



05/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 6908/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) मोरीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	4272400
(3) बाजारभाव(भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2831000
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: अंबरनाथ इतर वर्णन ; इतर माहिती : इतर माहिती: मौजे - मोरीवली, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे येथील प्लॉट नं. आर एच - 1 यावरील बांधलेल्या "निसर्ग ग्रीन्स" मधील "लिली ए", बिल्डींग नं. 5, निवासी सदनिका नं. 701, मातवा मजला, क्षेत्र. 49.10 चौ. मी. (कार्पेट) अशी मिळकत (Plot Number : RH-1 . ;)
(5) क्षेत्रफळ	1) 49.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-- मे. निसर्ग निर्माण डेव्हलपर्स तर्फे भागीदार श्री. मयुर आर. सतरा वय:-39; पत्ता:- प्लॉट नं: प्लॉट नं: 310, माळा नं: -, इमारतीचे नाव: देवव्रत बिल्डींग, ब्लॉक नं: प्लॉट नं. 83, सेक्टर - 17, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- AAOFM9742P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-- श्री. दर्शन अमूल सोनटक्के वय:-28; पत्ता:- प्लॉट नं: प्लॉट नं. 301, माळा नं: ब्लॉक नं. जी / 3, इमारतीचे नाव: साई नील गोविंदा अपार्टमेंट, ब्लॉक नं: कानसाई सेक्शन, रोड नं: अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:- CLZPS6988P 2): नाव:-- श्री. अमूल मोतीराम सोनटक्के वय:-55; पत्ता:- प्लॉट नं: प्लॉट नं. 301, माळा नं: ब्लॉक नं. जी / 3, इमारतीचे नाव: साई नील गोविंदा अपार्टमेंट, ब्लॉक नं: कानसाई सेक्शन, रोड नं: अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:- AZXPS8774R
(9) दस्तऐवज करून दिल्याचा दिनांक	05/07/2016
(10) दस्त नोंदणी केल्याचा दिनांक	05/07/2016
(11) अनुक्रमांक, खंड व पृष्ठ	6908/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	213700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	



सह दुय्यम निबंधक वय:-३
उल्हासनगर क.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(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.



उपल - ३	
वर्ग: ६८०८/२०१६	
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AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this ०५ day of July
in the year Two Thousand Sixteen BETWEEN

M/S. NISARG NIRMAN DEVELOPERS, having PAN No. AAOFM9742P, a Partnership Firm duly formed under the Indian Partnership Act 1932, and having its registered Office at 310, Devavrata Building, Plot No.83, Sector-17, Vashi, Navi Mumbai-400 703 and its administrative Office at Sales Office, Nisarg Nirman Developers, Nisarg Greens, Plot No. RH-1, B-Cabin Road, Ambarnath (E), Thane-421501, through its Authorized Partner/s. Mr. Mayur R. Satra, hereinafter referred to as the "PROMOTERS" (which expression shall, unless it be repugnant to the context or meaning thereof shall mean and include the partner of partners of the said firm for the time being, the survivor or survivors among them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**

Mayur

[Signature]

Amranta

AND

Mr. Darshan Amul Sontakke Age 28 Yrs. (PAN Card no. CLZPS6988P) and Mr. Amul Motiram Sontakke Age 55 Yrs. (PAN Card no. AZXPS8774R), both Adults, Indian Inhabitants, residing / having their address at Sai Neel Govinda Apt., Plot No. 301, Block No. G/3, Kansai Section, Ambernath (E), Thane-421501, hereinafter referred to as the "PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed mean and shall include their heirs, executors administrators and permitted assigns and in case of firm its partner/s from time to time and their respective heirs, executors and administrators) of the OTHER PART.

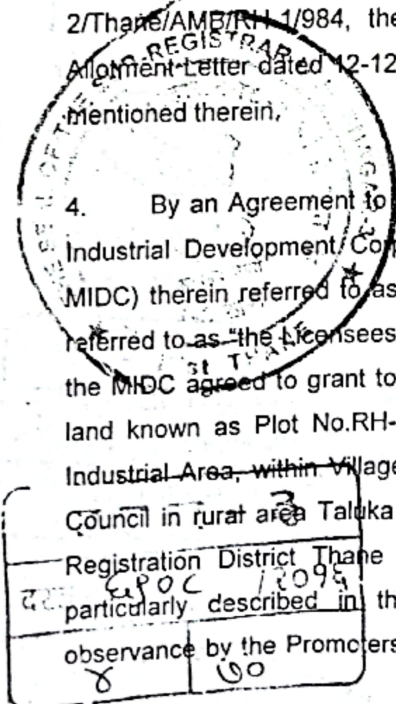
WHEREAS:-

1. THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, CORPORATION constituted under the Maharashtra Industrial Development Act, 1961 (Mah. III of 1962) and having its Principal Office at "Udyog Sarathi" Marol Indl. Area, Mahakali Caves Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as "MIDC") is the Authority declared for granting lease of Plots.

