

77/2290

पावती

Original/Duplicate

Wednesday, December

03, 2014

नोंदणी क्र. :39म

5:13 PM

Regn.:39M

पावती क्र.: 2305

दिनांक: 03/12/2014

गावाचे नाव: उल्हासनगर कॅम्प क्र.3

दस्तऐवजाचा अनुक्रमांक: उहान1-2290-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री अनिल नारायणदास पंजाबी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1680.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 84

एकूण: रु. 31700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 5:25 PM ह्या वेळेस मिळेल.

य सार पुणे जिल्हा उल्हासनगर
उल्हासनगर क. १

बाजार मूल्य: रु.4050000 /-

मोबदला: रु.4250000/-

भरलेले मुद्रांक शुल्क :

रु. 255000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004244144201415S दिनांक: 03/12/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1700/-

App n'w



03/12/2014

सूची क्र.2

दुय्यम निबंधक : दु.नि.

उल्हासनगर 1

दस्त क्रमांक : 2290/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) उल्हासनगर कॅम्प क्र.3

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4050000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: उल्हासनगर म.न.पाइतर वर्णन : , इतर माहिती: , इतर माहिती: , इतर माहिती: इतर माहिती: सी.टी.एस. नं. 12678 (जवड), सर्वे नं. 169 ए-1, सर्वे नं. 169-ए/3/1 आणि सर्वे नं. 169-ए/3/2, यावर बांधलेल्या "मोनार्च सॉलिडर", ए-विंग, मधील तिसरा मजल्यावरिल सदनिका नं.301 क्षेत्र -82.85 चौ. मी. (कारपेट), वार्ड नं. 29, प्रॉपर्टी नं. 29सीओ019065100, 29सीओ019065200, 29सीओ005336500 आणि 29सीओ005181000, उल्हासनगर म.प. नाका नं. 1, शांति नगर, उल्हासनगर-3, जिल्हा ठाणे. ((C.T.S. Number : 12678 ; Ward no. : 29 ;))
(5) क्षेत्रफळ	1) 82.85 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मोनार्च सॉलिडर एल.एल.पी., तर्फे ऑथराईज्ड सिग्नेटरी गोपाल अमर ठाकुर तर्फे कूलमूखतयार धारक, श्री. हरीश जी. तलरेजा वय:-37; पत्ता:- प्लॉट नं: धीरज वीला,, माळा नं: बैरक नं. 776, , इमारतीचे नाव: रुम नं. 6 आणि 7,, ब्लॉक नं: यू.एम.सी. समोर,, रोड नं: उल्हासनगर, , THANE. पिन कोड:-421003 पॅन नं:-ABQPT0444C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री अनिल नारायणदास पंजाबी वय:-49; पत्ता:-प्लॉट नं: सदनिका न. 307 , माळा नं: तिसरा मजला, इमारतीचे नाव: शेफील्ड टॉवर , ब्लॉक नं: लोखंडवाला कॉम्प्लेक्स , रोड नं: अंधेरी प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ASWPP1426F
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2014
(10) दस्त नोदणी केल्याचा दिनांक	03/12/2014

- | | |
|--------------------------------------|-----------|
| (11) अनुक्रमांक, खंड व पृष्ठ | 2290/2014 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 255000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

A. P. Singh



सह इय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १.

Summary1 (GoshwaraBhag-1)

77/2290

बुधवार, 03 डिसेंबर 2014 5:14

म.नं.

दस्त गोश्वारा भाग-1

उहन1

दस्त क्रमांक: 2290/2014

दस्त क्रमांक: उहन1 /2290/2014

बाजार मूल्य: रु. 40,50,000/- मोबदला: रु. 42,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,55,000/-

दु. नि. सह. दु. नि. उहन1 यांचे कार्यालयात

पावती:2305

पावती दिनांक:

अ. क्र. 2290 वर दि.03-12-2014

03/12/2014

रोजी 5:04 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: श्री अनिल नारायणदास पंजाबी

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

1680.00

डाटा एन्ट्री

रु.

20.00

पृष्ठांची संख्या: 84

एकुण: 31700.00

Sub Registrar Ulhasnagar

Sub Registrar Ulhasnagar

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात.

