

पावती

Original/Duplicate  
तीव्रांति क्र. : 394  
Regn. : 394

Thursday, January 24, 2013  
11:13 AM

पावती क्र.: 814 दिनांक: 24/01/2013

गावाचे नावः कावेसर  
दस्तऐवजाचा अनुक्रमांक: टनन 2-800-2013

दस्तऐवजाचा अनुक्रमान् ।  
दस्तऐवजाचा प्रकार : करारनामा  
— ते तावः ज्ययलक्ष्मी

दस्तऐवजाचा प्रकार : करारनाम  
सादर करणाऱ्याचे नाव : जयलक्ष्मी आनंद बोन्द्रे  
नोंदणी

नोंदणी फी

नादणा फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 13

एकूण: रु. 32660.00

आपणास हा दस्तऐवज अंदाजे 11:33 AM ह्या वेळेस मिळेल आणि सोबत यंबनेत प्रत व CD च्यावी.

द्वाजार मूल्य: रु.8311600/-

मुख्य शुल्क : रु. 296500/-

दस्तावेज़ प्रकार: By Demand Draft रकम: ₹.30000/-  
दिनांक: 14/12/2012

ब्राह्मणनाडेश/पे ऑर्डर क्रमांक: 011130  
— AXIS BANK LTD

८) विक्रेता नाव व पत्ता: AXIS BANK LTD  
९) विक्राता प्रकार: By Cash रकम: ₹ 2660/-

**मुद्रांक शुल्क भारती असल्यास तपशिल :-**

मुद्राक शुल्क भाफी असल्यास तपशिल :-  
१) (५) खाजगी क्षेत्रातील गट अ व ब गटातील माहिती व तंत : महसूल व वनविभाग क्र. मुद्राक २००३/२०९३/प्र.क्र.४६२/ म-१ दि. २९/१२/२००३

Rajalakshmi

फ्रॅक्टिंग / उमट मुद्रांकाचा तपशिल

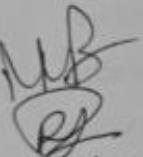
१ उत्तराशा युनिक नंबर	<u>00793</u>
२ तपशिल वर्जिना लाईसेन्स	<u>Agreement for Sale</u>
३ फिलकतीचा तपशिल	
४ नोव्हेल राज्यामध्ये	
५ ग्राहकाता देणाऱ्यांचे नाव	Ronna Reitely Pvt Ltd
६ भारताता सेण्याच्यांचे नाव	J. A. Bondre Gold
७ मुद्रांक गुल्म भरण्याचे नाव	
८ मुद्रांक तुल्य राज्यामध्ये	<u>296,500/-</u>
९ नोंदवी कारणाचे पात्र/इच्छा कारणाचे	<u>True It</u>
१० ग्राहिकात दाखिलातीची स्थानकी व वैकेचा/वैदुरसंचा शिक्षा	

Authorised Signatory  
For Thane Bharat Sahakari Bank Ltd.



D-5/STPPV/CR/1005/02/05  
296-239 Dtd. 18/2/05  
Ph. - 3555232

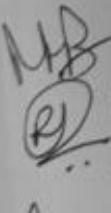
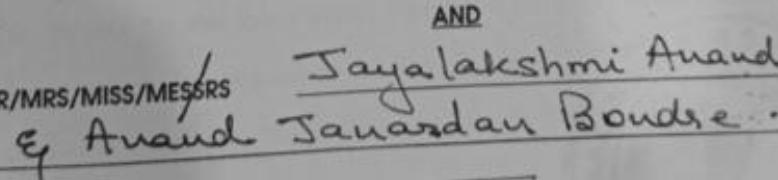
### AGREEMENT FOR SALE

  
ARTICLES OF AGREEMENT made at Mumbai/Thane this 21<sup>st</sup> day of December  
In the Christian Year Two Thousand Twelve

#### BETWEEN

 ROMA BUILDERS PVT.LTD., a company incorporated under the Companies Act, 1956 having its Registered office c/o 514, Dalmal Towers, Nariman Point, Mumbai 400021, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the ONE PART;

AND

 Jayalakshmi Anand Boudre  
 Anand Janardan Boudre

 Indian Inhabitant, hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their respective heirs, executors and administrators and permitted assigns) of the OTHER PART;

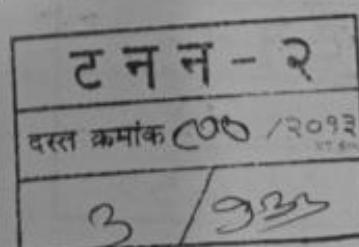
Authorized Signatory (Franking)  
For Thane Bharat Sahakari Bank Ltd.

