Advocate & Notary, Govt of India
47/B, "Akash" CHS, Datar Colony,
Bhandup (C) Mumbai - 400 042



AND

प व ल - ४	
८९६	२०१३
४	१/०९

1) MR. NILESH E. HOLMUKHE, age 39 years, 2) MRS. MANISHA NILESH HOLMUKHE, age 37 years, Indian Inhabitant, residing at C-3/19, Navyuvak Co. Op. Society, Near C.G.S. Colony, Bhandup (E), Mumbai - 400042, hereinafter called as "THE PURCHASER/S" (which expression shall unless it, be repugnant to the context or meaning thereof be deemed to mean and include their heirs executors, administrators or and assigns) of the **SECOND PART**.

WHEREAS, 1) SHRI. ARUN NANA GAWATE, 2) SHRIMATI. JANABAI NANA GAWATE, & 3) SHRI. JAGDISH NANA GAWATE, All residing at Gawate Wadi, Post- Dighe, Tal- Thane, Dist- Thane (hereinafter collectively referred to as "THE SAID OWNERS") are the owners of the piece of Non Agricultural lands bearing Survey No. 36, Hissa No. 0, admeasuring total area 0-22-0 (H.R.P), assessment Rs. 03.75, situated at Village Usarli Khurd, Taluka Panvel, District Raigad, within the limits of Sub-Registrar of assurance at Panvel, hereinafter called as the 'SAID LAND' and same is also more particularly described in **scheduled - 1** hereunder written, and 7/12 extract annexed hereto and marked **ANNEXURE - A**, and also plan /lay out/ sketch annexed hereto and marked **ANNEXURE - B**.

AND WHEREAS "THE SAID OWNERS" have purchased the land appearing on Survey No. 36, Hissa No. 0, admeasuring total area 0-22-0 (H.R.P), assessment Rs. 03.75, situated at Village Usarli Khurd, Taluka Panvel, District Raigad, purchased from previous land owner Shri. Vivek Jagannath Mhatre, through registered sale deed, is duly registered before the Sub-Registrar of assurance at Panvel, bearing document No. 6107/2008, dated 08/08/2008, and the names of the said owners have been confirmed and mutated to the land by Mutation Entry No. 1420 at village Usarli Khurd, Tal- Panvel, Dist- Raigad.



AND WHEREAS by a Development Agreement which is duly registered on **14/06/2012** before the Sub-Registrar of assurance at Panvel bearing document No. **7329/2012** between the said owners and developers. The owners therein granted and entrusted to the

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
M. Holmukhe

developers the development rights for and in respect of the said land by constructing building/buildings upon the said land as complex by name "MAHALAXMI GARDEN" consisting of flats as per the requirement of the prospective purchasers at of for the consideration and upon the terms and conditions contained therein. Index-II of said Development Agreement is annexed hereto and marked ANNEXURE – C.

प व ल - ४	
७९७५	२०१३
५ / २९	

AND WHEREAS pursuant to the said Development Agreement the owners also executed Irrevocable Power of Attorney in favour of the developers in order to enable them to carry out all acts, deeds, matters and things in respect of the development of the said land. The said Irrevocable Power of Attorney is duly registered on 14/06/2012 before the Sub-Registrar of assurance at Panvel bearing P.O.A. document No. 471/2012.

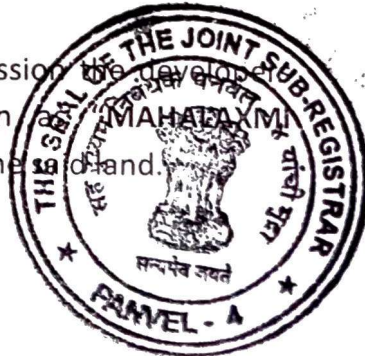
AND WHEREAS the said land is converted in to Non Agricultural use by order of Collector of Raigad – Alibaug-. The copy whereof is annexed hereto and marked ANNEXURE – D.

AND WHEREAS by the said N.A. Order from Collector of Raigad-Alibaug and by virtue of a new Mutation Entry No. dated the said land of village Usarli Khurd, Tal- Panvel, Dist- Raigad, is converted for Non Agricultural purpose and is standing in the name of the owners. The copy of Mutation Entry No. is annexed hereto and marked ANNEXURE – E.

AND WHEREAS by the said N.A. permission from the Collector of Raigad-Alibag, the Collector has permitted the construction of building for only residential purpose on the said land by approval of plan, the building shall be having ground + Three upper floors. The copy of said approved plan is annexed hereto and marked ANNEXURE – F.

AND WHEREAS by the said N.A. permission the developers are constructing/erecting a complex known as "MAHALAXMI GARDEN" consisting of Building Nos. Four on the said land.

[Handwritten signatures]



[Handwritten signatures]
U.F. Holmiche
M.H. Holmiche

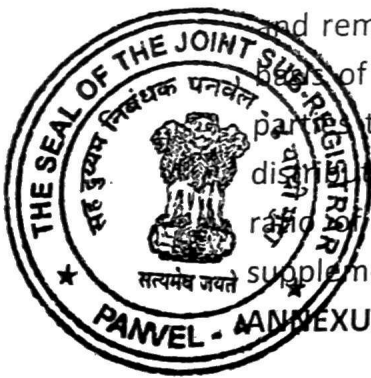
प व ल-४	
७१७	२०१३
६ / ४१	

AND WHEREAS the developers have appointed the Architects Pioneer as design architect, registered with council of architects and Shri. B. S. Sukhtankar as R.C.C. consultant to the construction of the buildings upon the said land in complex of "MAHALAXMI GARDEN".

AND WHEREAS the developers have through their architects submitted building plan in respect of the said land to the competent authority for its approval, and their after the local authority has given permission for construction and had approved the building plan and specification for the construction upon the said land by wide its permission/order for the same. The copy of said permission is annexed hereto and marked **ANNEXURE - G.**

AND WHEREAS as while sanctioning the said plans and specification the concerned local authority and/or Government has laid down certain terms, conditions, stipulation and restrictions which are to be observed and performed by the developers while developing the said land and upon due observance and performance of which only the commencement certificates in respect of the building to be constructed on the said land shall be granted by the concerned local authority.