शिवका क्र. 1 03 / 12 / 2014 05 : 04 : 33 PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 03 / 12 / 2014 05 : 05 : 30 PM ची वेळ: (फी)

उहन - 9	
दस्त क्र. 2290	2098
9	18



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14056576406300

Bank/Branch: IBKL - 6910709/Ulhasnagar
Pmt Txn id : 53071165
Pmt DtTime : 03-DEC-2014@14:14:13
ChallanIdNo: 69103332014120350784
District : 1201-THANE

Stationery No: 14056576406300
Print DtTime : 03-Dec-2014@14:42:23
GRAS GRN : MH004244144201415S
Office Name : IGR130-ULH3_ULHASNAGAR

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 2,55,000/- (Rs Two, Five Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 42,50,000/-
Prop Descr : FLAT NO 301,A WING 3RD FLOOR,MONARCH SOLIATER,OPP UMC NAKA NO1,SHAN
TI NAGAR,ULHASNAGAR,THANE,Maharashtra,421003

Duty Payer: PAN-ASWPP1426F,ANIL NARAINDAS PUNJABI
Other Party: PAN-AARFM6931D,MONARCH SOLIATER LLP

Bank official1 Name & Signature


BARIKA SHETYE
Bank official2 Name & Signature EIN 116069



--- Space for customer/office use - - - Please write below this line ---
DEEPA SREEDHARAN
EIN : 114677

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दस्त क. २६०	२०१४
४/१४	



City Survey Near No. 12678, S.No.169-A/1,169-A 3/1 & 169-A 3/2
 Village : Ulhasnagar (Shahad) within limits of Ulhasnagar Municipal
 Corporation, Ulhasnagar 3, KalyanAmbernath Road, Shanti Nagar,
 Division No. E

Actual Value :Rs.42,50,000/-

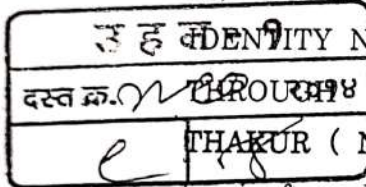
Market Value :Rs. 40,50,000/-

Stamp Duty paid :Rs. 2,85,000/-

FLAT SALE AGREEMENT

THIS FLAT SALE AGREEMENT is made and entered into at
 Ulhasnagar, District Thane, Maharashtra State, on this 20 day of
December 20 14 BETWEEN :

M/S. MONARCH SOLITAIRE LLP, a LIMITED LIABILITY
 PARTNERSHIP INCORPORATED UNDER THE LLP ACT 2008 and
 having its Registered Office at 419, Raheja Arcade, Plot No.61, Sector -
 11, C.B.D., Belapur, Navi Mumbai 400614, (Registered LLP



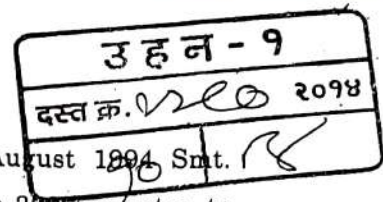
its AUTHORISED SIGNATORY MR. GOPAL AMAR
 THAKUR (Nominee of Monarch Universal Lifescapes Pvt. Ltd.),
 hereinafter called "THE BUILDERS" (which expression shall unless it
 be repugnant to the context or meaning thereof shall mean and include
 legal heirs, executors, administrators and assigns, all partners existing
 or amendment as per in future programme) OF THE ONE PART.

A N D

MR. ANIL NARAIN DAS PUNJABI (PAN NO. ASWPP1426F) Indian
 Inhabitant/s, residing at 307, Sheffield Tower, 2nd Cross Lane
 Lokhandwala Complex Andheri (W) Mumbai 400053. hereinafter
 called "THE PURCHASER/S" (which expression shall unless it be
 repugnant to the context or the meaning thereof shall be deemed to
 mean and include his/her/their legal heirs, executors, administrators
 & assigns) Party of the SECOND PART.

WHEREAS as per deed of Conveyance dated 10th August 1994 Smt.
 Sushila Hasmukhrai Ajmera sold her reversionary right and interest in
 Plot no. 169-A(P) Ulhasnagar to M/s. Universal Chemicals (India)
 through its Partner Mr. Dilip M. Jhaveri.





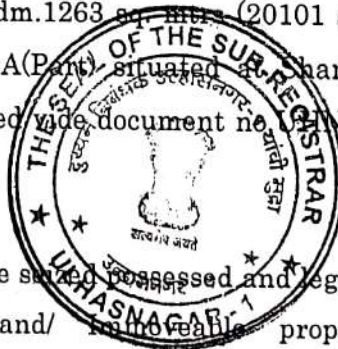
AND WHEREAS as per Sale Deed dated 30th August 1994 Smt. Sushila Hasmukhrai Ajmera sold open plot with room 3006 sq/ mtrs. to M/s. Universal Chemicals (India) through its Partner Mr. Dilip M. Jhaveri executed and registered on 3rd February 2012 registered vide document no. UHN/1-1596-2012 dated 3/02/2012.