2. By an Allotment Letter dated 12-12-2013, bearing reference no. MIDC/RO-2/Thane/AMB/RH-1/3180, the MIDC has allotted to Shri Yogesh Popatlal Thakkar and others as the Partners of M/s. Nisarg Nirman Developers, being the Promoters herein, a plot being Plot No. RH-1 admeasuring about 102071 Square meters in the Ambernath Industrial Area upon such terms and conditions thereon mentioned.

3. By a Corrigendum dated 25-03-2014, bearing reference no. MIDC/RO-2/Thane/AMB/RH-1/984, the MIDC has revised certain terms and conditions of the said Allotment Letter dated 12-12-2013 to the Promoters herein, upon such terms and conditions as mentioned therein.

4. By an Agreement to Lease dated 22-05-2014 executed between the said Maharashtra Industrial Development Corporation, (for the sake of brevity, hereinafter referred to as the MIDC) therein referred to as "the Grantor" of the One Part and the Promoters herein, therein referred to as "the Licensees" of the Other Part (hereinafter referred to as the said Agreement), the MIDC agreed to grant to the said Promoters herein a lease of all that piece and parcel of land known as Plot No. RH-1 admeasuring about 102071 Square meters in the Ambernath Industrial Area, within Village limits of Ambernath and within / outside the limits of Municipal Council in rural area Taluka & Registration Sub District Ambernath/ Ulhasnagar, District and Registration District Thane (hereinafter referred to as the said plot) and which is more particularly described in the First Schedule hereunder written, upon performance and observance by the Promoters of the obligations and the terms and conditions contained in the



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S. Sontakke

said Agreement. The said Agreement to Lease is registered with the Sub-Registrar of Assurance at Ulhasnagar -3 under serial no. 3601-2014 dated 22-05-2014.

5. In the circumstances, the Promoters herein are seized and possessed of and otherwise well and sufficiently entitled to develop the said plot by constructing a Building/s as per the Building plans sanctioned by the concerned authority.

6. At the request of the Promoters herein, the MIDC has permitted the Promoters to utilize 15% of the total area of the said plot for the commercial user.

7. The Promoters have informed the Purchasers and the Purchasers are aware and accepted that the Promoters have applied to the MIDC for grant of additional FSI of 0.5 to be consumed upon the said plot. MIDC, by its letter dated 22-05-2014, interalia granted the Promoters right to utilize 0.5 additional FSI admeasuring 51,035 Sq. meters or thereabouts upon payment of such lease premium and other charges as mentioned therein. The Promoters have paid the said lease premium to MIDC for additional FSI for 0.5 and as such the Promoters are entitled to utilize and consume such additional FSI of 0.5 admeasuring 51,035 Sq. meters or thereabouts along with the basic FSI of 1.0 thus the Promoters are cumulatively entitled to utilize and consume 1.5 FSI having an aggregate area of 1,53,106 Sq. meters or thereabouts.

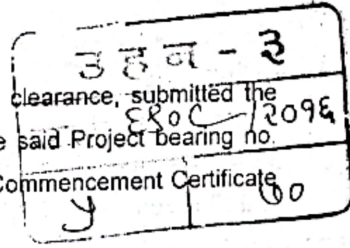
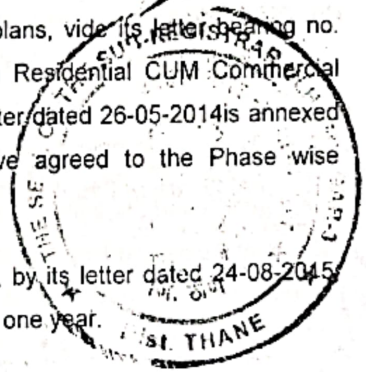
8. The Promoters, through their Architect 'HOMEWORK', having its address at A-103, Trishul, 8th Road, Sindhi Society, Chembur, Mumbai- 400 071, have prepared Building plans by initially utilizing permissible FSI, by proposing to construct a Residential cum Commercial Building (hereinafter referred to as the said Layout) and submitted the Building plans to the MIDC and obtained from the MIDC the approval of Building plans, vide its letter bearing no. EE/AIA/RH-1/ B-53136/14 dated 26-05-2014, for constructing Residential CUM Commercial Building of Ground and Upper Floors. The copy of the said Letter dated 26-05-2014 is annexed hereto and marked as **Annexure "A"**. The Promoters have agreed to the Phase wise development of the said plot.

