



SAI SUDHARSHAN



Name of Customer: MR. BHIMASHANKAR DAINE.

Flat Type	1BHK
Flat No / Wing	105
Carpet Area	385
Sale Area	545
Rate	4950
Total Cost	27,00,000
Duty	1,62,000
Registration	30,000
Documentation Charges	10,000
GST @5% (w.e.f 1st April 2019)	1,35,000
Society Formation Charges	80,000
Development Infra Charges	1,25,000
Total All Inclusive Charges to be Paid	32,42,000



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: SUDARSHAN ASSOCIATE, Plot Bearing / CTS / Survey / Final Plot No.:28/2 at Dhamote, Karjat, Raigarh, 402201*; registered with the regulatory authority vide project registration certificate bearing No **P52000017045** of

1. **Sudarshan Associate** having its registered office / principal place of business at *Tehsil: Kalyan, District: Thane, Pin: 421203*.

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **30/10/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 10/09/2022

Place: Mumbai

Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadaoouard
Signature (Secretary Incharge, Maharashtra RERA)
Date: 10-09-2022 23:54:35
Maharashtra Real Estate Regulatory Authority

AGREEMENT FOR SALE

Market Value Rs./-
Consideration Value Rs./-
Stamp Rs./-
Registration Rs./-

Flat No. 106 Admeasuring Area (387 Sq. ft. Carpet area) or thereabouts (550 Build up) on 01st Floor, Building no. 2 in the Project known as

"SUDARSHAN ASSOCIATES"

Articles of agreement made and entered into
At Village Dhamote, Tal.-Karjat, Dist.-Raigad.
....Day of the month, 2022

BETWEEN,

SUDARSHAN ASSOCIATES proprietary firm carrying business as Builders & Developers through its Proprietor **MR. SANJAY MAHENDRA SINGH** Age - 40 Years, (PAN NO. AYHPS7815A) Occupation- Builder & Developer, Having office at - B - 113, City Mall, Near Pendharkar College, MIDC, Dombivali East, Tal - Kalyan, Dist - Thane - 421 204. hereinafter referred as "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the his/her/their heirs, executors, administrators, assigns and the survivors of them) of the **ONE PART**:

AND

1) MR. BHIMASHANKAR DEVRAM DAINE, Age - 47 Years, Indian Inhabitant, (PANNO.APEPD7712D) (Aadhaar No. 677963747754), Both Residing at Room No. 114, 1st Floor, Vaibhavlaxmi Apartment, Chadansar Road, Panch Payan Road, Near Bapa Sitaram Mandir, Vasai, Thane, Virar East, Maharashtra - 401305. Hereinafter referred to as "**THE PURCHASER/S or ALLOTTEE/S**" [which expression shall, unless it repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the **OTHER PART**:

WHEREAS:-
HOW THE PROMOTERS BECAME THE OWNER OF PLOT/LAND

(Regulation and Development) Act, 2016 and the rules and regulations made there under including the Commencement Certificate dated 07/11/2017.

C. The Purchaser/s has examined the foregoing Agreements and relevant documents, letters, papers and writings inspection of which, the Promoters have given to purchaser and The purchasers has accepted the title of the Owner and Builder to the said property as shown in the record of rights in respect thereof and the documents referred herein above and annexed hereinafter.

- XV. On satisfying himself/herself/ themselves about the plans and after the perusal of various deeds and documents, specifically referred to herein above and after satisfying himself as regards the other terms and conditions including the Title of the Promoters to the said plot, the Purchaser/s has/ have applied to the Promoters for allotment of and hereby agree/s to purchase **Flat No.105** admeasuring about **(385 Sq.Ft.Carpet Area)** or thereabouts **(545 Build Up)** on the **01st Floor, Building No. 2**, in the Project known as **"SUDARSHAN ASSOCIATES"** which is to be constructed on the said Land.(hereinafter referred to as "the said premises" and which is more particularly described in the Second Schedule hereunder written)
- XVI. The Promoters has agreed to sell the flat/shop to the Purchaser and the Purchaser has agreed to purchase from the Promoters **Flat No.105** admeasuring about **(385 Sq. Ft. Carpet Area)** or thereabouts **(545 Build Up Area)** on the **01st Floor, Building No. 2** in the Project known as **"SUDARSHAN ASSOCIATES"** which is being constructed on the said property for a total consideration of **Rs. 27,00,000/- (Rupees Twenty- Four Lakh Seventy- Five Thousand Only)**. The Typical Floor plan of the said Premises is annexed hereto & marked as **ANNEXURE "E"**.
- XVII. The Purchaser/s has / have seen and approved the Building and floor plan and have understood 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 set out in the **Annexure 'G'** annexed hereto.
- XVIII. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- XIX. Both the Promoters and the Purchaser/s hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the said Project.
- XX. Now both the parties are desirous of recording the terms and conditions of these

for sale as the 'Investor Purchaser' and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5 of schedule 1, of Bombay stamp Act, 1958. The requisite stamp duty on this Agreement for Sale is being paid by the Purchaser with a right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Flat/Shop within a period of One Year or within such period as may be prescribed from time to time in this regard.

33. JOINT ALLOTTEES:

That in case there are Joint Purchaser(s) / Allottee(s) all communications shall be sent by the Promoters to the Purchaser(s) / Allottee(s) whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Purchaser(s) / Allottee(s).

34. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters himself / themselves or through his/ their/its authorized signatory at the Promoter's Office or at some other place, which may be mutually agreed between the Promoters and the Purchaser(s) / Allottee(s). After the Agreement is duly executed by the Purchaser(s) / Allottee(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Dhamote, Tal Karjat, Dist Raigad.

35. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

FIRST SCHEDULE (A)
(Description of the property land)

All these pieces and parcels of land within the District and Registration District Raigad, Taluka Karjat and Sub-District Karjat outside the limits of Raigad Zilla Parishad, Karjat Panchayat Samiti and Within the limits of GRAMPANCHAYAT NERAL village DHAMOTE as follows.

Survey No.	Plot No	Area Square Meter	Asst.	
			Rs.	Ps.
28	B/1	1162.00	116	20
28	B/2	374.00	37	40
28	B/3	174.00	00	00
28	B/4	10.00	00	00
Old Survey No. 28 Hissa No. 2 Area 1720 Square Meter				

On or towards East :
 On or towards west : As per Record of Rights
 On or towards North :

On or towards South :

FIRST SCHEDULE (B)
(Description of the Flat/Shop)

Flat No.105 admeasuring about (385 Sq.Ft. Carpet Area) or thereabouts (545 Build Up Area)on the 01st Floor, Building No.2 in the Project known as "SUDARSHANASSOCIATES"

IN WITNESS WHEREOF, THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

Name	Sign	Photo
SIGNED SEALED AND DELIVERED By PROMOTER SUDARSHAN ASSOCITES Proprietary firm Represented by its authorized Proprietor MR. SANJAY MAHENDRA SINGH		
SIGNED SEALED AND DELIVERED By Flat Purchaser / Allottee		

Witness