AND WHEREAS as per the Development Agreement between the owners and developers, they have mutually decided between themselves and agreed upon that out of the total permissible constructed Built-up area of 50% shall be retained by developers and remaining 50% shall be given to the land owners. And on the basis of the said ratio of shares in the constructed area both the parties that is developers and land owners amicably decided and distributed/allotted their shares in the form of flats and for this ratio of shares the supplementary agreement. The copy of said supplementary agreement is annexed hereto and marked **ANNEXURE - H.**



AND WHEREAS a copy of Certificate of Title issued by ADV. VIKAS VASUDEO BHOPI for the developer which shows the nature of the titles of the owners to the said land and the purchaser is satisfied themselves with regard to the title of the said land and

[Handwritten signatures]

[Handwritten signature: W.F. H/mulks]
[Handwritten signature: M.H. H/mulks]

has, have decided to purchase the flat on ownership basis for using the same for Residential purpose. A copy of the Title Certificate issued by ADV. VIKAS VASUDEO BHOPI is hereto annexed and marked as ANNEXURE - 1.

पत्र-४
२०१३
१०१११ / ४९

AND WHEREAS The developers, prior to the execution hereof have given inspection to the purchaser of the documents of title relating to the said land, building plan, as well as specification and designs thereof prepaid by their architects and approved by the competent authority and also of all such other documents as are specified and mention herein under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act - 1963 & the Rules made there under (hereinafter called the MOF ACT).

AND WHEREAS The developers have displayed and / OR kept Xerox copies of the documents, plans and specification referred to herein above clause as per section 3 of the MOF ACT at the site and permitted the purchaser to take inspection thereof.

AND WHEREAS, The Developers is seized and possessed or well and sufficiently entitled to construct the building upon the above said land and the developers have full rights, power and entitled to construct the building on said land. And as per the development agreement and supplementary agreement executed between land owners and developers, the developers have full rights to sell the flats on ownership basis to the prospective purchaser/s as per their share of 50% as consideration in construction of building.

AND WHEREAS, The developers have been allotted with 50% of shares as consideration in the constructed area and hence the developers have right and ownership over it and entitled to sale the flat, bearing Flat No. 202 on the Second Floor, admeasuring 35.040 Sq. Mtr (Carpet) including flowerbed area in the Wing, which is known as "MAHALAXMI GARDEN" situated at Village- Usarli Khurd, Tal. Parnel, Dist Raigad, which is constructed on said land described in Schedule -1.



[Handwritten signatures]

[Handwritten signature]
[Handwritten signature]

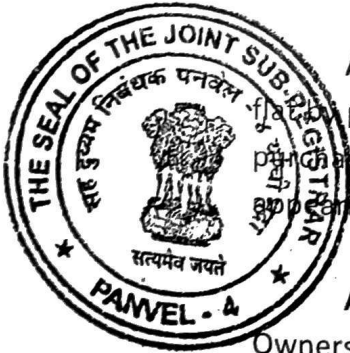
प व ल - ४	
७१८७	२०२४
L-1/29	

AND WHEREAS the Purchaser has expressed and agreed to purchase a flat on ownership basis, bearing **Flat No. 202** on the **Second Floor**, admeasuring about **35.040 Sq. Mtr (Carpet)** including flowerbed area in the building 'D' Wing, which is known as "MAHALAXMI GARDEN" situated at Village- Usarli Khurd, Tal. Panvel, Dist Raigad, which is to be constructed on said land described in **Schedule -1** by **SHREE RAMYOG ENTERPRISES**. A copy of floor plan of the said building is here to annexed and marked by red color bounded line at **ANNEXURE - J**.

AND WHEREAS the purchaser has explained to the developers that he/she/they is/are interested in purchasing only the said flat and not interested in taking any undivided share in.....

- The car parking spaces in the compound/under the stilt.
- The open terrace above the building (except the portion set apart for fixing water tank etc.)
- The right to erect and display hoardings or logos on walls, or to set up transmission towers for pagers, cellular telephones etc. or dish antenna or like facilities on the terrace of the said building.
- The open spaces in front of the said building.

AND WHEREAS the purchaser has/have also inspected the said land and himself/herself/themselves fully acquainted with the state thereof and has/have agreed to acquire the said flat from the developers on what is popularly known as ownership basis at and for the price and on the terms and conditions and covenant mutually agreed upon by and between the parties hereto.



AND WHEREAS relying upon the expressed desire to acquire the said flat, the purchaser, the developers have agreed to sale the flat to the purchaser at the price and on the terms and condition hereinafter set out.

AND WHEREAS under section 4 of the Maharashtra Ownership Flats Act, the developers are required to execute a written Agreement for sale of said flats to the Purchaser being in fact these presents and also to register the said agreement for sale under the Registration Act.

[Handwritten signatures]

[Handwritten signature: W.F. Holmiche]
[Handwritten signature: M. H. M. M. M.]

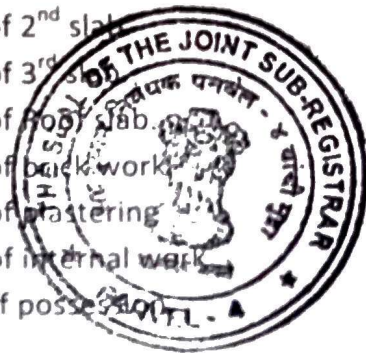
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

प व ल - ४	
७१८७	२०१३
१ / २१	

1) The developers hereby agree to sell to the purchaser and the purchaser hereby agrees to purchase/acquire from the developers, flat bearing **Flat No. 202 on the Second Floor**, admeasuring about **35.040 Sq.Mtr (Carpet)** including flowerbed area, along with the all amenities attached therein, including the area of flower bed at or for consideration price of **Rs. 15,00,000/- (In words Fifteen Lakhs Only)** in 'D' Wing, which is known as "MAHALAXMI GARDEN" situates at Village- Usarli Khurd, Tal. Panvel, Dist Raigad, (hereinafter called the 'said flat') which is to be constructed on said land described in **Schedule -1**, and bounded by red colored boundary line on the floor plan here to annexed and marked as **ANNEXURE - K**. And the said flat more particularly described in **Schedule -2** here under. And also the list of amenities to be provided by the developers is annexed and marked as **ANNEXURE - L**.