9. Thereafter, at the request of the Promoters, MIDC has, by its letter dated 24-08-2015 granted the extension of validity of Building plans for a period of one year.

10. The Promoters have obtained the Environmental clearance from State Level Environment Impact Assessment Authority dated 25-01-2016 in respect of the said Project in accordance with the conditions mentioned therein.

11. The Promoters have, after obtaining the said Environmental clearance, submitted the same to MIDC and has obtained Commencement Certificate for the said Project bearing no. EE/AMB/RH-1/A-35909/2016 dated 02-02-2016. A copy of the said Commencement Certificate is annexed hereto and marked as **Annexure "B"**.

12. The Promoters have appointed 'EPICONS CONSULTANTS PVT. LTD.' having its Office at 216/A, Amargain Complex, Opp. S.T. Depot, L.B.S. Road, Khopat, Thane (W) -400



Signature

Signature

Signature

601, as Structural Consultants and have entered into standard Agreement for carrying out construction of the said Building/s and also have entered into standard Agreement with the Architect for preparing plans of the said Building/s to be constructed on the said plot.

13. The Promoters intend to erect on the said plot Residential Cum Commercial Building consisting of Ground and Upper Floors in accordance with the plans approved by the MIDC and sell to the intending buyers the said shops/residential flats / commercial premises upon the terms and conditions contained in the said Agreement.

14. The Promoters have informed the Purchasers and the Purchasers are aware that the Promoters will develop the said Plot by constructing Building/s to be used for Residential Cum Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned authorities or local bodies. The schedule of the said development will also be determined by the Promoters at their own discretion.

15. The Promoters have further informed the Purchasers and the Purchasers are aware that the Promoters are developing the said Plot and selling the premises constructed thereon in accordance with the terms and conditions and rules and regulations of MIDC as are mentioned in the Agreement to Lease dated 22-05-2014, Allotment Letter dated 12-12-2013 and Corrigendum dated 25-03-2014 and the Purchasers hereby agree, declare and confirm to observe and perform all the term and conditions mentioned in the above documents.

16. The Promoters have now commenced with the construction of the Building on the said Plot in accordance with the sanctioned plans or in accordance with such further revised plans that shall be sanctioned by MIDC by permitting construction of such premises as per the terms & conditions of the said Agreement to Lease & in accordance with the applicable Development Control Rules and Regulations and the Promoters are desirous of selling Premises in the said proposed Building which is intended to be named as "NISARG GREENS" or such name as the Promoters may decide. A Layout Plan of the said Plot is annexed hereto and marked as Annexure "C".

17. The Report on Title issued by MS. TRUPTI TAMLURKAR, Advocates, has been seen and inspected by the Purchasers and a copy thereof has been annexed hereto and marked as Annexure "D". The Purchasers have also prior to the execution of this Agreement for themselves satisfied about the right and title of the Promoters to the said Plot, the right of the Promoters to develop the said Plot and to construct the said proposed Complex/building on the said Plot more particularly described in the First Schedule hereunder written. The Purchasers by virtue of their having executed this Agreement have accepted the title of the Promoters to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.

Done

 Trupti Tamlurkar
 Advocate

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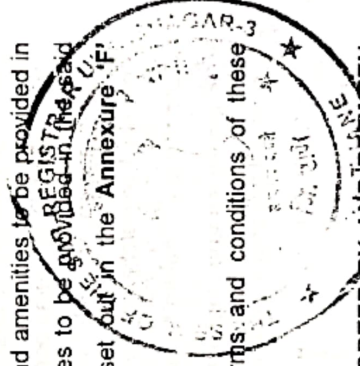
18. On satisfying themselves about the plans and other terms and conditions including the Title, the Purchasers hereby agrees to purchase Flat No. 701 on the 7th Floor, Building No.5 Known as Lily A, in the First Phase, admeasuring 49.10Square Meters or thereabouts (Carpet Area) equivalent to 529 Square Feet (Carpet Area), in the Project known as "NISARG GREENS" (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs.4272400/- (Rupees Forty Two Lakh Seventy Two Thousand Four Hundred Only). The Typical floor plan depicting the said premises in Red colour is annexed hereto & marked as Annexure "E". This carpet area is inclusive of unfinished wall surface, area under RCC column and shear wall and other such structural members of the premises in the building on the Plot of Land being constructed thereof.

