



Thursday, January 24, 2013
11:13 AM

पावती

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

पावती क्र.: 814 दिनांक: 24/01/2013

गावाचे नाव: कावेसर
दस्तऐवजाचा अनुक्रमांक: टनन2-800-2013
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: जयलक्ष्मी आनंद बोन्द्रे

मुळ दस्त मिळाला

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 133

₹. 30000.00
₹. 2660.00

एकूण:

₹. 32660.00

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

Joint Sub Registrar, Thane 2

सह दुय्यम निबंधक, ठाणे क्र. 5
मोबदला: ₹. 11856475/-

बाजार मूल्य: ₹. 8311600/-
भरलेले मुद्रांक शुल्क: ₹. 296500/-



दस्तऐवजाचा प्रकार: By Demand Draft रक्कम: ₹. 30000/-
दस्तावेजाचा प्रकार: By Cash रक्कम: ₹. 2660/-
दस्तावेजाचा प्रकार: By Demand Draft रक्कम: ₹. 30000/-
दस्तावेजाचा प्रकार: By Cash रक्कम: ₹. 2660/-
दस्तावेजाचा प्रकार: By Demand Draft रक्कम: ₹. 30000/-
दस्तावेजाचा प्रकार: By Cash रक्कम: ₹. 2660/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) (५) खाजगी क्षेत्रातील गट अ व ब गटातील माहिती व तंत : महसूल व वनविभाग क्र. मुद्रांक २००३/२०१३/प्र.क्र.४६२/म-१ दि. २९/१२/२००३

Rayalabhi

फ्रेंकिंग / उमट मुद्रांकाचा तपशिल

- 1 उमटाचा युनिक नंबर
- 2 तपशिलपत्राचा तपशिल Agreement 00793 for sale
- 3 मिल्कतीचा तपशिल
- 4 नोबलतम रक्कम
- 5 मालमत्ता देण्याच्यावेळी रोमा रोब्लर रोड स्टेल
- 6 मालमत्ता घेण्याच्यावेळी J.A. Bondre Gotd
- 7 मुद्रांक शुल्क भरण्याच्यावेळी
- 8 मुद्रांक शुल्क रक्कम 2,96,500/-
- 9 नोंदणी कार्यालय: वॉ. 1/2/11 कार्यालय Thane II
- 10 प्राधिकृत अधिकार्याची स्वाक्षरी व बँकेचा/लॉडर्सचा शिक्का

Authorised Signatory
For Thane Bharat Sahakar Bank Ltd.



BS/SIPV/CN/1005/02/05
296-239 Dtd 18/2/05
PB - 3555232

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai/Thane this 21st 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 at 514, Dalamal 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

MR/MRS/MISS/MESRS Jayalakshmi Anand Baudre
& Anand Janardan Baudre

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;

त न न - २
दस्त क्रमांक ००७ / २०९३
३ / १३३

INDIA
STAMP DUTY
MAHARASHTRA

श.र. 00793
116205
R. 02965001-P85232
DEC 21 2012

Authorised Signatory (Franking)
For Thane Bharat Sahakar Bank Ltd.
Mr. Dinesh V. Sirodkar
(Jr. Clerk)

Handwritten initials and signatures on the left margin, including 'MB' and 'R'.

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 5th 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 0990 sq.mtrs. which is equivalent to 1183 sq.ft. which is inclusive of balcony, if any, for the price of



दत्तन-२
दस्त क्रमांक २००/२०१३
१५/१३३

MB
R
B

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 Mouje 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 8,20.00 sq.mtrs.

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

All those pieces or parcels of land or ground situated, lying and being at Mouje 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 Mouje 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

belong exclusively
terrace.

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

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

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