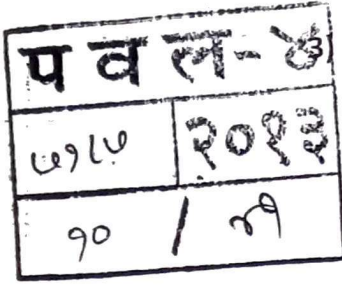
2) . The Purchaser shall pay and discharged consideration price of the said flat **Rs. 15,00,000/- (In words Fifteen Lakhs Only)** to the developers in the following manner, and the developers have agreed to receive the same. And if the purchasers cheque is dishonored by the bankers then the said Agreement for sale shall canceled.

Rs. 3,00,000/-	20%	Booking amount
Rs. 1,50,000/-	10%	Completion on or before plinth work
Rs. 1,50,000/-	10%	Completion of 1 st slab.
Rs. 1,50,000/-	10%	Completion of 2 nd slab.
Rs. 1,50,000/-	10%	Completion of 3 rd slab.
Rs. 1,50,000/-	10%	Completion of 4 th slab.
Rs. 1,50,000/-	10%	Completion of brick work.
Rs. 1,50,000/-	10%	Completion of plastering.
Rs. 75,000/-	5%	Completion of internal work.
Rs. 75,000/-	5%	At the time of possession.



[Handwritten signatures]

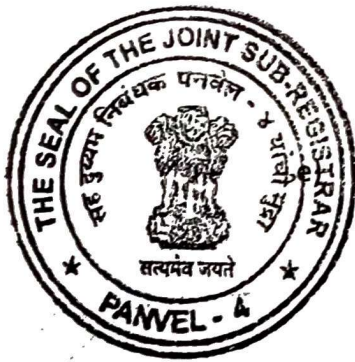
[Handwritten signature]



The developers have agreed and assured to the Purchaser that they shall complete the construction of the said building within 24 months from its commencement of construction work and shall handover the peaceful and vacant, clear possession of said Flat with possession letter to the Purchaser. But in any event which is beyond control of developers such as act of God, drought, flood, natural calamities, war, civil commotion, non availability of steel, cement other building material, water or electric supply, and any notice, order rule notification of the Government and /other public or competent authority in respect of construction in such cases the said period of 6 months may differ or extended and shall not be binding on developers.

4) The developers have informed and assured/or represented to the purchaser that.....

- a) The facts set out in the recitals are true and correct.
- b) It is by virtue of agreement for development referred to in the recitals herein entitled to development rights in respect of said land more particularly described in the schedule-1 hereunder written.
- c) By virtue of building plans sanctioned by the competent authority, it is entitled to construct on the said land in accordance with such sanction plans.
- d) The said land in not the subject matter of any attachment of prohibitory order passed by any competent court or authority and no proceeding concerning or affecting the same land are pending in any court or forum.



Shri. Vikas Vasudeo Bhopi, Advocate has investigated the title of the said owner to the said land and the said advocate has by his certificate of title, certified the same to be clear and marketable and free from encumbrances reasonable doubt and claims/ a copy of said certificate is annexed hereto and marked as **ANNEXTURE- I.**

f) The developers have engaged services of architect and of R.C.C. consultant to prepare structural designs

[Handwritten signatures]

[Handwritten signature: U.F. Holmukh]
[Handwritten signature: M. K. Mankar]



and drawings and the construction of said building shall be under supervision of the said and other licensed architects and structural engineers as required under the by-laws of the local authorities for the time being in force.

प व ल - ४	
८९८८	२०१३
२२	१ / ४७

- g) The local competent authorities has sanctioned the building plans for the proposed building and issued the necessary commencement certificate in respect thereof and the architect and structural engineers aforesaid have prepared the working drawing, specification, elevation, sections and the developers shall construct the said building accordance therewith.
- h) The developers are entitled to develop and construct upon the said land and sale the flats therein on their own account as per the distribution ratio agreed at 50% of constructed salable area as per development agreement and supplementary agreement.

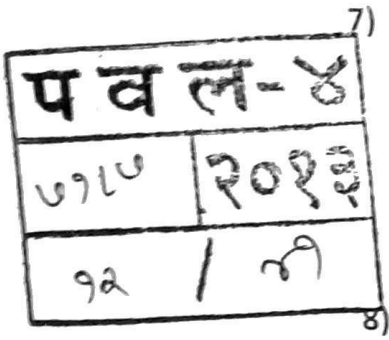
5) The Purchaser hereby agrees that he/she/they shall pay his/her/their all dues to the developers after getting completion certificate from competent authority to the developers. The Purchaser shall pay all dues within one week from the notice of intimation of such Certificate received by the developers. But incase the purchaser fails to pay the due payment in stipulated time to the developers, the developers shall have right to cancel this Agreement to Sale, or Purchaser shall be bound to pay interest at rate 18% p.a. on due payments to the developers.

6) The Purchaser have right to claim his/her/their flat, but shall not be entitled to claim his/her/their right on all open spaces, un allotted parking spaces, lobbies, staircase, flats, shops, lifts, terraces, etc. which shall be remain of the developers/land owners until the transferred and conveyed in the name of the proposed cooperative Society.



[Handwritten signatures]

W. H. M. K. S.
M. H. M. K. S.



After receiving the completion Certificate of the said building from the concerned authority, local authorities to the developers, developers shall proceed to form Co-Operative society of members which has to be registered as per rules and regulations.

The purchaser shall pay his/her/their all dues and payments prior to receive completion certificate and possession letter of said flat from the developers. And after receiving the total payment from the Purchaser his/her/their name shall be enrolled as society member.

9) The Purchaser shall pay his/her/their all dues to the developers but if incase the purchaser fails or make default in payment to the developers, the purchaser shall not have any right to mortgage, lien, gift, rent or sale said flat or any part thereof to the third party prior to the written permission/consent from the developers.

10) The developers shall utilize total FSI while constructing the building, but if in future competent authority extends the ratio of FSI for construction, then the developers and land owner shall utilize the same in the said building for extra construction and at floors without disturbing the aesthetic value of the building. The developers and land owners shall have full rights to sale and dispose the same prior to registration of the society.

