(17) The parties hereto agree that as and when the parties hereto sell, transfer and dispose of the residential flats/commercial premises and other units in the development of the said property as per their respective entitlement as aforesaid, the parties hereto shall execute the necessary Agreement prescribed under the provisions of the Maharashtra Ownership Flats (Regulation on the Permission of Construction, Sale, Management & Transfer) Act, 1963. The Owners and the Developers shall execute the respective Agreements for Sale of the respective tenements coming to their share at their own risks and consequences and shall be entitled to appropriate the sale proceeds to themselves without accounting for the same to each other. The brokerage payable on sale of the premises by the respective parties shall be borne and paid by the party selling the premises coming to their respective share. The Agreements to be entered into by the Owners and the Developers with the purchasers thereof shall be on principal to principal basis. It is agreed that in the Agreements to be executed by the Owners in respect of the premises thereof comprising 40% in favour of the prospective purchasers, the Developers shall if required or insisted upon either by prospective purchaser or financial institution shall join in the execution of such Agreements and be a confirming party thereto and likewise in respect of the Agreements to be executed by the Developers in respect of the premises comprising 60%, the Owners shall if be required shall execute such Agreement with the prospective purchasers. However, none of the party by joining such confirming party shall be called upon to take any financial liability/burden for the other party. It is also agreed between the parties hereto that in case the Owner and/or Developer herein desire to retain the premises coming to their respective share they shall be entitled to do so and shall have absolute authority and control as regards the unsold premises and the disposal thereof irrespective of the fact that the Purchasers of the different premises have formed a co-operative society, adhoc Committee or any other body.

Joint Sub Registrar, Thane.

दस्त क्रमांक 4924/2016

(18) The Developers shall develop the said property strictly as per the sanctioned plan and strictly in accordance with the Development Control Rules and the Building Regulations and shall not commit a breach thereof and indemnify and shall always keep indemnified the owners against any

such breach and against any action, suit or claim filed, made or raised upon the owners and against the cost charge and expenses therefore.

(19) The land revenue, property tax and other outgoings in respect of the said property from the date hereof shall be borne and paid by the Developers including the tax and charges that may be levied as land under construction during completion of the project. Any such outgoings in respect of the said property and every part or portion thereof payable for the period upto the date hereof shall be borne and paid by the Owners whether the same is presently determined or that may be determined subsequently. However, other tax liabilities, such as TDS, Service Tax, VAT etc. as also the brokerage on the sales to be effected by the Owners and the Developers shall be borne by the respective parties and/or by their prospective purchasers as per their respective shares.

(20) In the event of any portion of the said property being required or requisitioned by the Municipal Authority or Revenue Authority, such portion shall be handed over by the Developers to such authority and the Owners do hereby consent and authorise the Developers to surrender such portion. Any benefit in respect thereof by way of additional Floor Space Index shall ensure to the benefit of the parties in proportion of 40% to the Owners and 60% to the Developers. The costs as may be required by the aforesaid authorities as a condition for allotment of the additional F.S.I. to be incurred by the Developers alone in compliance of any obligation for getting such additional F.S.I. The benefits arises thereof will be shared as per the aforesaid proportion.

(21) In the event of the dissolution of the Developers' firm for any reason, all the partners of the dissolved firm shall be liable for the performance of all obligations under this Agreement as if this Agreement was executed between the said partners individually as the Developer.

(22) Upon completion of the project, the Owners shall execute Conveyance or Conveyances in favour of the respective Societies to be formed of the acquirers of the tenements of the said property and the stamp duty and registration charges on such Conveyance or Conveyances shall be borne and paid by the respective Societies/acquirers of the premises. No stamp duty shall in any event be paid by the owners. It is clarified that the stamp

टि.न.नगर
दस्त क्रमांक 9929 /2016
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duty payable on the agreement for sale of the premises shall be borne and paid by the parties whose respective premises shall be sold.

(23) Each party shall co-operate with each other for the development of the said property in terms of this Agreement. The Owners agree to sign and execute such deeds, documents, affidavits and undertakings as may be required for development of the said property as may be required from time to time notwithstanding of the Power of Attorney being executed by them in favour of the Developers.

(24) All the costs, charges and expenses incidental to the execution of this presents and all other documents to be executed in pursuance hereof with the Developers including the stamp duty and registration charges payable, if any, shall be borne and paid by the Developers alone. The parties hereto shall bear and pay the professional charges of their respective Advocates.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals, the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

All THAT price or parcel of land bearing details of the land are as follows,

CTS No.	Area in (Sq.mtrs.)
647	17.0
648	87.1
649	39.8
650	53.3
651	31.7
652	273.7
Total	502.6

Admeasuring 502.6 sq.meters, situated at Village Bhayandar, Taluka and District Thane - 401101.

सह दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Joint Sub Registrar, Thane-4
Thane.
ठाणे.