WHEREAS by Sale Deed dated 29th March 2011, M/s. Universal Chemicals (India) through its Partner Mr. Dilip M. Jhaveri sold to M/s Monarch Solitaire LLP. through its Partner Mr. Hasmukh A. Thakur plot of land 19138 sq. mtrs on plot no. 169-A(Part) situated at Shanti Nagar Ulhasnagar-3 Dist Thane registered vide document no. UHN/1-00664-2011 dated 29/03/2011.

WHEREAS By Surrender of Lease deed dated 29th June 2012 M/s Sterling Petrol Pump through its Partner Mr. Gurdas Tejmal Poptani surrendered all their rights of lease in favour of M/s. Universal Chemicals (India) for 1264 sq. mtrs. on plot no. 169-A(P) Ulhasnagar registered vide document no. UHN/1-1462-2012 dated 29/06/2012.

Thereafter Rectification Deed was executed on dated 16th August 2012 wherein the total calculated area of the plot came to be 20101 sq. mtrs. registered vide document no. UHN/1-1833-2012 dated 16/08/2012.

WHEREAS by Sale Deed dated 4th December 2012, M/s. Universal Chemicals (India) through its Partner Mr. Jayant M. Jhaveri sold to M/s Monarch Solitaire LLP. through its Partner Mr. Hasmukh A. Thakur plot of land adm. 1263 sq. mtrs. (20101 sq. mtrs. 19138 sq. mtrs.) on plot no. 169-A(Part) situated at Shanti Nagar Ulhasnagar-3 Dist Thane registered vide document no. UHN/1-00664-2011 dated 29/03/2011.



WHEREAS the present Builders are seized possessed and legal owners of Non-Agricultural Plot of land/ immovable property i.e. (1) Survey No. 169 A-1, (2) Survey No. 169-A/3/1 & (3) Survey No. 169-A/3/2, all Totaling area admeasuring 19997.95 Sq. mtrs. or thereabout, Village Ulhasnagar (Shahad), Taluka Ulhasnagar, Dist. Thane, within limits of Ulhasnagar Municipal Corporation, UMC

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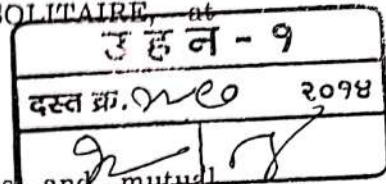
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AND WHEREAS the said Resolution dated 1st March 2015 by
Members of the LEP have approved and authorized to a
particular

MR. DHIRAJ KUMAR AILANI, Hindu Aged About 31 years & (2) MR. GOPAL AMAR THAKUR (Nominee of Monarch Universal Lifescapes Pvt. Ltd.) for executing the contents of all agreements, deeds and documents for and on behalf of Monarch Solitaire LLP in respect of complete construction of Project MONARCH SOLITAIRE, at Ulhasnagar.



AND WHEREAS thereafter with the willingness and mutual understanding of all the partners of the firm named M/s. MONARCH SOLITAIRE LLP, was re-constituted vide Deed of Reconstruction of Partnership, dt. _____ and the contents of the same are the self-explicit.

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AND WHEREAS further for the smooth functioning of the construction business carried by the Partnership Firm named M/s. MONARCH SOLITAIRE LLP, thru. Its Authorised Signatory, MR. GOPAL AMAR THAKUR (Nominee of Monarch Universal Lifescapes Pvt. Ltd.,) was empowered and authorized to sign all the deeds, sale agreements, documents, etc. vide Resolution dt. _____.

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WHEREAS the said Builders hereby undertake & give assurance to the Purchaser/s that the Flat and Complete Buildings Project are having Clear Marketable Title and/or till date no Authority have objected or claimed of any nature till today and no person have any claim of any nature in respect of said Flat or any portion of said Non Agricultural Plot of land and/or till date the Builders have neither Sold, Gifted, Mortgaged, Leased transferred by any way to any one else. However, in future if any person or Authority of concern raises any objection or claim of any nature whatsoever then the same shall be immediately cleared by the Builders.

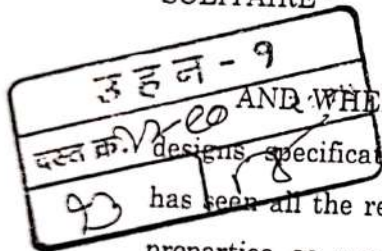


WHEREAS, the said Builders herein are thus legal and lawful owners and competent to develop the said Non Agricultural of land Totalling area admeasuring 19997.95 Sq.mts. or thereabout, at Village Ulhasnagar (Shahad), Taluka Ulhasnagar, UMC Property No.29CO019065100, 29CO019065200, 29CO005336500 and

29CO005181000, Opp. UMC Naka No.1, Shanti Nagar Ulhasnagar -3 Dist. Thane, and more particularly described in the Schedule attached hereto and are competent to erect the multi-storey numbers of buildings on the said properties and to sale, transfer and dispose of the flats and other units to any prospective purchaser/s as the Builders so desire.