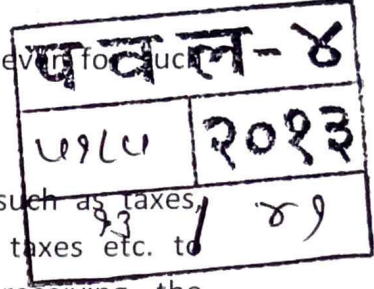


The developers shall be entitled to use any additional FSI and or do such additional construction that may be permitted by the competent authority or any other authorities for any reason whatsoever. Such additional construction will be the sole property of the developers and land owner, who will be entitled to dispose it off in any way they choose, and the Purchaser hereby consent to the same. The Purchaser shall not be entitle to raise any objection or to any rebate in the price of the said flat agreed to be acquired by him/her/them or to any compensation or damages on the ground of

[Handwritten signatures]

U.E. Holmiche
M.H. Holmiche

inconvenience or any other ground whatsoever for such additional construction.



12) The purchaser shall pay all requisite taxes such as taxes, maintenance charges, local taxes, property taxes etc. to concerned authority every month from receiving the possession of said flats or such type of payment notice from the developers. The said taxes shall be assessed on proportionate area purchased by the Purchaser. The developers and land owner shall not be liable to pay maintenance charges on unsold flats.

13) The Purchaser prior to receiving possession of the said flat after inspection shall inform to the developers any construction defect, as well as any incomplete work, improper amenities, fixtures, and fittings to be provided as per the list of amenities. And the same shall be repaired/provided by the developers without any extra cost but purchaser shall not be entitled to claim any of such rights after laps of 7 days from possession.

14) The purchaser shall pay to the developers the consideration amount of flat as decided earlier as per schedule and in addition purchaser has to pay following out going payments as follows:-

- a) Legal fees.
- b) Society membership and share holder fees.
- c) Society registration fee.
- d) Electric meter, electric cables laying, electric supply and water supply charges.
- e) Registration charges and stamp duty of this Agreement for Sale.
- f) Development charges for development of infrastructure such as internal road, street light, drainage developed within the said complex.
- g) Maintenance charges for 6 month payable in respect of the said flat.



[Handwritten signatures]

[Handwritten signature]
[Handwritten signature]

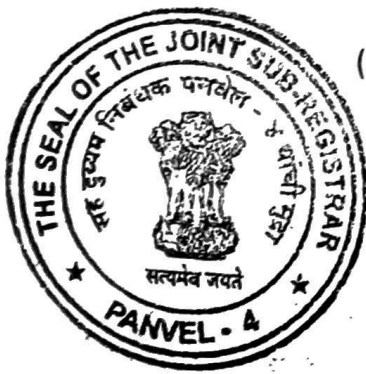
प व ल - ४	
७१८	२०१३
१४	/ ०१

15) After the possession of the Flat, the Purchaser shall pay to the developers whenever the developers demands maintenance charges of six months in advance as per the proportionate area acquired by the purchaser. And the purchaser shall also pay M.S.E.S.D. cable charges proportionate to his/her/their share.

16) At the stage of construction, if the purchaser wanted to alter the internal layout and changes in flat and specifically convey to the developers, the developers shall do the same as per the permission from competent authority and rules and regulations stipulated under MOF Act 1963 or Maharashtra State Co-Op. Society Act 1960 or any other law in force. And for such extra additional or internal changes of work shall be discussed with Architect and after his opinion and approval the estimated extra cost of construction shall be paid by the Purchaser.

17) The purchaser shall use the flat only for purpose acquired for and not other purposes which shall be nuisance to other adjoining purchaser of said flat and society. The purchaser will not act in any manner which may create any public nuisance, damages or hazards to the public and building.

18) The Purchaser himself/herself/themselves with intention to bring all persons into whomsoever he/she/they handover the Flat may come doth hereby convenient with the Developers as follows.



(a) To maintain Flat at purchaser own cost in good tenable repair and condition of the Flat it taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, stair case or any passage which may be against the rules, regulation and bye-laws of the society or concerned local or any other authority or change/alter or make addition in or the building in which the Flat is situated or in the Flat. On account of negligence or default of the purchaser in this behalf, the purchaser shall be liable for the consequences of breach of agreement.

[Handwritten signatures]

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

सबल-४
५१५ २०१३
१५ / २७

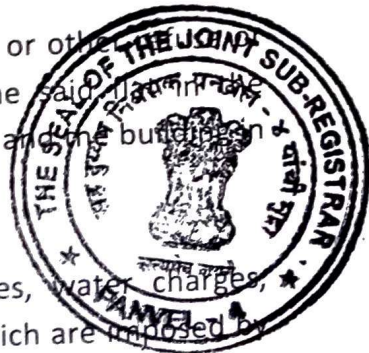
(b) To carry out at his/her/their own cost all internal repairs of the said Flat and maintain the same in the good conditions, state and order in which it was delivered by the Developers to the purchaser and shall not do or suffer to be do anything in or to the building in which the said Flat is situated which may amount to a breach of the rules and regulations of any Public authority and or the bye-laws of the said society. In the event of the purchaser committing any act in contravention of above provisions the Purchaser shall be responsible and liable for consequences of public authority or the society as the case may be.

(c) 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 whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the flat is situated and shall keep the portion, sewers, drains, pipes in the Flat and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other part of the building in which the Flat is situated and shall not chisel or construct or any other structural chambers, columns, beams, walls, slabs, or RCC, pardis in the said flat without the prior written permission of the Developers and /or the society.

(d) 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 in which the flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

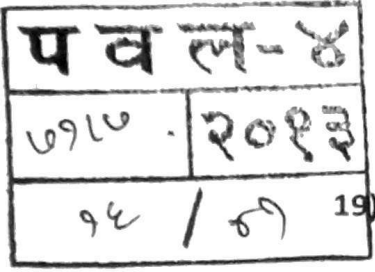
(e) Not to throw, dirt, rubbish, rags, garbage or other permit the same to be thrown from the said flat or the compound or any portion of the said land and the building in which the flat is situated.