19. The Promoters have given to the Purchasers inspection of the said Allotment Letter dated 12-12-2013, Corrigendum dated 25-03-2014, Agreement to Lease dated 22-05-2014, MIDC's letter dated 26-05-2014 for constructing Residential cum Commercial Building, MIDC's Letter dated 24-08-2015 granting extension of validity of Building plans, Environmental clearance from State Level Environment Impact Assessment Authority dated 25-01-2016, Commencement Certificate dated 02-02-2016 and all other relevant documents, letters, papers and writings referred to therein as well as plans sanctioned by the MIDC, design's specifications etc. as required under the provisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963, and the rules and regulations made there under. The Purchasers have examined the foregoing agreements, and relevant documents, letters, papers and writings inspection of which, the Promoters have given to them and get them satisfied. The Purchasers have approved the building and floor plan, the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be provided in the said premises as per the general specifications and amenities as set out in the Annexure 'F' annexed hereto.

20. Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

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

1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time. Under the provisions contained in the Maharashtra Ownership Flats Act, 1963, the Promoters herein are the Promoters under the Maharashtra Ownership Flats Act, 1963 and all references herein shall be read and construed accordingly. It is further agreed that from the date of implementation of the Real Estate (Regulation And



REGISTRATION NO. 1095

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Development) Act, 2016, this Agreement shall be regulated and be always subject to the provision as contained in the said Real Estate (Regulation And Development) Act, 2016 and the rules framed there under shall become applicable.

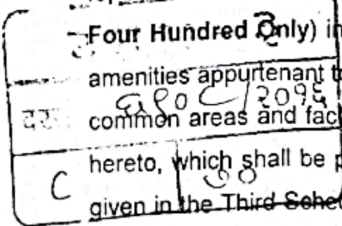
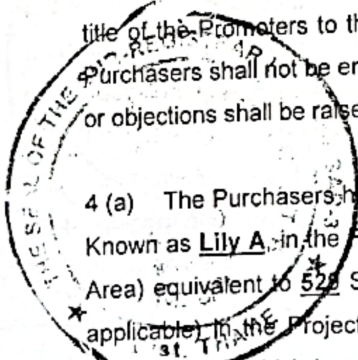
2. a) The Promoters shall under normal conditions construct building/s on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the MIDC and other concerned authorities with variations and modifications as the Promoters may consider necessary or desirable as may be required by MIDC or such other Public Body or Authority, and /or any other changes or alteration which the Promoters in their absolute discretion deem fit either in the whole Building or part thereof or in the said premises, and the Purchasers hereby give irrevocable consent to the Promoters to incorporate all such changes, modifications etc as may be required by, MIDC or any other authority. The Purchasers do hereby specifically agree with the Promoters that the Promoters shall be entitled to make any or all such changes, additions, variations, alteration, amendments & modifications therein as they may consider necessary or as may be required to be done /considered proper by MIDC or any other local /public body /authority. The Purchasers shall give their full consent in respect of all such variations / modifications /alterations / amendments that are required by the Promoters. The said plans and specifications have been kept at the office of the Promoters for inspection.

2. b) The Promoters have further informed the Purchasers and the Purchasers are aware that the Promoters are developing the said Plot and selling the premises constructed thereon in accordance with the terms and conditions and rules and regulations of MIDC as are mentioned in the Agreement to Lease dated 22-05-2014, and the Purchasers hereby agree, declare and confirm to observe and perform all the term and conditions mentioned in the above documents.

3. The Purchasers have, prior to execution of this Agreement satisfied themselves about the title of the Promoters to the said Plot described in the First Schedule hereunder written and the Purchasers shall not be entitled to further investigate, the title of the Promoters and no requisitions or objections shall be raised on any matter relating thereto.