ट.न.न.-४
दस्त क्रमांक ५९२५ /२०१६
९९ / ३०

SIGNED SEALED AND DELIVERED)

by the within named OWNERS:)

M/s. Shree Krishna Company)

through its sole proprietor)

Mr. Shyam I. Goswami,)

in the presence of.)



1.

2.

SIGNED SEALED AND DELIVERED)

by the within named DEVELOPERS:)

M/s. Sawariya Construction Co.)

through its Partner)

Shri Sushil Chothmal Varma &)

Shri Ravi Vasudeo Vyas)

in the presence of.)





1.

2.

ट.न.न.-४
सह दु.नि. ५९२५ /२०१६
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:Receipt:

Received on/or before execution hereof of and from withinamed "Purchaser/Transferee/s" a sum of **Rs.** 20,00,000/- /- **(Rupees** Twenty Lakhs ——— **Only)** being Part Payment/Full & Final Payment of agreed consideration as mentioned herein and paid to me/us in the following manner:-

Rs. 10,00,000/- in ~~Cash/DD/PO~~/Cheque No. _____ Dated 24/01/2013 Drawn on Deva Bank, Virar (W)

Rs. 10,00,000/- in ~~Cash/DD/PO~~/Cheque No. _____ Dated 19/10/2015 Drawn on ICICI Bank, Bhayandar (W)

Rs. —/- in Cash/DD/PO/Cheque No. — Dated — Drawn on —.

Rs. —/- in Cash/DD/PO/Cheque No. — Dated — Drawn on —.

Rs. —/- in Cash/DD/PO/Cheque No. — Dated — Drawn on —.

Rs. —/- in Cash/DD/PO/Cheque No. — Dated — Drawn on —.

I/We Say Received **Rupees** 20,00,000/.

सह दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Joint Sub Registrar, Thane-4
Thane.
ठाणे.

M/s. Shree Krishna Company
through its sole proprietor

Mr. Shyam I. Goswami

OWNERS

Witnesses:-

1.....

2.....

ठ.न.न.-४
दस्त क्रमांक 4924/2016
93/30

U. P.—2,00,000—7-68—WOA6—(Ca) 1816
[प्र. नि. स. नि. क. ८९१६, दि. १६-९-६९]

आर्जीव पत्रिका

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दस्त रजि. ने सदहित वाहरीव [illegible] सरनामे
येरवाकीत ३) हमीदर नासन गोरेवते दस्ता ३ ह्या
सन १९७१)

[श्री भाडावनीकास्त्र गंगुलाल (खेरमीने)]

[illegible] भेडावली
[illegible] गंगुलाल
[illegible] भेडावनीकर
[illegible]
[illegible]
[illegible]
[illegible]

ग्राम दिवे भेडावनीकर
एक सुरारी

Sub Registrar, Thane-4
Joint Sub Registrar, Thane-4
ठाणे

9/12/15
नि. नि. भू. अ
सह नि. भू. अ. ठाणे.

६३७	
दस्त क्रमांक	५१२५ /२०१६
	१४/३०

फेरफार क्र. १२५/ प्रमाणे.

२४/०१/२०१४ खरेदीने
आर्ज, दाखल व मे. मी. कृना कंपनी चे
स्व.मु. मनेजर ठाणे प्रोप्रा. मी. श्याम आत्म गोरखमी
फु.१रयांचे वकील
नोंदणीकृत दस्त/क्र
ठ.ने.न/१२५२६०६
२०१३ दि. १८/०१/२०१३
अन्वये खरेदी देणार
यांचे नांव कमी करुन
खरेदी घेणाऱ्यांचे
नांव पान्यात केले
३.

दप्तरी आणले
२४/१/२०१४
उप अधीक्षक
भूमि अभिलेख ठाणे

३१/०१/२०१५ मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) फेरफार क्र
पुणे यांचे कडील परिपत्रक क्रमांक / न.भू. १ / मि.प. अधारी नोंद १५२ प्रमाणे
/२०११ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील
नमुद क्षेत्राची अभिलेखावरुन आत्री करुन सदर मिळकतीचे आकारी
क्षेत्र सत्तरा पुर्णांक शून्य दशांश
चौ.मी. अशी नोंद केली.

उप अधीक्षक
भूमि अभिलेख, ठाणे

की तपशील

अर्ज क्र. ७२७
अर्ज प्राप्त दिनांक २६/१२/२०१४
मालमत्ता तपासणी दिनांक
मालमत्ता हिस्सेवार दिनांक २६/१२/२०१४
मालमत्ता तपासणी करणार —
मालमत्ता तपासणी अधिकारी
एकूण मालमत्ता फी रु ४० + २ = ४२/-
शेरा —

सही व शिक्का
उप अधीक्षक भूमि अभिलेख
ठाणे

उप अधीक्षक भूमि अभिलेख ठाणे

सह दुय्यम निबंधक ठाणे - ४ यांचे कार्यालय
Seal of the Joint Sub Registrar, Thane - 4
Thane.
ठाणे.