AND WHEREAS the said Builders herein have evolved a scheme for construction of the buildings and selling the flats and other units in the said building on ownership basis and thereafter flat owner/shop owners shall form a Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act. 1960 as being the shareholders and upon the owners of flats and others units of the said building clearing their payments and dues strictly complying with all the terms and conditions of their respective agreement with the Builders (in the form similar to these presents).

AND WHEREAS, in pursuance of the aforesaid scheme, the Builders are constructing Group of buildings known as "MONARCH SOLITAIRE"



AND WHEREAS, the Purchaser/s has/have seen all the plans, designs, specifications prepared by the Architects of the building and has seen all the relevant papers and documents in respect of the said properties as per the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer), Act, 1963, hereinafter referred to as "The Said Act", and the rules made thereunder.

AND WHEREAS, the Purchaser/s has/have after satisfying about marketable title of the said project, plan approval and all other relevant documents in respect of the said properties, has/have requested the Builders for allotment of a Residential Flat No. 301, on 3rd Floor, "A" Wing adm. about 82.85 Sq.Mtrs., (Carpet Area), in the building known as "MONARCH SOLITAIRE" lying and situated, Opp. UMC Naka No.1, Shanti Nagar, Village Ulhasnagar, (Shahad), Taluka Ulhasnagar-3, Dist. Thane, under sale flat premises for the total sale consideration of Rs.42,50,000/- (Rupees Forty Two Lakhs Fifty thousand Only).



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NOW THEREOF THIS AGREEMENT WITNESSETH AND it is hereby agreed by and between the parties hereto as follows.

1. The Builders have started the construction of the buildings as per their plans, designs, specifications, amenities & facilities seen and approved by the Purchasers with such variations and modifications as required by the planning authority to be made in them or any of them without informing the purchaser/s about such changes.

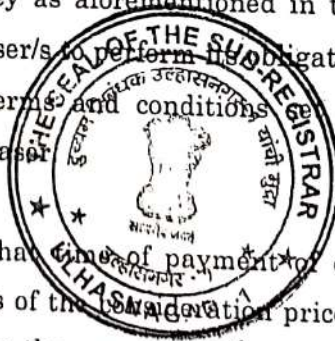
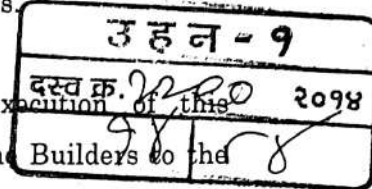
2. The Purchaser/s has/have prior to the execution of this Agreement satisfied themselves about the title of the Builders to the said properties and inspected the plan copies of complete Project and has/have accepted the same and shall not be entitled to any further investigations relating thereto.

3. The total sale consideration price of Rs. 42,50,000/- (Rupees Forty Lakhs Two Fifty thousand Only) in respect of the said flat shall be payable by the purchaser/s to the Builders as per agreed schedule.

a. The Purchaser/s has/have paid a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) to the Builders being the part payment/earnest money / token amount towards the purchase of the said flat, and receipt whereof the Builders doth hereby admits and acknowledge. And received full & final amount of Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand Only) are to be paid by the Purchaser/s to the Builders as per the schedule of payment without excuse or delay.

The Purchaser/s has/have hereby agreed that the Builders shall have the right to forfeit out of the amounts paid/payable by the purchaser, the Part Payment/Earnest Money as aforementioned in the event of failure on the part of the Purchaser/s to perform its obligations or non-fulfillment of all /any of the terms and conditions set out in this agreement executed by the purchaser.

It is hereby expressly agreed that time of payment of each of the aforesaid installments /payments of the consideration price as set out in Clause written above shall be the essence of the contract. In the event the purchaser/s is /a reunable to pay the agreed balance amount



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in time then builders will be entitled to cancel the booking of the Flat and Purchaser/s paid amount to the Builders will be forfeited without further notice. The builders will be immediately entitled to sell and /or dispose of the said flat in favour of any third party or person and the Purchaser herein will have no right to object, obstruct or interfere to such sale/disposal of the said flat by the builders.