4 (a) The Purchasers hereby agree to purchase Flat No. 701 on the 7th Floor, in Building No. 5 Known as Lily A, in the First Phase, admeasuring 49.10 Square meters or thereabouts (Carpet Area) equivalent to 525 Square feet (Carpet Area), including proposed enclosed balconies (as applicable) in the Project known as "NISARG GREENS" (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs. 4272400/- (Rupees **Forty Two Lakh Seventy Two Thousand**

Four Hundred Only) including the proportionate price of the common areas and facilities and amenities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Annexure F annexed hereto, which shall be paid by the Purchasers to the Promoters as per the Payment Schedule given in the ~~Third~~ Third Schedule hereunder written. (Time being essence of the contract). The above consideration does not include various other charges, expenses more particularly mentioned in



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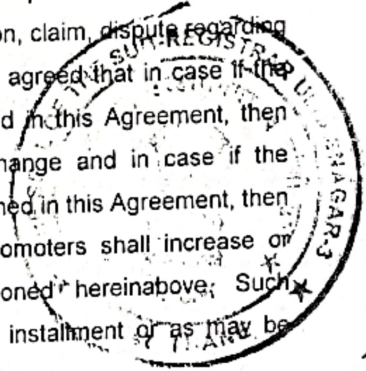
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this Agreement and the same shall be paid by the Purchasers over and above the consideration mentioned herein on their respective due dates.

4 (b) In addition to the area mentioned above, the Promoters have also proposed to provide certain areas which are presently sanctioned by MIDC including Ornamental Projections, Elevational Projections and Flower Bed etc having a cumulative aggregate area of 15.09 Square Meters equivalent to 162 Square Feet abutting the said premises which shall be fused to the said premises and the same are subject to the final approval from MIDC at the time of obtaining the final Occupancy Certificate from MIDC. The said areas are as shown in the Typical floor plan of the said premises annexed hereto. The said areas shall be provided to the Purchasers without any monetary consideration being charged for the same.

4(c) The carpet area mentioned hereinabove means and include area representing the dimensions from brick to brick of each wall and the thickness of plaster/ POP, area under RCC column and shear wall and other such structural members of the premises etc. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties.

4(d) The Promoters have informed the Purchasers and the Purchasers are aware that the carpet area mentioned in this Agreement is on the basis of unfinished wall surface, area under RCC column and shear wall and other such structural members of the premises and the carpet area of the said premises upon completion shall include the plastering on the Wall, POP, if any, the areas under the wall and under RCC columns, shear walls and other structural members. Therefore, the Promoters have informed the Purchasers and the Purchasers are aware that there is likelihood that there can be some discrepancy in the Carpet area mentioned in this Agreement and the carpet area of the said premises upon completion. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties. The Purchasers hereby agree, declare, confirm and undertake not to raise any objection, claim, dispute regarding such discrepancy in respect of the said carpet area and it is further agreed that in case if the difference in carpet area is within 5% of the carpet area mentioned in this Agreement, then monetary consideration mentioned in this Agreement shall not change and in case if the discrepancy in the carpet area exceeds 5% of the carpet area mentioned in this Agreement, then the monetary consideration payable by the Purchasers to the Promoters shall increase or decrease proportionately to the monetary consideration mentioned hereinabove. Such differential amount shall be paid / adjusted in the immediate next installment or as may be mutually agreed by the parties.



4 (e) The Promoters have informed the Purchasers and the Purchasers are aware that the carpet area of the said premises mentioned hereinabove in clause 4 (a) hereof is mentioned in accordance with the definition of the Carpet area as defined under THE MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) (AMENDMENT) ACT, 2008. The Promoters have also informed the Purchasers categorically and the Purchasers have agreed/ understood that from

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b) In case if the Purchasers changes their address specified herein then and in that event, the Purchasers shall intimate by Registered AD Letter the new address and shall cause the Promoters to rectify their records by recording the new addresses. In case if the Purchasers fail/s to provide the Promoters their new address then the Promoters shall not be liable or responsible for the non receipt of any letter or communication from the Government authorities and the Purchasers alone shall be responsible for all legal consequences arising there from.

66. The Purchasers and the Promoters shall immediately after the execution of this Agreement as well as Deed of Conveyance / Assignment of Lease / vesting documents in favour of said Society lodge the same for Registration with the concerned Sub-Registrar of Assurances a within the time limit prescribed by the Registration Act and the Purchasers shall within two days after lodging the same intimate the Promoters of having done so with the date and serial number which the same has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement as well as Deed of Conveyance / Assignment of Lease / vesting documents in favour of said Society shall be borne and paid by the Purchasers alone and the Promoters will attend such office and admit execution thereof.

67. In case if the Purchasers, with the prior consent of the Promoters, sell/s/ transfer/s their rights, title and interest in respect of the said premises to any third person/ party within a period of one year or such other stipulated period, then as per the provision of Bombay Stamp Act, 1958, the Purchasers shall be entitled to the refund/ adjustment of the Stamp Duty paid by them on the said premises. Provided however all the necessary application to the concerned authorities and compliance of the terms and conditions of the concerned authorities shall be done/complied by the Purchasers alone.

