

SNEHAL NLESH GHOLAP

PANDURANG MACHINDRANATH VANJARI

A6-302 HIGHLAND GARDEN YASHASVI NAGAR, OPP TWINKLE  
TOWER, BULKUM, THANE WEST, THANE, MAHARASHTRA, 400608

snehalvanjari88@gmail.com

Individual

AORRPV2978K

Resident

Original

Assessment Year

Year Ended

Date of Birth

Gender

2024-25

31.3.20

05/06

Female

Acknowledgement No.:

61497896017

9619046940

316/8	62/8	
316/13	62/13	2742.92
307	67	
316/9	62/9	
308/14	68/14	1532.12
306/5	66/5	30.94
316/2	62/2	2728.00
316/5B	62/5B	3380.76
Total Area (Sq. mtrs.)		37,126.13

THE SECOND SCHEDULE REFERRED TO ABOVE  
(Said Premises and Said Parking)

A Residential Flat bearing No. 302 having 643 sq. ft. carpet area in Floor in Building No. A-6 in the said Highland Gardens with facility of Lower Podium Parking No. 1 (14.27 mtrs) being constructed on the said Land more particularly described in the First Schedule written herein above.

THE THIRD SCHEDULE REFERRED TO ABOVE  
(Description nature & extent of the common areas & facilities)

- 1) Common terraces on the top of the building.
- 2) Common staircase, landings, common passages.
- 3) The electrical installations, common lightings.
- 4) Pump Room, Suction Pumps, Water Lines, Overhead and Underground Water Tanks.
- 5) Drainage lines, Sewage Lines, Plumbing.
- 6) Compound Wall, Common Gates.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS  
ON THE DAY AND YEAR WRITTEN HEREIN ABOVE.

SIGNED AND DELIVERED By the  
withinnamed the "PROMOTERS"



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required by the concerned Local Authorities/Government to be made in them from time to time.

5. The Purchaser does hereby agree to purchase and acquire from the Promoters and the Promoters do hereby agree to sell and allot to the Purchaser a Residential Flat bearing No. 302 having area 643 sq. ft. carpet on 3<sup>rd</sup> Floor in Building No. A-6 being constructed on the Said Land in the said Highland Gardens i.e. the Said Premises, a Floor Plan whereof is annexed hereto marked Annexure-F a floor plan whereof is annexed hereto marked Annexure-G with facility of Lower Podium Parking Space No. ~~LP-5~~ (14.27 mtrs) (hereinafter referred to as Said Parking) and more particularly described in the Second Schedule hereunder written on ownership basis at or for the price consideration of Rs. 28,76,620/- (Rupees Twenty Eight Lacs Seventy Six Thousand Six Hundred Twenty only) which is inclusive of the common areas and facilities to be provided and the nature, extent and description of which is more particularly described in the Third Schedule hereunder written. The Purchaser does hereby agree to pay to the Promoters the agreed price in the following manner :-

(a) Rs. 7,19,155/-  
(Rupees Seven Lacs Nineteen Thousand One Hundred Fifty Five only) Paid on or

AND

(1) MR. NILESH VILAS GHOLAP, PAN NO. ARQPG9228D an adult, Indian inhabitant, having address at : Sonu Plaza Chawk, Room No. 307/ 308, Diwa (W), Thane ; hereinafter referred to as the PURCHASER/S (which expression shall, unless it be repugnant to the context or meaning thereof, in the case of individual person or persons, mean and include his/her/their heirs, executors, administrators and assigns; and in the case of a Partnership Firm, all the Partners for the time being constituting such firm, their survivors and respective heirs, executors and assigns; and in the case of a Company incorporated under the Companies Act 1956, its successors in office and legal assignees and shall also mean and include singular and plural as also masculine and feminine gender wherever the context so requires) of the OTHER PART.

WHEREAS

A) M/s. G. M. Finance & Trading Company, being the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey Nos. 124/1/3, 126, 127, 128/2P, 128/2/3, 128/2/4, 129/5/2P and 129/5/3P situated at - Village Balkum and now bearing New Survey Nos. 81/1/3, 84, 85, 87/2P, 87/2/3, 87/2/4, 88/5/2P, 88/5/3P, in aggregate admeasuring 38670 sq. mtrs. of Village Dhokali, Thane, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the Said Larger Land-A) has, by and under Deed of Conveyance dated 5th April, 2008, duly registered in the office of Sub-Registrar Thane at Sr. No. 2056/2008, sold and transferred the same to the Promoters hereto and put the Promoters in vacant, peaceful and physical possession thereof. In the result the Promoters hereto became the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to the Said Larger Land-A.

B) The Promoters, by themselves or through their nominees or assignees, have developed part of the Said Larger Land-A by constructing multi storey buildings and have sold or caused to be sold flats and premises therein to third party purchasers.