(f) To bear and pay increase in local taxes, water charges, insurance and such other levis, if any, which are imposed by



[Handwritten signatures]

W. Abdulaziz
metabmulche



the assessment dept., or concerned local authority and/or Government and/or other public authority, on account of change or use of the said Flat by the flat Purchaser viz. use for any purpose other than residential purpose.

The Purchaser shall observe and obey all the rules and regulations which the Society 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 building and the flats therein. And for the observance and performance of the Building Rules and Regulations of society and Bye-laws for time being in force of the concerned local authority and/or Government and other Public Bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this Agreement.

- 20) Till the society is registered under society Act for building in which Flats situated is executed the purchaser shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.



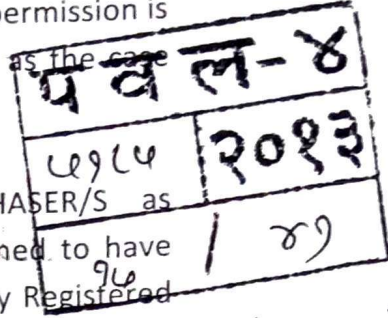
The purchaser or their agent shall not carry out or allow to carry business of permit room, gambling, nursing home, social club or butcher shop or any illegal business in the flat or in the vicinity.

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, if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace flat purchaser. The said terrace flat

[Handwritten signatures]

[Handwritten signature: A.F. G. G. G.]
[Handwritten signature: M. H. M. M.]

not to be enclosed by the Flat Purchaser till the permission is obtained from the concerned local authority or as the case may be from the co-op. society.



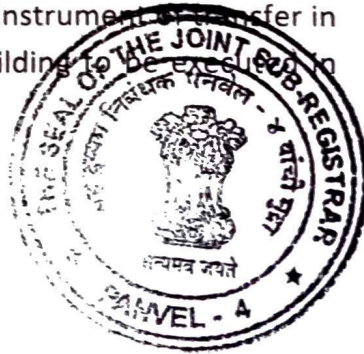
- 23) All notice to be served on the PURCHASER/S as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER/S by Registered Post A.D./Under Certificate of Posting at his/her/their address specified below.

C-3/19, Navyuvak Co. Op. Society,
Near C.G.S. Colony, Bhandup (E),
Mumbai - 400042.

- 24) The Developers shall maintain a separate account in respect of sums received by the Developers from the Flat Purchaser as advance or deposit which received on account of the share capital for the promotion of the Co-operative Society or towards the outgoing, legal charges and shall utilize the amounts only for the purposes for which they have been received.

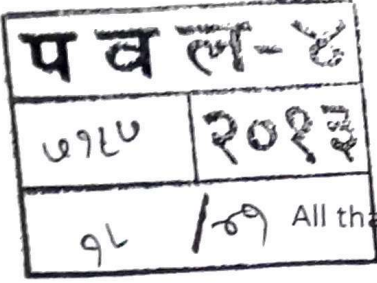
- 25) The Purchaser and/or the Developers shall present this Agreement as well as the Conveyance at the proper registration office of Registrar within the time limit prescribed by the Registration Act and as per the MOF Act, the Developers will attend such office and admit execution thereof.

- 26) At the time of registration the Purchaser shall pay to the Developers, the purchaser's share of stamp duty and registration charges payable, if any, by the said Society on the conveyance or any document or instrument of transfer in respect of the said land and the Building to be executed in favour of the registered society.



[Handwritten signatures]

[Handwritten signature]
[Handwritten signature]



SCHEDULE-"1"
(Description of Land)

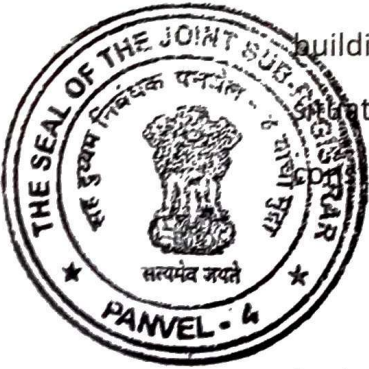
All that piece and parcel of Non Agricultural lands situated at Village Usarli Khurd, Taluka Panvel, District Raigad, and in the Registration Jurisdiction of District Raigad & Sub-District Panvel i.e. Sub-registrar of assurance Panvel and within the limits of Panvel Panchayat samiti of Zilla Parishad Raigad...

Sr.No	Survey No.	Hiss No.	Total Area H.R.P.	Assessment Rs.
1)	36	0	0-22-0	-----



SCHEDULE-"2"
(Description of the Flat)

The flat, bearing Flat No. 202 on the Second Floor, admeasuring about 35.040 Sq. Mtr (Carpet) including flowerbed area in the building 'D' Wing, which is known as "**MAHALAXMI GARDEN**" is situated at Village- Usarli Khurd, Tal. Panvel, Dist Raigad, which is constructed on land described in **Schedule -1**.



On the terms and conditions stated above and agreed by both the parties have entered into this Agreement for Sale and in witnesses whereof they have signed hereunder in presence of witnesses at Panvel, on the day and date first hereinabove written.

प व ल - ४
५१५५ २०१३
१९ / ०१

SIGNED SEALED AND DELIVERED
By the within named DEVELOPERS
SHREE RAMYOG ENTERPRISES
(PAN NO- ALDPS9147D)
Through its Partners
1) MR. RAMESH DEVJI GAJORA



2) MR. MAHENDRA ANNA PAWAR



3) MR. VINODKUMAR MANOHARLAL JAIN]

(DEVELO

In the presence of.....

- 1) Sonali S. Toraskar *Storask*
- 2) Sumant m. Toraskar *St*

SIGNED SEALED AND DELIVERED
By the within named PURCHASER

1) MR. NILESH E. HOLMUKHE
(PAN NO. AATPH5719E)



2) MRS. MANISHA NILESH HOLMUKHE
(PAN NO. ACUPH16993F)



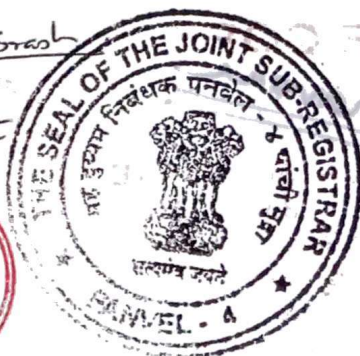
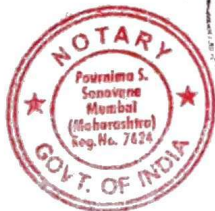
PURCHASER(S)

In the presence of ----

- 1) Sonali S. Toraskar *Storask*
- 2) Sumant m. Toraskar *St*

TRUE COPY
Sonavane

POURNIMA S. SONAVANE
B.Com., LL.B.
Advocate & Notary, Govt. of India
47/B, "Akash" CHS., Datar Colony,
Bhandup (E), Mumbai - 400 042.



