

THIS AGREEMENT FOR SALE is made at AMBERNATH on this 25 day of  
Jan, 2022,

BETWEEN

M/s. KGI REALTY PVT. LTD., (PAN NO.: AAHCK5827B, a company registered under the Companies Act 2013, having its registered office at PLOT NO. 650(P) & 651(P), MEZZANINE FLOOR, SAGARICA APARTMENTS, NEAR CHOPDA COURT, ULHASNAGAR, THANE - 421003 and hereinafter referred to as "THE DEVELOPER" (which expression shall, unless contrary to the context or meaning thereof, mean and include its successor and assigns) of the ONE PART.

AND

- 1) MRS. SNEHA SANTOSH GURAV age 30 years, having PAN: CIUPG0556M  
and
- 2) MR. SANTOSH DATTARAM GURAV age 34 years, having PAN: AXPPG6234Q

above both is an Indian inhabitant residing at - A1 301, SHREE GANESH APARTMENT, KARGIL NAGAR, VIRAR EAST, MAHARASHTRA - 401305.

E-mail address: snehasantosh891@gmail.com

WhatsApp Number: 8070681699.

hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART:

WHEREAS:

**TITLE:**

A.1. By and under Certificate dated 19<sup>th</sup> April 1964 issued under section 32M of the Bombay Tenancy and Agricultural Lands Act, 1958 Shri Yashwant Dharma Patil purchased for Rs 1,967/- two parcels of agricultural lands bearing Survey No. 36, Hissa No. 23 / 3 admeasuring 1 H 2 R equivalent to 10,200 square meters and Survey No. 36, Hissa No. 24 admeasuring 1 H 92 R equivalent to 19,200 square meters, admeasuring in aggregate 29,400 square metres situated at Village Adivali - Dhokli, Tal.: Ambernath, Dist. Thane more particularly described in the First Schedule hereunder written and hereinafter referred to as 'the Larger Land'. The said Larger Land is delineated by black colored boundary line on TILR PJan annexed hereto as Annexure 'A'. A copy of the 7/12 Extracts in respect of the Larger Land are hereto annexed as Annexure 'B'

A.2. The said Shri Yashwant Dharma Patil died in 1986 leaving his wife Smt. Parvati Dharma Patil and his brother Vasudeo Dharma Patil as his only heirs and next of kin according to the law by which he was governed, as per Mutation Entry No. 546 dated 16.10.1987.

A.3. The said Parvati Dharma Patil died leaving (i) Vasudeo Dharma Patil, (ii) Somubai Kalu Kade, (iii) Jamnabai Danda Patil and (iv) Tarabai Shankar Joshi, as her only heirs and next of kin according to the law by

M. K. J. S. A.

H. K. S. A.

- R. Prior to the execution hereof the Purchaser/s has/have visited the project site and has satisfied its state and conditions thereof and based on their satisfaction and acceptability of the title of the Developer as recited hereinabove the Purchaser/s has/ have applied to the Developer for allotment of a **Flat No. 2109** on **21st** floor in Building No. **3** ("the said Flat") being constructed on the Project Land named as KOHINOOR EDEN more particularly described in the THIRD SCHEDULE hereunder written.
- S. The said Flat admeasuring **34.61 Sq. Mtrs.** (RERA carpet area) along with the exclusive use and occupation of Balcony/utility/Terrace admeasuring **2.42 Sq. Mt.** is more particularly described in THIRD SCHEDULE hereunder written and shown delineated on the Typical Floor Plan thereof hereto annexed as **Annexure 'H'**. The said Flat shall be provided with the amenities and internal works specified in the **Annexure 'I'**. It is expressly made clear that the Developer has not and will not be providing Loft anywhere in the said Flat. For the purposes of this Agreement "Carpet Area" means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive balcony area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat.
- T. The Developer has agreed to sell and the Purchaser has agreed to acquire the said Flat for **Rs. 31,83,160/- (Rupees Thirty One Lakh Eighty Three Thousand One Hundred Sixty Only)**. Prior to the execution of these presents, the Purchaser/s has/have paid to the Developer a token sum **Rs. 5,000/- (Rupees Five Thousand Only)**, which would be adjusted against the Consideration of the said Flat agreed to be sold by the Developer to the Purchaser/s (the payment and receipt whereof the Developer hereby admits and acknowledges).
- U. Under Section 4 of the MOFA and Section 13 of the RERA the Developers are required to execute a Written Agreement for sale of the said Flat to the Purchaser/s being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

**1. SCOPE AND OPERATION OF THE RECITALS:**

The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and shall not govern the interpretation of the clauses hereof.