4. The Purchaser/s on or before taking the possession of the flat shall also pay the Builders the following contribution, charges as agreed :-

a. Outgoing expenses, Society formation charges, Service tax, VAT or any other levies, cesses, etc., as to be imposed by authority in concern.

b. Expenses for M.S.E.B, development charges, lift, boring, general/extra amenities, club house, swimming etc., as decided by Builders for all members.

5. It is further agreed by the Purchaser/s that in case the purchaser/s commits defaults of any payments as mentioned in clauses No. 4 & 5, the option shall remain with the Builders to terminate and

cancel this agreement.

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6. That the Possession of the said flat shall be delivered to the Purchaser/s only after completion of construction the said flat and is ready for use and occupation, provided the amounts herein agreed due and payable under this Agreement are fully paid to the Builders and nothing remains due and payable in respect thereof.

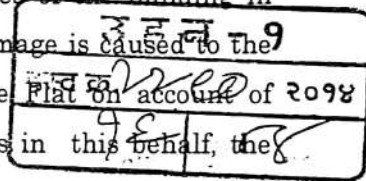
7. The Purchaser/s shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown outside his premises. The Purchaser/s shall not keep any goods nor belongings outside the said premises or in the said building or ground floor parking, terrace, common passages. And from date of possession the Purchaser/s for themselves, and their heirs with intention to bring all persons into whosoever hands the Flat may come, doth hereby covenant with the Builders as follows:-

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(a) To maintain the flat at Purchaser/s own cost in good tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the flats is situated, staircase or any which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the flat is situated and the Flat itself or any part thereof or make any such addition or alteration in the flat.

(b) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction/structural stability of the building in which the Flat is situated or storing of which goods is objected to by the concerned local authority and shall not carry or cause to be carried heavy packages to the upper floors, which may damage or likely to change the staircases, common or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences.



(c) To carry at their own costs all internal repairs to the said Flat and maintain the Flat in the same conditions, state or order in which it was delivered by the Builders to the Purchaser/s. And in the event if the Purchaser/s does act in contravention of the above the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority. And shall regularly pay maintenance municipal tax and other taxes/contributions share for every expense to be incurred for the said Building.



(d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat is situated and shall

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keep the portion above, below, upon or the flat and appurtenances thereof in good repairable repair and condition, and in particular, so as to support and protect the other parts of the building in which the Flat is situated and shall not choose or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Partis or other structures in the Flat without the prior written permission of the Builder under the Society or the Limited Company.

(d) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any premium shall become payable in respect of the



all local taxes, Maintenance Charges, Electricity Charges, Water Charges, fire-fighting tax, any other outstanding charges, etc. which may be levied by any local body or authority from the date of possession & before date of possession all relating charges shall be borne by Builders/Developers and including other outstanding charges, insurance and such other charges which are imposed by the concerned local authority and/or Government and/or other public authority, on account of Change of user of the Flat viz. user for any purposes other than for the purpose for which it is sold.

(g) The Purchaser/s shall observe and perform all the rules and regulations which the Society, Cooperative Housing Society or the Limited Company may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Rules, Regulations and Bye laws for the time being of the local authority and of Government and public bodies.

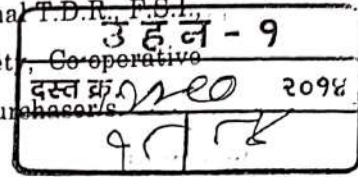
4. The Purchaser/s shall not use the said flat for any purpose other than as a residence and shall not act in any manner so as to cause nuisance or annoyance to the occupants of the other flats in the said building or any part of said building proper premises.



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9. The Purchaser/s shall not let, Sub-let, transfer, assign or part with the possession of the said flat unless the amounts due and payable under this agreement are fully paid and cleared by the Purchaser/s as per the terms and conditions of this Agreement .

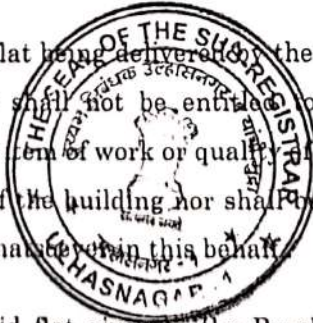
10. The Purchaser/s shall not be entitled to claim partition of his share in the said land in the building and the same shall always be kept undivided/impartibly and the Purchaser/s has/have no any right, title, to cover or object for ground floor, terrace, of said building. The same are to be utilized by the Builders, and/or additional T.D.R., F.S.I., etc., are to be used by the Builders hereto till Society, Co-operative Housing Society, Limited Company is formed by the Purchaser/s.