प व ल - ४	
५१५	२०१३
२०	१०

RECEIPT



We, the Developers, SHREE RAMYOG ENTERPRISES, 1) MR. RAMESH DEVJI GAJORA, 2) MR. MAHENDRA ANNA PAWAR, 3) MR. VINODKUMAR MANOHARLAL JAIN say that, we have received from 1) MR. NILESH E. HOLMUKHE, the Purchaser, hereof amount of Rs. 25,000/- (Rupees Twenty Five Thousand) Cheque No. 387208 dated 05/12/2012, drawn on STATE BANK OF INDIA, Branch PANVEL against the booking part of the consideration amount of the Flat No. 202 on the Floor, admeasuring about 35,040 Sq. Mtr (Carpet) inc flowerbed area in the building 'D' Wing, which is know as "MAHALAXMI GARDEN" situated at Village Usarli Khurd, Panvel, Dist Raigad.

Hence this Receipt is issued today for above mentioned amount/subject to realization of cheque.

Place: Panvel

Date :


WITNESSES :

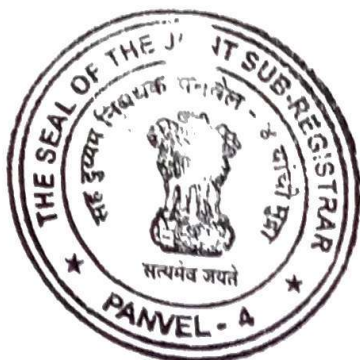
- 1) 
- 2) 

WE SAY RECEIVED
Rs. 25,000/-

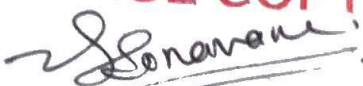

1) MR. RAMESH DEVJI G


2) MR. MAHENDRA ANNA P


3) MR. VINODKUMAR MAN
Partner of SHREE RAMYOG ENTERPRISES
(DEVELOPERS)



TRUE COPY

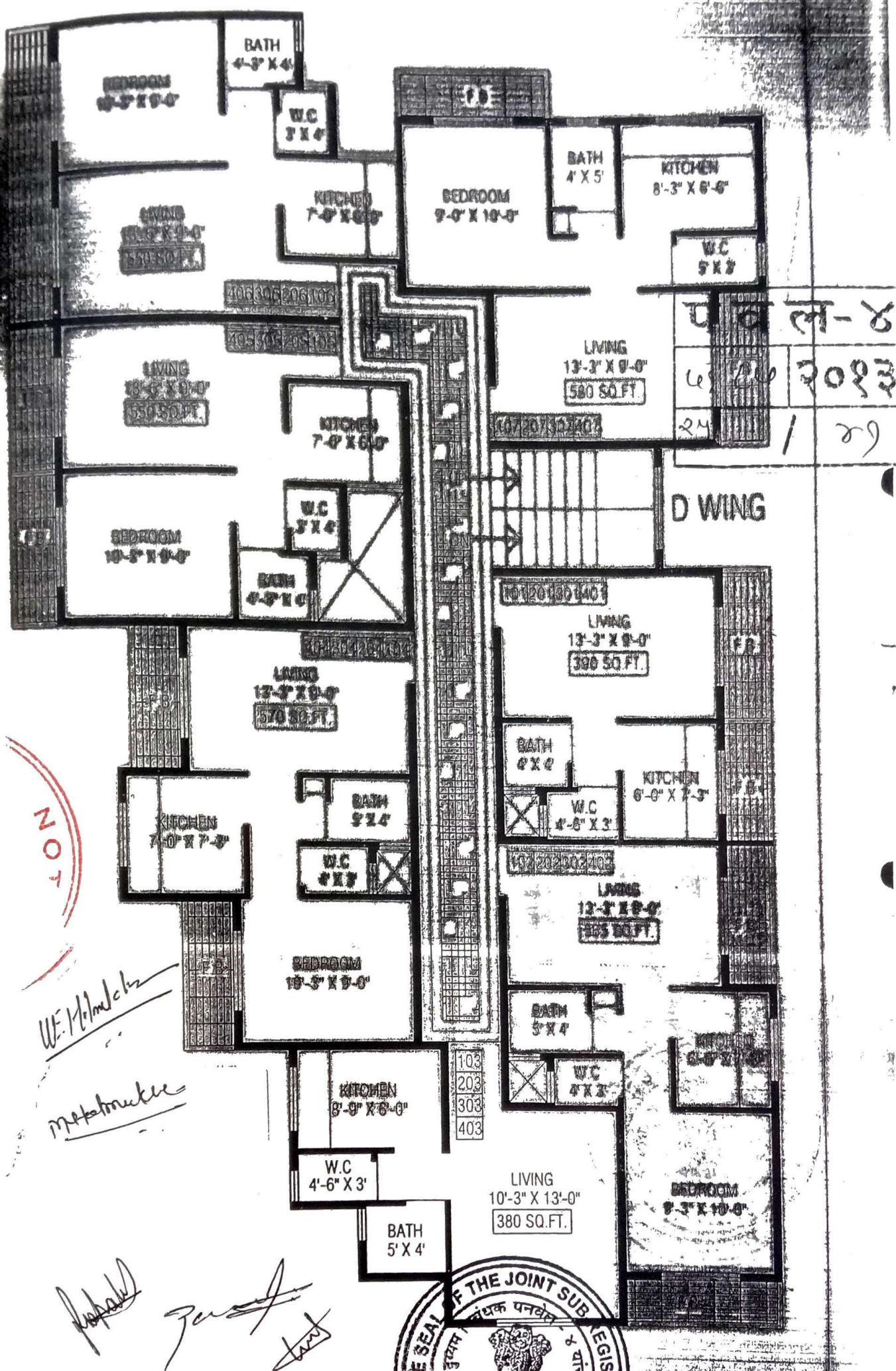


POURNIMA S. SONAVANE

B.Co., LL.B.