2. **DEFINITION**  
 In this Agreement, unless the context otherwise requires, the terms defined in the Schedule shall have the meanings assigned to them hereunder:  
 2.1. 'RERA' shall mean the Real Estate Regulatory Act, 2016 and the rules made thereunder.  
 2.2. 'Contract' shall mean the contract for sale of immovable property.  
 2.3. 'E' shall mean the entire.  
 2.4. 'In' shall mean in and including.  
 2.5. 'In' shall mean in and including.  
 2.6. 'In' shall mean in and including.  
 2.7. 'O' shall mean only.  
 2.8. 'P' shall mean per cent.  
 3. **PURCHASE PRICE**  
 3.1. The purchase price of the Flat shall be Rs. 31,83,160/- (Rupees Thirty One Lakh Eighty Three Thousand One Hundred Sixty Only).  
 3.2. The purchase price of the Flat shall be paid in the following manner:  
 3.3. The purchase price of the Flat shall be paid in the following manner:

*[Handwritten signatures and names]*

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Description of "the Larger Land")

ALL THAT PIECE OR PARCEL OF LAND bearing Survey No.36, Hissa No. 23 /3, admeasuring 10200 sq.mtrs and Survey No. 36, Hissa No. 24, admeasuring 19200 Sq. Mtrs. (Hereinafter referred to as "the Plots") of Village Adivali Dhokli, Taluka Ambemath, District Thane, and within the limits of Municipal Corporation of Kalyan Dombivali in the registration District of Thane, City Kalyan and bounded as follows:

On or towards EAST : Village Road  
On or towards WEST : Village Road  
On or towards SOUTH : Gangaram Bane  
On or towards NORTH : Kailash Sakharam Bane and Shalik Bane

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

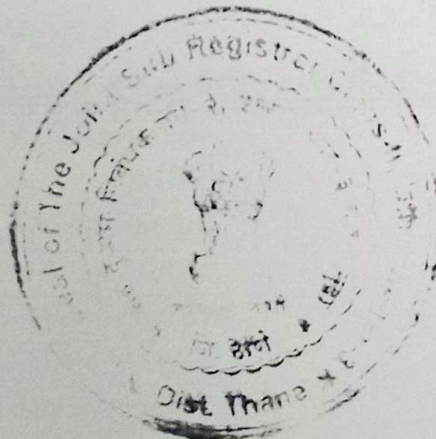
(Description of the Layout Land)

ALL THAT piece or parcel Land admeasuring in aggregate 22,887.30 square metres and forming part of the Larger Land more particularly described in the FIRST SCHEDULE herein above written.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(Description of "the said Premises")

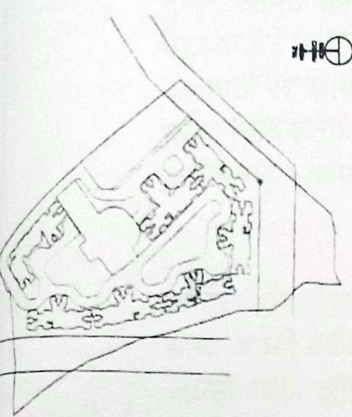
Flat bearing No. **2109** admeasuring **34.61 Sq.Mt.** (RERA carpet area) on the **(21st)** Floor of the Building No. **3** along with the exclusive use and occupation of Balcony/utility/Terrace admeasuring **2.42 Sq.Mt.** being constructed on the Project Land named as KOHINOOR EDEN PHASE-II more particularly described in the SECOND Schedule hereinabove written.



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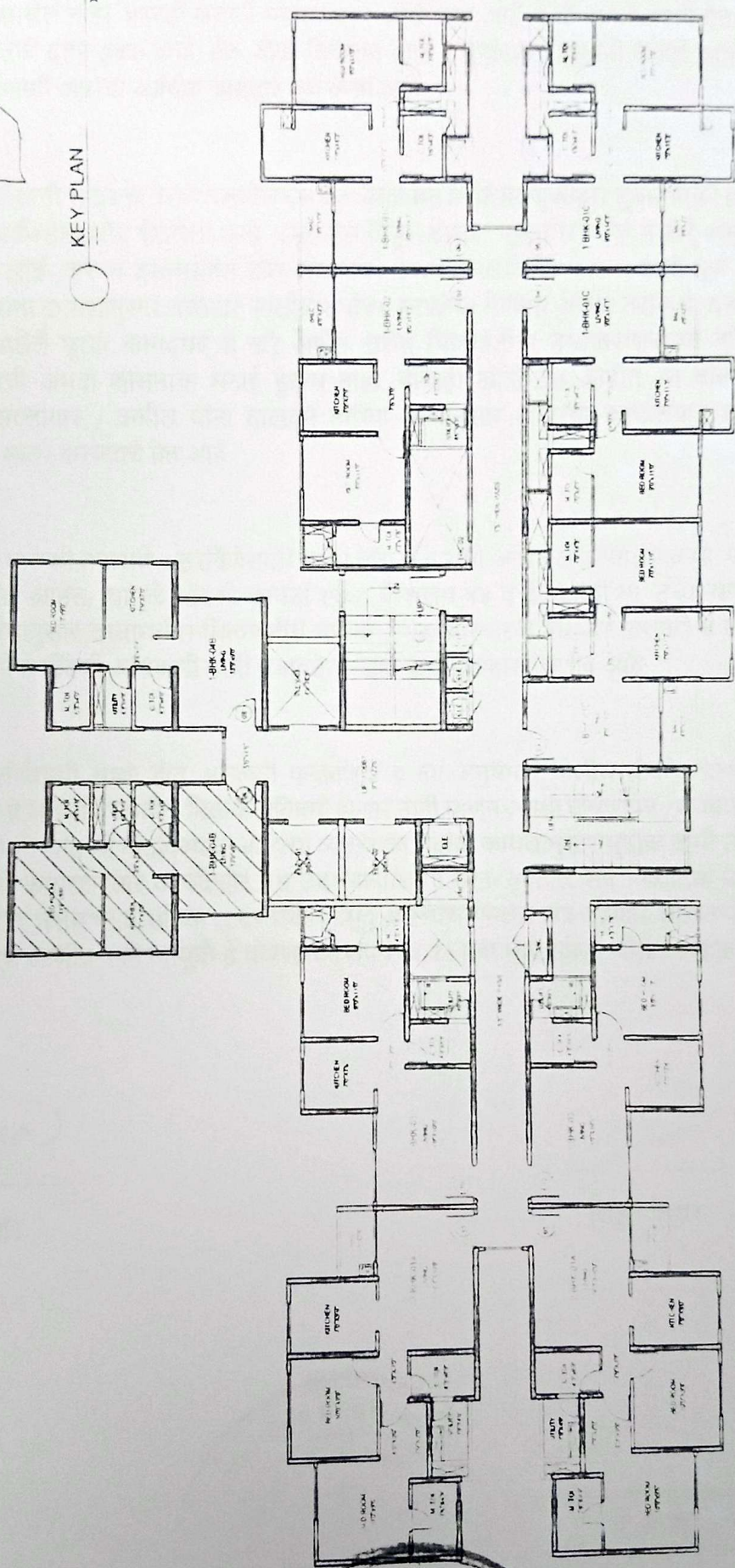
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KEY PLAN