11. The Builders are competent to use and utilize the land T.D.R., use/consume F.S.I., which may become available in respect of the said Plot/ Project for which the Purchaser/s shall not raise any objection or claims of any nature whatsoever for such use of T.D.R. till Society, Co-operative Housing Society, Limited Company is formed by the Purchaser/s.

12. Both the parties agrees and undertakes to sign all the necessary documents required for the purpose of formation and/or registration of a Co-operative Housing Society or a Limited Company or any incorporation Body that may be formed by the Flat-Holders, signing and execution of the aforesaid documents by the Flat-holders shall be condition precedent for occupation of the said flat and other units by the Flat-Holders.

13. On possession of the said flat being delivered by the Builders to the Purchaser/s the Flat-holder shall not be entitled to make any grievance regarding defect in any item of work or quality of work or the materials used for construction of the building nor shall be entitled to make any claim on any ground whatsoever in this behalf.



14. After possession of the said flat given to the Purchaser/s, the Flat-Holder agrees and undertakes to pay to the Builders regularly and punctually whether demanded or not at all times his proportionate

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share, on the basis of Municipal Assessment in respect of the said Flat/other units of all the outgoings in respect of the said flats/others units all rates, taxes, and defuse impositions outgoings garden, water/electricity charges, repairs/maintenance charge, salaries of employees (Collector, chowkidar, liftman, sweepers etc.,) and all other building whether the same are imposed, levied on or paid by the Builders/Developer till society, co-operative housing society, Limited Company is formed . The Purchaser/s /Flat-Holders agrees and undertakes to pay to the Builders the aforesaid proportionate share as fixed by the Builders every month regularly and punctually on or before the 10th day of the month next after the month for which the same are due and payable and shall not withhold the said for any reasons whatsoever.

उह न- 9	15. Until
दस्त्र क्र. 2098	water/electricity charges bill in respect of the property, the Flat-Holder
90	agrees and undertakes to pay to the Builders every month
	provisionally Rs. _____/- towards the aforesaid outgoing from the date

of the occupation of the said Flats/other units. After the Builders receive the Municipal Taxes and the water/electricity charges, the flat holder shall pay his proportionate share of the same as stated hereinabove until the property is transferred to a Society or Co-operative Housing Society Limited Company or an Incorporated Body as the case may be and thereafter pay same to such Society, Co-operative Housing Society, Limited Company or Incorporated Body formed by the Purchaser/s.

16. The Purchaser/s are aware that Agreement for sale of flat is to be compulsorily registered under the Maharashtra Co .op Societies Act 1960 and the same is to be registered with the Sub-Registrar, Ulhasnagar, and in case the Purchaser does not register the same and if any penalty is imposed by any authority, the same shall be payable by the Purchaser/s and the Builders shall not be responsible and liable for the same.

17. The Purchaser/s has/have agreed and promised that all the Conveyance Deed is registered and executed, the Builders and their agents and workmen and other persons shall be allowed to enter into



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the Building and the flats at all reasonable times on reasonable notice with a view to examine and complete these defects, if any, without any hindrance or objection from the Purchaser/s.

18. All costs, charges, stamp duty, penalty, including registration charges and other expenses in connection with the preparation and execution of this Agreement, & all expenses for Registration of said building under the provision of Co-operative Society Act or any other expenses as Society Expenses may be occurred from time to time shall be borne and paid by the Purchaser/s only.

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<i>meo</i>	<i>8</i>

19. All notices referred to in this agreement shall be in writing and shall be deemed to be properly served on to the party whom such notice is to be given if sent either by Registered A.D.Post or Speed A.D. Post to the party at their respective addresses specified below.

<u>BUILDER</u>	<u>PURCHASERS</u>
<u>MONARCH SOLITAIRE LLP</u>	<u>MR. ANIL NARAIN DAS PUNJABI</u>
419, Raheja Arcade, Plot No.61, Sector -11, C.B.D., Belapur, Navi Mumbai 400614	307, Sheffield Tower, 2 nd Cross Lane Lokhandwala Complex Andheri (W) Mumbai 400053

20. In case there are joint purchasers, all communications shall be sent by the Builders to the Purchaser/s whose name appears first and at the address given by him which shall for all purposes be considered as served on all the purchasers.

21. Any dispute controversy or claim arising out of or relating to the performance or as to the meaning of this Agreement (herein referred to as the "Dispute") shall first be the subject of conciliation administered within the provisions of the Arbitration and Conciliation Act 1996. Such conciliation shall be commenced by either party preparing a Notice of Dispute which sets out the subject matter of the Dispute to be determined by Conciliation, which shall be served upon the other party and a copy delivered to the Conciliator appointed by the Builder, along with a copy of this Agreement and a request for Conciliation.

