



449

- 7 MAY 1990

Stamp
Date
Signature

G. P. Hinduja
ULHASNAGAR-2

Stamp
Date
Signature

A G R E E M E N T

This Agreement is made and entered into at Ulhasnagar, District Thane on this 11th day of May 1990 between M/s. Star Associates, through its partner Shri Sunder S. Paisinghani, Hindu, adult, aged about 28 years, Occupation Business, residing at Ulhasnagar, Dist. Thane, hereinafter referred to as the "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors, heirs, executors, administrators and assigns) of the One Part.

A N D

(1) Mr. Amirdas V. Revankar, Hindu, adult, aged about 40 years, Occupation - Business, and (2) Mrs. Anupama Amirdas Revankar, Hindu, adult, aged about 38 years, Occupation - House-hold, both of them residing at Jai Apartment, 2nd floor, Flat No. 14, Ulhasnagar-3, Dist. Thane, hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the Other Part.

That, the receipt of which is hereby admitted and acknowledged by the Builders before the witnesses.

2. That the Builders have delivered the quiet, vacant, peaceful and physical possession of the said flat to the Purchasers herein.

3. That the Builders hereby assure the Purchasers that the said flat under sale is free from all encumbrances, liens, claims and charges. It has neither been mortgaged, nor gifted, nor sold to any one before this agreement and on such assurances of the Builders the Purchasers have agreed to purchase the said flat from the Builders herein.

4. That it is agreed by and between the parties hereto that the stamp duty and registration charges that may be payable in respect of the said flat agreed to be paid by the Purchasers at the time of execution and registration of the conveyance in favour of the society that stamp & certified on the conveyance the same shall be borne and paid by the Purchasers.

5. That the Purchasers have agreed that they alone shall be responsible in respect of the future liabilities concerning to the said flat such as service charges, Municipal Taxes, electric charges, maintenance charges, and other outgoings or any other Govt. dues.

6. That the Purchasers shall maintain the said at their own costs in good, tenantable and repair condition and shall not do or suffer to be done anything in the building or the said flat.

7. That it is made clear by the Builders to Purchasers herein that what is sold to the Purchasers only the area of the said flat with common use of passage and staircase.

WHEREAS the Builders have constructed a building known as "SILVER WINGS APARTMENTS" on the aforeaid Block No.A-32, Room No.191-192, Ulhasnagar-1, District Thane.

AND WHEREAS the Builders have purchased the Room No.191-192,Block No.A-32, Goal Maidan,Ulhasnagar-1, from Shri Arjandas Hashmatrai Jagiasi & Mrs.Meena Arjandas Jagiasi vide exchange deedNo.5510 & 5520 dated 19-8-1988 registered with Tahsildar Office, Ulhasnagar-5.

AND WHEREAS the Purchaserhasapproached the Builders for purchase of a flat known as Flat No.303, admeasuring 1297 sq.ft. (built up area) on 3rd floor, according to Architect Certificate, in "SILVER WINGS APARTMENTS" Ulhasnagar-1, Dist.Thane at the rate of Rs.150/- (Rupees one hundred fifty only) per sq.ft. for a total consideration of Rs.1,94,550/- (Rupees one lakh ninetyfour thousand five hundred fifty only) and the Builders have also agreed to sell the said flat to the Purchasers herein in the said sum.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement the Builders have received from the Purchasers a sum of Rs.1,94,550/- (Rupees one lakh ninetyfour thousand five hundred fifty only) in cash as under:-

<u>Amount</u>	<u>Date</u>
Rs. 50,000/-	11-7-1989
Rs.1,00,000/-	16-11-89
Rs. 44,550/-	11-5-90
<u>Rs.1,94,550/-</u>	

being the full and final sale consideration of the said

8. That the Purchasers shall not use the said flat for such purposes which may create any nuisance and/or annoyance to the other flat owners/shop owners.

9. That the Purchasers shall abide by all the rules, regulations and bye-laws of the said Apartments from time to time.

10. That the Purchasers have paid extra charges for separate Meter Connection.

SCHEDULE

All that piece and parcel of Flat No. 303, on 3rd floor, admeasuring 1298 sq. ft. (built up area) in "SILVER WINGS APARTMENTS" situated on Plot of house No. 191 & 192, Block No. 8-B, Ulhasnagar-1, District Thane and is situated within the limits of Ulhasnagar Municipal Council and bounded as under:-

East : Plot No. 204
West : Plot No. 204
South : Plot No. 204

In witness whereof the parties hereto have set and subscribed their respective hands on the day, month and year written above.

Signed, sealed and delivered by the withinnamed Builders M/s. Star Associates, through its partner Shri Sunder S. Raisinghani, in the presence of

For M/s STAR ASSOCIATES

[Signature]
PARTNER

Signed, sealed and delivered by the withinnamed Purchasers (1) Mr. Amirdas V. Ravankar, & (2) Mrs. Anupama A. Ravankar, in the presence of

RECEIPT

Received a sum of Rs. 1,94,550/- (Rupees one lakh ninetyfour thousand five hundred fifty only) in cash as stated in clause 1 of this agreement from the Purchaser.

Witnesses:

1. रामचन्द्र, तमिळ व वती

We say received.

For M/s STAR ASSOCIATES

2.

[Signature]
(K. K. LAHORI)

[Signature]
PARTNER
Builders