X-KEY PLAN (B)

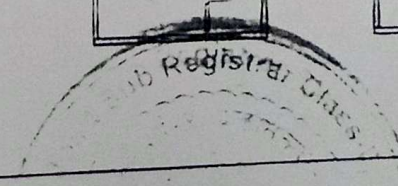


64601

BUILDING 03 - TYPICAL FLOOR PLAN  
(3RD TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 23RD)

64601

KOHINOOR EDEN



करारनामा

3183160

1452000

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: विभाग क्र. 56/180, मौजे अडीवळी डोंबिवली स नं 36 हि नं 23/3 स नं 36 हि नं 24 वरील कोटिनूर इडन प्रोजेक्ट, बिल्डिंग नं 3 मधील सदनिका नं. 2109, एकविसावा मजला क्षेत्रफळ 34.61 चौ.मीटर कार्पेट + 2.42 चौ.मीटर बाल्कनी/युटीलिटी/ टेरेस स्पेस सहित ( Survey Number : स नं 36 हि नं 23/3 स नं 36 हि नं 24 ; )

1) 34.61 चौ.मीटर

1): नाव:- मेसर्स केजीआय रिअल्टी प्रा. लि तर्फे डायरेक्टर सोनू अनिल होतचंदानी यांचे कु. मु. म्हणून मुबयन रशिद सय्यद - वय:-37; पत्ता:- प्लॉट नं: 650 (पी) व 651 (पी) , माळा नं: मंझनन फ्लोर, इमारतीचे नाव सागरिका अपार्टमेंट, ब्लॉक नं: - , रोड नं: चोपडा कोर्ट जवळ, उल्हासनगर 3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAHCK5827B

1): नाव:- स्नेहा संतोष गुरव - - वय:-30; पत्ता:- प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: श्री गणेश अपार्टमेंट ब्लॉक नं: ए1, 301 , रोड नं: कारगिल नगर, विरार पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:- CIUPG0556M

2): नाव:- संतोष दत्ताराम गुरव - - वय:-34; पत्ता:- प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: श्री गणेश अपार्टमेंट ब्लॉक नं: ए1, 301, रोड नं: कारगिल नगर, विरार पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:- AXPPG6234Q

09/01/2023

09/01/2023

338/2023

222900

30000



Handwritten signature and stamp of the Joint Sub Registrar, Uthas Nagar, Dist. Thane.

किंवा जुडी देण्यात असेल तेव्हा.

देणा-या/लिहून ठेवणा-या याद किंवा दिवाणी न्यायालयाचा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

घेणा-या पक्षकाराचे व याद किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

दिल्याचा दिनांक

केल्याचा दिनांक

व पृष्ठ

मुद्रांक शुल्क

नोंदणी शुल्क

विधारात घेतलेला तपशील:-

(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



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700034683

Project: **Kohinoor Eden Ph 2** Plot Bearing / CTS / Survey / Final Plot No. : 36/24, 36/23/3 at Adivali Dhokali, Ambarnath, Thane, 421306;

1. **Kgi Realty Private Limited** having its registered office / principal place of business at Tehsil **Ulhasnagar**, District **Thane**, Pin: **421003**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - 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 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 (I) of sub-section (2) of section 4 read with Rule 5.  
OR  
That entire of the amounts to be realised hereinafter by 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 for a period commencing from **20/04/2022** and ending with **30/09/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - 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
3. 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.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 12-08-2022 16:17:23

Dated: **12/08/2022**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