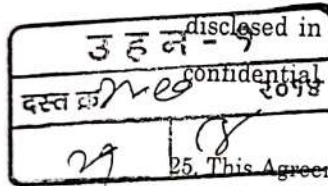


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22. In the event the Dispute is not resolved by agreement between the parties within forty five (45) days of the date first specified for the meeting to be attended by all the parties, the dispute shall be referred to and determined by arbitration, held at Navi Mumbai in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The Arbitration proceedings shall be conducted by a Sole Arbitrator to be named by the Designated Partners of the Builders under the provisions of the Arbitration and Conciliation Act 1996.

23. The award made by such arbitration shall be final and binding on all parties and neither party shall be entitled to commence or maintain any action upon any dispute, controversy or claim arising out of or relating to the performance or as to the meaning of this Agreement, until such matter has been referred to arbitration and determined as hereinbefore provided and then only for the amount or to the extent of the relief of the award.

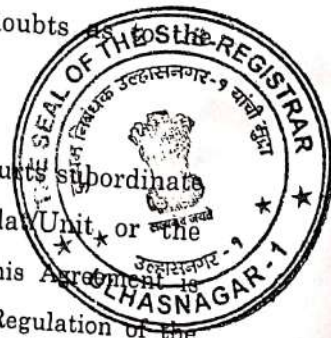
24. The parties shall use their best endeavors to cause all information disclosed in the arbitration hereinafter to be kept and maintained as



25. This Agreement shall be governed by and construed in accordance with the laws of India.

26. The Purchaser/shereby confirms that he shall have no objection to the appointment of the Sole Arbitrator by the Designated Partners of the Builder, even if the person so appointed, as the Arbitrator, is an employee or an Attorney of the Builders or is otherwise connected to the Builder and the Allottee confirms that notwithstanding such relationship / connection, the Purchaser have no doubts as to the independence or impartiality of the said arbitrator.

27. The High Court of Mumbai at Mumbai and the Court subordinate thereto having territorial jurisdictions over the Flat/Unit or the Building and/or concerning this Agreement. THAT this Agreement is made as per provision of Maharashtra Flat Ownership (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and all Unit holders at their own cost shall form the Co-operative Society as deem fit.

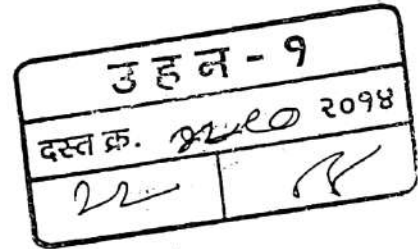


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SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT PIECE AND PARCEL OF a Residential Flat No. 301 on third floor "A" Wing adm. about 82.85 Sq.Mtrs., (Carpet Area), in the building known as "MONARCH SOLITAIRE" lying situated and constructed on (1) Survey No.169 A-1, (2) Survey No. 169-A/3/1 & (3) Survey No.169-A/3/2, all Totaling area admeasuring 19997.95Sq.mts. or thereabout, Village Ulhasnagar (Shahad), Ulhasnagar-3, UMC Property No.29CO019065100, 29CO019065200, 29CO005336500 and 29CO005181000, Opp. UMC Naka No.1, Shanti Nagar, Village Ulhasnagar, (Shahad), Dist. Thane, Taluka & Sub-Dist. Registration, Ulhasnagar, District & District Registration Thane, and bounded within the limits of Ulhasnagar Municipal Corporation.

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

SIGNED, SEALED & DELIVERED by the
a LIMITED LIABILITY PARTNERSHIP INCORPORATED
M/s. MONARCH SOLITAIRE LLP

PARTY OF THE ONE PART

Through its AUTHORISED SIGNATORY

MR. GOPAL A. THAKUR

Nominee of Monarch Universal Lifescapes Pvt. Ltd



SIGNED, SEALED & DELIVERED by the
within named "PURCHASER/S"

PARTY OF THE OTHERPART

MR. ANIL NARAIN DAS PUNJABI

in the presence of :

Anil Narain Das Punjabi



1) Vinod K. Punjabi

Punjabi

2) Praveen

Praveen Nanda P.