Advocate & Notary, Govt. of India
47-B "Alashi" CHS, 1st Floor, Colony,
Bhandup (E), Mumbai - 400 071



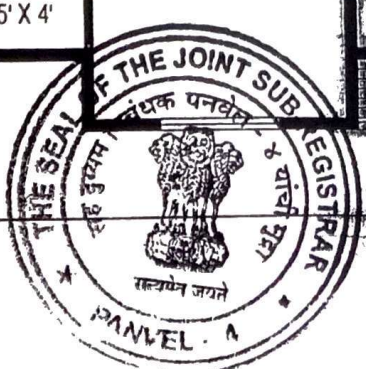


प्लान-४
 २०१३
 २५ / २९

NO. 7

W.F. Mohan
 M. Mohan

[Handwritten signatures]



घर बांधणी परवाना (सर्टीफिकेट)

(ग्रामपंचायत अधिनियम सन १९५८ चे कलम ५२ प्रमाणे)

सरपंच ग्रुपग्राम पंचायत ऊसलीखुर्द, ता.पनवेल, जि. रायगड येथील ग्रामपंचायत

श्री अशुभा नागा रावते

ग्रामपंचायत कार्यक्षेत्रात

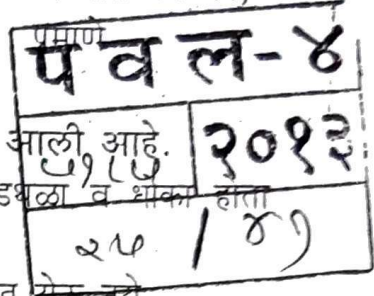
तारीख 13/5/20

ग्रामपंचायत ठराव

म. रा. ३५ म. र. २५५ यास
घर नं. ३६ वड नं. २२३ यामध्ये



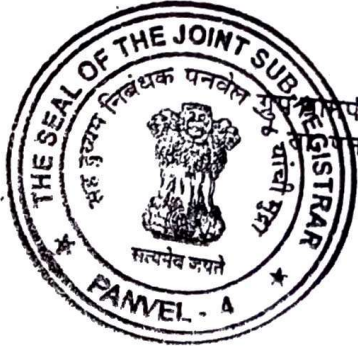
दिलेल्या अर्जावरून आपणास कळविण्यात येते की,



१. सार्वजनिक रस्त्यापासून जाण्यायेण्यास कुठल्याही प्रकारचा अडथळा व धाका होत नाही.
२. शेजारच्या जागेत अतिक्रमण होईल असे कुठलेही कृत्य करण्यात येऊ नये.
३. बांधकामास परवानगी दिल्यापासून १ वर्षांचे आत काम सुरू करावे. ते न केल्यास आपणास दिलेली परवानगी रद्द झाली आहे असे समजण्यात येईल. घरबांधणी करताना घराचे आजूबाजूस सारखी जागा मोकळी ठेवून मंजूर नकाशाच्या जास्त बांधकाम करता येणार नाही.
४. ग्रामपंचायतीचे परवान्याशिवाय बांधकाम केले असे पंचायतीचे नजरेत आले तर ते काम बंद केले जाईल व कायदेशीर कारवाई केली जाईल.
५. शेतजमीनीत काम करण्याचे असल्यास त्याकरीता लागणारी बिनशेतीची परवानगी मे. कलेक्टरसाहेब यांजकडून परस्पर घ्यावी. ती न मिळाल्यास ग्रामपंचायतीकडून कुठल्याही प्रकारची परवानगी मिळणार नाही.
६. समुर्णपणे घरबांधणी अगर दुरूस्ती अगर रिपेअर्स झाल्यानंतर पंचायतीस झालेल्या खर्चासहीत कळविण्यात यावे.
७. ग्रामपंचायतीने घातलेल्या कोणत्याही अटीचे उल्लंघन केल्यास परवानगी रद्द केली जाईल व कायदेशीर कारवाई केली जाईल.
८. शौचालयाचे व सांडपाण्याचा निचरा होण्यासाठी प्रत्यक्ष वापरापुर्वी नविन घराचे बांधकाम करताना सांडपाणी निर्मुलनाची व्यवस्था अर्जदाराने स्वतःच्या पदरखर्चाने करावयाची आहे.
९. घर बांधताना आजूबाजूच्या लोंकांना त्रास होणार नाही याची दक्षता घ्यावी.
१०. सदरची बिनशेती व बांधकाम परवानगी सध्या मे. कलेक्टर सो. यांनी मंजूर केलेल्या नकाशाप्रमाणे व बांधकामाएवढ्या पुरतीच मर्यादीत आहे. भविष्यात मे. कलेक्टर सो. यांनी वाढीव चटई क्षेत्र बांधकाम परवानगी दिल्यास वाढलेल्या बांधकामाची पुन्हा परवानगी घेणे आवश्यक आहे.

११) २५१ बांधकाम परवानगी दिल्यास कामासहीत देण्यात येव आहे.

Shagat
सरपंच



ग्रामपंचायत ऊसली (खुर्द)
पनवेल, जि. रायगड.