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C) A part portion admeasuring 1362.14 sq.mtrs. of the land bearing Old Survey No. 124/1pt and 128/2pt corresponding to New Survey No. 81/1pt and 87/2pt was sub-divided by 25 mtrs. wide D.P. Road, out of this area of 134.38 sq.mtrs. is not in possession of the Promoters and area admeasuring 475.39 sq.mtrs. has already been assigned to Prabhakar Budhaji Bhoir and others. A part portion admeasuring 732.37 sq.mtrs. land is forming a part of development envisaged under this Agreement. (hereinafter referred to as the Said Land-A).

D) **Shri. Harishchandra Laxman Patil & Others** being the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey Nos. 306/18/1, 306/24, 316/5pt, 317/1 & 317/4 situated at - Village Balkum and now bearing New Survey Nos. 66/18/A, 66/24, 62/5A, 63/1 & 63/4 in aggregate admeasuring 19490 sq. mtrs. of Village Dhokali, Thane, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the Said Larger Land-B) have, by and under Deed of Conveyance dated 7th March, 2008 duly registered in the office of Sub-Registrar Thane at Sr. No. 1429/2008, sold and transferred the same to the Promoters hereto and put the Promoters in vacant, peaceful and physical possession thereof. However a part portion admeasuring 86.84 sq.mtrs. of the land bearing New Survey No. 63/4 is not in possession of the Promoters also Part Portion admeasuring 411.06 sq.mtrs. of New Survey No. 63/4 is beyond the 25 mtrs. Wide D.P. Road and also a part portion admeasuring 1116.03 sq.mtrs. out of New S.No. 66/18/A is beyond the 25 mtrs. Wide D.P. Road. In the result the Promoters hereto became the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to develop the remaining portion admeasuring 17876.07 sq. mtrs. of the Said Larger Land-B and the same is hereinafter referred to as the Said Land-B.

E) **Shri. Satish Indrapal Bhoir & Others** being the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey Nos. 316/11 and 316/14 situated at - Village Balkum and now bearing New Survey Nos. 62/11 and 62/14 in aggregate admeasuring 250 sq. mtrs. of Village Dhokali, Thane, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter



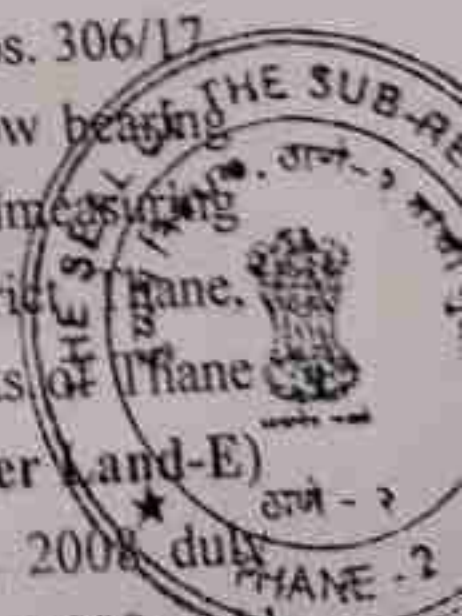
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referred to as the Said Land-C) have, by and under Deed of Conveyance dated 12th September, 2008 duly registered in the office of Sub-Registrar Thane at Sr. No. 5213/2008, sold and transferred the same to the Promoters hereto and put the Promoters in vacant, peaceful and physical possession thereof. In the result the Promoters hereto became the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to the Said Land-C.

f) Shri. Tulsiram Namdeo Bhoir & Others being the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey Nos. 316/12 and 317/8 situated at - Village Balkum and now bearing New Survey Nos. 62/12 and 63/8 in aggregate admeasuring 3800 sq. mtrs. of Village Dhokali, Thane, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation hereinafter referred to as the Said Larger Land-D) have, by and under Deed of Conveyance dated 21st February, 2008 & 19th April, 2008 duly registered in the office of Sub-Registrar Thane at Sr. No. 1337/2008 & 1348/2008, sold and transferred the same to the Promoters hereto and put the Promoters in vacant, peaceful and physical possession thereof. However a part portion admeasuring 33.47 sq. mtrs. out of the land bearing New Survey No. 63/8 is beyond the 25 mtrs. Wide D. P. Road. In the result the Promoters hereto became the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to develop remaining portion admeasuring 3766.53 sq. mtrs. of the Said Larger Land-D) and the same is hereinafter referred to as the Said Land-D.

g) Shri. Ganpat Dhondu Mhatre & Others being the absolute owners and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey Nos. 306/17, 306/22, 306/25 and 317/5 situated at - Village Balkum and now bearing New Survey Nos. 66/17, 66/22, 66/25 and 63/5 in aggregate admeasuring 280 sq. mtrs. of Village Dhokali, Thane, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the Said Larger Land-E) have, by and under Deed of Conveyance dated 15th March, 2008 duly registered in the office of Sub-Registrar Thane at Sr. No. 1613/2008, sold and transferred the same to the Promoters hereto and put the Promoters in



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