BK No. 214.R.No.1

Umr-1





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दस्त गोषवारा भाग-2

उहण1

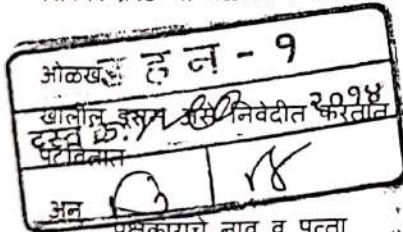
दस्त क्रमांक:2290/2014

दस्त क्रमांक :उहण1/2290/2014

दस्ताचा प्रकार :-करारनामा

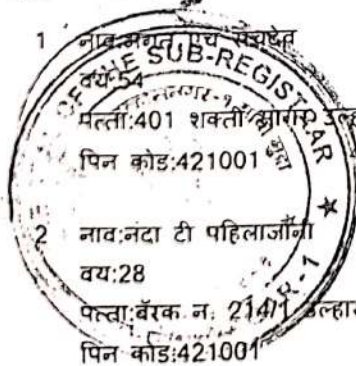
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. मोनाच सॉलिटर एल.एल.पी., तर्फे ऑथराइज्ड सिग्नेटरी गोपाल अमर ठाकुर तर्फे कूलमूख्तयार धारक, श्री. हरीश जी. तलरेजा पत्ता:प्लॉट नं: धीरज वीला,, माळा नं: बैरक नं. 776, , इमारतीचे नाव: रूम नं. 6 आणि 7,, ब्लॉक नं: यू.एम.सी. समोर,, रोड नं: उल्हासनगर, , THANE. पॅन नंबर:ABQPT0444C	लिहून देणार वय :-37 स्वाक्षरी:-		
2	नाव:श्री अनिल नारायणदास पंजाबी पत्ता:प्लॉट नं: सदनिका न. 307 , माळा नं: तिसरा मजला, इमारतीचे नाव: शेफील्ड टॉवर , ब्लॉक नं: लोखंडवाला कॉम्पलेक्स , रोड नं: अंधेरी प मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ASWPP1426F	लिहून घेणार वय :-49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:03 / 12 / 2014 05 : 06 : 54 PM



अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:अमर ठाकुर तर्फे
पत्ता:401 शक्ती आराम उल्हासनगर 1
पिन कोड:421001
- नाव:नंदा टी पहिलाजोना
वय:28
पत्ता:बैरक न. 2141 उल्हासनगर 1
पिन कोड:421001



स्वाक्षरी

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा





उल्हासनगर महानगरपालिका

कर भरल्याची पावती

मालमत्ता क्र.	पावती क्र.	
29CO022161000	326406	
घर मालकाचे नाव	M/S MONARCH SOLITAIRE CHS	
मालमत्तेचा पत्ता	A-301, MONARCH SOLITAIRE CHS, A-WING, SHANTI NAGAR, KALYAN AMBERNATH ROAD, C	

अनु क्र.	कराचे प्रकार	देय रक्कम	भरलेली रक्कम
(१)	सर्व साधारण कर	8405	3736.00
(२)	महानगरपालिका शिक्षण कर	1502	667
(३)	मलप्रवाह कर	2102	934
(४)	पथ कर	2403	1068
(५)	वृक्ष कर	152	67
(६)	पाणीपुरवठा लाभ कर	1502	667
(७)	मलप्रवाह सुविधा लाभ कर	899	400
(८)	शासकीय शिक्षण कर	1803	801
(९)	शासकीय रोजगार हमी कर	0	0
(१०)	मोठ्या निवासी जागेवरील कर	0	0
(११)	पाणी पट्टी (प्रति महिना)	8100	0
(१२)	विशेष साफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	600	267
(१४)	उपयोगकर्ता शुल्क	2191	804
(१५)	अनाधिकृत बांधकाम शास्ती	0	0
(१६)	विलंब शास्ती	6228	0
(१७)	शिक्षण हमी करावरील (पेनल्टी)	0	0
(१८)	पेनल्टी (रोजगार हमीकर)	0	0
(१९)	नोटीस फी	0	0
(२०)	Dishonour chq Penalty	0	0
(२१)	व्याज	0	0
(२२)	एकूण	35887	9411

देय रक्कम	सूट रक्कम	अधिक रक्कम	भरलेली रक्कम	
9411	426	0	8985	

Print this page



MONARCH SOLITAIRE LLP

OFF.: Shanti Nagar, Kalyan Ambarnath Road, Opp. UMC Jakat Naka,
Ulhasnagar-421 003. Tel.: (0251) 2985555 / 2985000 Email: monarchsolitairellp@gmail.com

No.

VOUCHER / RECEIPT

Date: _____

Debit to	A-301 Mr Anil Punjabi	Rs	Ps
Pay to :	Maintenance.		
Being amount paid for	June - 23 To June - 25 3000 X 25 House Tax	75000 17000	
	TOTAL	58000/-	
Rupees in words	Fifty eight thousand.	Received Above sum of Rs.....	
Paid by Cash/ Cheque No.....	Checked by	Authorised by	
Dt..... Drawn on.....			