ट.न.न.-४
क्रमांक ५१२५ /२०१५
१५/३०

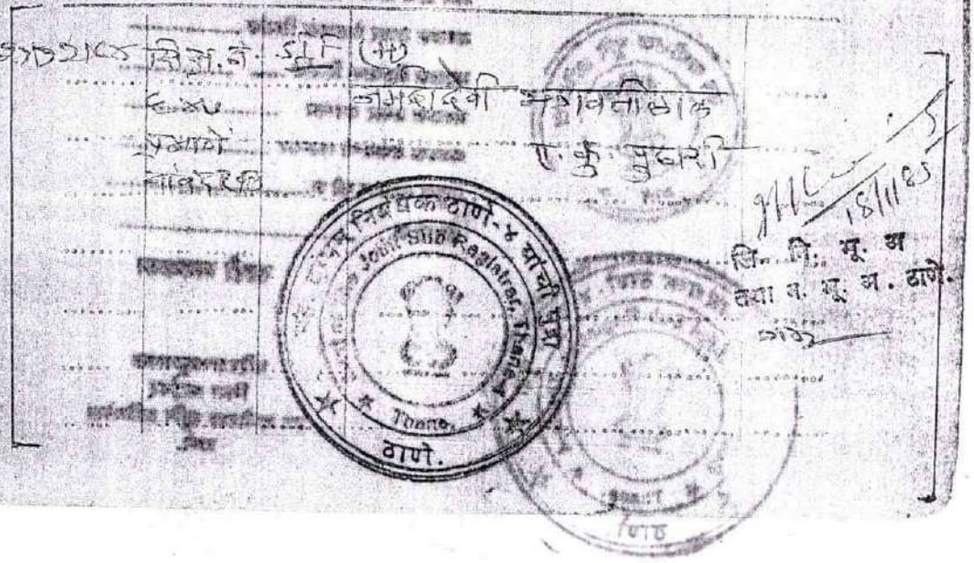
T. S. P. — 5,60,000 — 7-60 — WISAS — (Ca) 1024
[ST. वि. प. वि. क्र. ८९१८, दि. १६-७-२५]

आदेश पत्रिका

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[श्री भागवतीलाल गेंगुलाल (खरेवाले)]



ट.न.न.-४
दस्त क्रमांक ५९२५ /२०१६
९६ / 30

28/09/2018 खरेदीजे -
मजि, ठाणा, व
स.दु.नि.सक ठाणे
क.12 यांचे कार्डिह
नोदंणीकृत दस्त / फो
ड.न.नं 12/4692/18
दि. 28/06/2018 रजिष्टे
खरेदी केणाऱ यांचे
नावे कमी करुन
खरेदी घेणार यांचे
नावे पारुड करे.

फेरफार
अर्ज/18
उप अधीक्षक
भूमि अभिलेख ठाणे

फेरफार नं
1452 प्रमाणे

30/08/2019 मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न.भू. 1 / मि.प. अपारी नोंद /2011 पुणे दिनांक 16/02/2011 अन्वये मिळकत प्रि.वेरील मजकुर केलेली अभिलेखावरुन दाखी करुन सदर विल्हेवाटीचे अधिकार सत्याऐशी पुर्णांक एक दशांश

फी.ची. अशी नोंद केली.

उप अधीक्षक
भूमि अभिलेख, ठाणे

उप अधीक्षक भूमि अभिलेख ठाणे

अर्ज क्र. 926
अर्ज दाखल दिनांक 26/12/2018
मजकूर तयार केल्याचा दिनांक
मजकूर दिल्याचा दिनांक 26/12/2018
मजकूर तयार करणार
मजकूर तपासणी करणार
एकूण मजकूर फी रु. 60+2=62/-
शब्दांत रु. बासष्ठ मात्र

सही मजकूर
दस्तऐवजलेखक
दिवा आदेशर
उप अधीक्षक भूमि अभिलेख
ठाणे.

Joint Sub Registrar Thane - 4
Thane
ठाणे

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दस्त क्रमांक 5924 /2018
96 | 30

फेरफार
क्र. १२५/
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उप अधीक्षक
अभिलेख ठाणे

फेरफार क्र
१५२ प्रमाणे

उप अधीक्षक
अभिलेख, ठाणे

T. S. S.—6,50,000—7-33—WOAE—(Ca) 1934
[मा. नि. म. नि. क्र. ८६१६, दि. १६-७-३६]

न. मू. का २० ब.
C. P. B. 20 cm.

आवक पत्रिका

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सन १९८७

[श्री भागवतीप्रसाद गंगुलाल (खरेदीदार)]

दस्त क्रमांक

दुय्यम निबंधक ठाणे-४ यांचा मुद्रांक

Office of the Joint Sub Registrar, Thane.

Thane.

ठाणे.

शारदा देवी भागवती प्रसाद

ए. के. पुजारी

जि. नि. मू. अ
तथा न. मू. अ. ठाणे.

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दस्त क्रमांक ५१२५ /२०१६

१८ / ३०