68. It is expressly agreed that the competent Courts or the Real Estate Appellate Tribunal (upon its establishment) will alone have the jurisdiction to try and entertain any dispute in respect of the said premises or arising out of this contract.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE CAUSED THIS AGREEMENT TO BE EXECUTED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN AS HEREINAFTER APPEARING.

FIRST SCHEDULE

(Description of the said plot)

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All that piece of land known as Plot No.RH-1 in the Ambernath Industrial Area, within village limits of Ambernath and within/outside the limits of Municipal Council in rural area Taluka & Registration Sub District Ambernath/ Ulhasnagar, District & registration District Thane, containing by admeasurements 102071 Square meters or thereabouts and bounded as follows, that is to say :-

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On or towards the North by : MIDC Road R/W 20 meters & Modern Education School Society
 On or towards the South by : MIDC / Private Land
 On or towards the East by : MIDC / Private Land
 On or towards the West by : MIDC / Private Land

SECOND SCHEDULE

(Description of the premises)

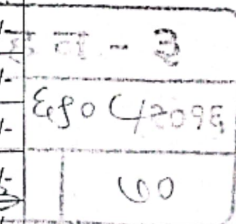
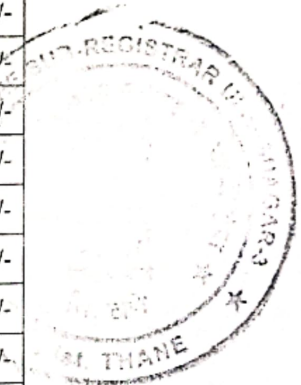
Flat No. **701** on the **7th Floor**, in Building no. **5** Known as **Lily A**, in the First Phase, admeasuring **49.10** Square meters or thereabouts (Carpet Area) equivalent to **529** Square feet (Carpet Area) in the Project known as "**NISARG GREENS**" constructed on the plot more particularly described in the First Schedule mentioned hereinabove.

THIRD SCHEDULE

(PAYMENT SCHEDULE)

The said consideration of **Rs.4272400/- (Rupees Forty Two Lakh Seventy Two Thousand Four Hundred Only)** shall be paid by the Purchasers to the Promoters as per the following scheduled manner:-

Stages	Amount (Rs.)
On Booking	Rs.427240/-
On Completion of Plinth/Foundation	Rs.1068100/-
On Completion of 1st Slab Work	Rs.213620/-
On Completion of 3rd Slab Work	Rs.213620/-
On Completion of 5th Slab Work	Rs.213620/-
On Completion of 7th Slab Work	Rs.213620/-
On Completion of 9th Slab Work	Rs.213620/-
On Completion of 11th Slab Work	Rs.213620/-
On Completion of 13th Slab Work	Rs.213620/-
On Completion of 15th Slab Work	Rs.213620/-
On Completion of 17th Slab Work	Rs.213620/-
On Completion of 19th Slab Work	Rs.213620/-
On Completion of Brick Work	Rs.128172/-
On Completion of Plastering Work	Rs.128172/-
On Completion of Tiling & Plumbing	Rs.128172/-
On Completion of Door, Windows & Wiring	Rs.128172/-
On Offering Possession	Rs.128172/-
Total	Rs.4272400/-



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SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAME PROMOTERS
M/S NISARG NIRMAN DEVELOPERS
Through its Authorised Partners

MR. Mayur R. Satra



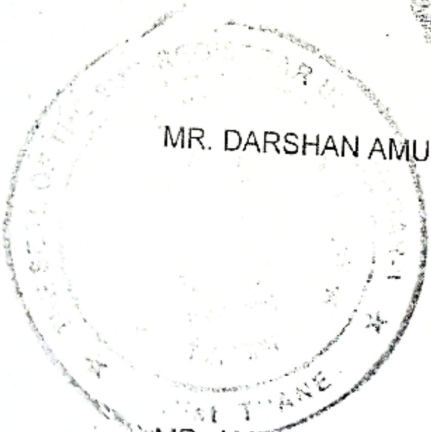
Mayur R Satra

IN THE PRESENCE OF

[1] P. D. Meshram

[2] V. M. Sontakke

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASERS



MR. DARSHAN AMUL SONTAKKE



MR. AMUL MOTIRAM SONTAKKE

IN THE PRESENCE OF

[1] P. D. Meshram

[2] V. M. Sontakke