प व ल-४

२१७ २०१३

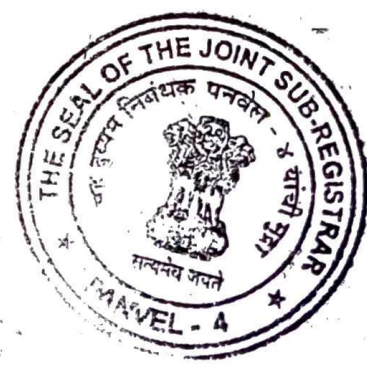
२२ / ११

गांवचा नमुना सात
(अधिकार अभिलेख पत्रक)

{ मिळण्याचे ठिकाण :
मौनिका ऑफसेट, पनवेल

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम
१९७१ यांतील नियम ३, ५, ६ आणि ७)

गांव	डि.रु.लि.पु.पु.		तालुका	पनवेल	
भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव		खाते क्रमांक
३६	०	-	०२१ ०३५ ०१८		
शेताचे स्थानिक नांव			कुळाचे नांव		खंड
०२२६५			०२१६ ८६६		रु. पैसे :-
लागवडी योग्य क्षेत्र	ए. गु. हे./आर/प्रति		०४२० ०३४५		
मोटखराबा (लागवडी योग्य नसलेले) -			०२१० डि.रु.लि.पु.पु. ना.ना. गा.व.प.		इतर अधिकार -
वर्ग (अ)	...		जमाबाखर् ना.ना. गा.व.प.		
वर्ग (ब)	...		जग.पि.ना. ना.ना. गा.व.प.		
एकूण	...		०२१० ०३४५		
आकारणी -	रुपये		पैसे		
जुडी किंवा विशेष आकारणी	...		३५५		सीमा आणि भूमापन चिन्हे-
	...		६००		



गांव नमुना बारा (पिकाची नोंद वही)

प व ल (कहाय) जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे)
 १९७९ यातील नियम २९)

पिकाखालील क्षेत्राचा तपशिल

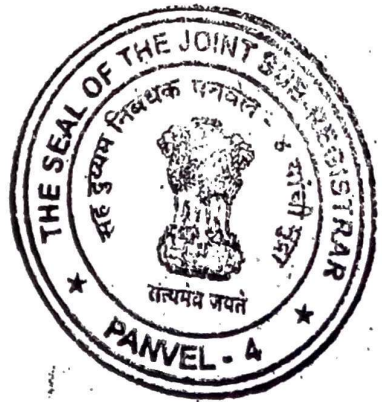
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	मिश्र पिकाखालील क्षेत्र					निर्मोळ पिका खालील क्षेत्र			लगावहीत उपलब्ध जमीन	
			जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नांव	जल सिंचित	अजल सिंचित		
					पिकाचे नांव	जल सिंचित	अजल सिंचित					
१	२		४	५	६	७	८	९	१०	११	१२	१३
			हे.आर	हे.आर		हे.आर	हे.आर		हे.आर	हे.आर		

२०११
२०१२

२०११
२०१२

अस्सल बरहुकूम नक्कल दिली

तारीख :



तलाठी सजावत
ता. पानवेल
श्री. एम. एम. ए.
५/१६



1/08/2013

सूची क्र.2

दुय्यम निबंधक : गृह दु.नि पनवेल 4

दस्त क्रमांक : 7187/2013

नोदणी :

Regn.63m

गावाचे नाव : 1) उमर्ली खुर्द

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	1500000
3) बाजारभाव(भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की टटेदार ते नमुद करावे)	1421500
4) भू-मापन, पोटहिस्सा व घरक्रमांक प्रमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: प्लॉट नं 202, दुसरा मजला, डी वींग, महालक्ष्मी गार्डन, सर्वे नं 36/0, उमर्ली खुर्द, ता. पनवेल, जि. रायगड... क्षेत्र 35.040 चौ.मी कारपेट ((Survey Number : 36/0 ;))
5) क्षेत्रफळ	1) 35.040 चौ.मीटर
3) आकारणी किंवा जुडी देण्यात असेल व्हा.	
7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री रामयोग एन्टरप्रायझेस तर्फे भागीदार रमेश दवेजी गजोगा - - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 14,15,16, कमालंका मी एच एम, ब्लॉक नं: प्लॉट नं 85, रोड नं: से.3, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ACDFS9147D 2): नाव:-श्री रामयोग एन्टरप्रायझेस तर्फे भागीदार महेंद्र अण्णा पवार - - वय:-52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 14,15,16, कमालंका मी एच एम, ब्लॉक नं: प्लॉट नं 85, रोड नं: से.3, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ACDFS9147D 3): नाव:-श्री रामयोग एन्टरप्रायझेस तर्फे भागीदार विनोदकुमार मनोहरलाल जैन - - वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 14,15,16, कमालंका मी एच एम, ब्लॉक नं: प्लॉट नं 85, रोड नं: से.3, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ACDFS9147D 4): नाव:-1) अरुण नाना गवते 2) जनाबाई नाना गवते 3) जगदीश नाना गवते यांचे अखत्यारी 1) शाहाबाज हनीफ शेख यांचे अख. रमेश देवजी गजोगा - - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 14,15,16, कमालंका मी एच एम, ब्लॉक नं: प्लॉट नं 85, रोड नं: से.3, कोपरखैरणे, नवी मुंबई, . . पिन कोड:-400709 पॅन नं:- 5): नाव:-1) अरुण नाना गवते 2) जनाबाई नाना गवते 3) जगदीश नाना गवते यांचे अखत्यारी 1) शाहाबाज हनीफ शेख यांचे अख. महेंद्र अण्णा पवार - - वय:-51; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 14,15,16, कमालंका मी एच एम, ब्लॉक नं: प्लॉट नं 85, रोड नं: से.3, कोपरखैरणे, नवी मुंबई, . . पिन कोड:-400709 पॅन नं:- 6): नाव:-1) अरुण नाना गवते 2) जनाबाई नाना गवते 3) जगदीश नाना गवते यांचे अखत्यारी 1) शाहाबाज हनीफ शेख यांचे अख. विनोद कुमार मनोहरलाल जैन - - वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 14,15,16, कमालंका मी एच एम, ब्लॉक नं: प्लॉट नं 85, रोड नं: से.3, कोपरखैरणे, नवी मुंबई, . . पिन कोड:-400709 पॅन नं:-
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश एकनाथ होलमुखे - - वय:-39; पत्ता:-, -, मी-3./19, नवयुवक को ऑप हौ सोसा , नियर सी जी एस कॉलनी भांडूप ईस्ट मुंबई, -, -, भांडूप पूर्व , Maharashtra, Mumbai, Non-Government. पिन कोड:-400042 पॅन नं:-AATPH5719E 2): नाव:-मनिषा निलेश होलमुखे - - वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-3./19, नवयुवक को ऑप हौ सोसा , नियर सी जी एस कॉलनी भांडूप ईस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-ACUPH6993F