Thane Bharat Sahakari Bank Ltd.  
Ghatkopar Branch, Sutro Arcade,  
Behind Sonal Sejal Jewellers,  
M.G. Road, Ghatkopar(E),  
Mumbai-400077.  
D-55TPVPC R. 1005/02/05/236/230

भारत 00793  
116205

SPCIAL  
REGISTRATION  
DEC 21 2012  
NO. NO. 00793  
13:16

R. 0296500/PB5232



consuming and utilizing permitted F.S.I. which be made available as per D.C. rules to be implemented by the planning authorities of the Thane Municipal Corporation;

a) The Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of the plans prepared by the Promoters' Architects, and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and rules framed therein including all orders and NOC referred as aforesaid;

a) The Promoters have agreed to sell and the Purchaser/s has/have agreed to purchase a Flat Premises No. 503 on 5<sup>th</sup> level of — Wing, as shown in typical floor plan annexed hereto and the proportionate common areas and facilities, (hereinafter referred to as the **said premises**) in the Building being No.16 of Plot A known as "CLAYTON" in the project popularly known as 'RODAS ENCLAVE' as per the sanctioned plans of Thane Municipal Corporation for the Spl. Township Project situated at 'HIRANANDANI ESTATE', behind Municipal Commissioner Bungalow, Patlipada, Ghodbunder Road, Thane, being constructed on the portion out of the **said property** on ownership basis for the price and on the terms and conditions hereinafter appearing:

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

1. For all practical purposes the RODAS ENCLAVE will be part and parcel of project viz., Hiranandani Estate.
2. The Promoters have agreed to sell to the Purchaser/s (subject to the due and proper payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the Purchaser/s) and the Purchaser/s has/have agreed to purchase of and from the Promoters the said Premises having carpet area 10910 sq.mtrs. which is equivalent to 1183 sq.ft. which is inclusive of balcony, if any, for the price of



टंन - २
दस्त क्रमांक <u>८०/२०१३</u>
<u>९४</u> / <u>९३३</u>

*MB*  
*RJ*

*RB*

belong exclusively  
terrace.

SECOND SCHEDULE ABOVE REFERRED TO

Firstly :- (The said Larger Property 'A')

All those pieces or parcels of land or ground situated, lying and being at Moule Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 52/4, 52/5, 67/1, 117/5 having an aggregate area of about 8320.00 sq.mtrs.

Secondly :- (The said Larger Property 'B')

All those pieces or parcels of land or ground situated, lying and being at Moule Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 55/6 and 67/4 having an aggregate area of about 2410.00 sq.mtrs.

THIRD SCHEDULE ABOVE REFERRED TO  
(The said Property)

All those pieces or parcels of land or ground situate, lying and being at Moule Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 67/1, 67/4 and 318.



FOURTH SCHEDULE ABOVE REFERRED TO

Common Areas and Facilities of immediate area abutting the main entrance door after the landing on the floor, staircase, lifts, entrances lobby of the building, servant's toilet and all other areas which have been provided for common use by the society of the said premises hereby agreed to be sold in proportion with other premises on the same floor. In case of the Terrace Flat, the terrace shall

1. R.C.C. Frame s
2. Marble Mosaic
3. Glazed tiled fo
4. One shower in
5. One door bell
6. Water storage
7. Lift (excluding )
8. Compound w
9. One wash bas
10. One kitchen pl
11. Main door wit
12. Building exterio
13. Entrance hall
14. Electrical Poin

1. The exper  
structure and in  
electric wires in ur  
holder/s in comm  
passages, landing  
holder/s used by  
the building, com

2. The cost  
staircases lift, con  
holder/s in comm

SIGNED SEALED AND DELIVERED )

by the withinnamed "Promoter/s" )

ROMA BUILDERS PVT. LTD., )

through Authorized signatory )

In the presence of )

1) \_\_\_\_\_ )

2) \_\_\_\_\_ )

*Minal*



For ROMA BUILDERS PVT. LTD.

*Minal*

Authorised Signatory

SIGNED SEALED AND DELIVERED )

by the withinnamed "Purchaser/s" )

1) Jayalakshmi Anand Bondre )

*Jayalakshmi*

2) Anand Savardarji Bondre )

*Anand Bondre*

3) \_\_\_\_\_ )

In the presence of ... )

1) \_\_\_\_\_ )

2) \_\_\_\_\_ )

