

## AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made and entered into at Thane on this day of April in the Christian Year Two Thousand Twenty Three by and between JAGDALE INFRASTRUCTURE PVT. LTD., PAN - **AACCJ0653K** a Company incorporated under the Provision of the Companies Act, 1956, and existing under the Companies Act, 1913, having its Registered Office at Ground Floor, Tamanna Co-operative Housing Society, Lokmanya Nagar, Pada No. 2, Thane 400 606, hereinafter referred to as the PROMOTER (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the ONE PART

AND

**Mrs. Pramila Supada Wadhe** Age:56 years, **PAN:AAEPW3385J**  
And Contact No.9869068038 and having Address: Plot no.28,Aashirwad ,Near Yashodhan Nagar Bus Stop,Sawrkar Nagar,Thane (W)-400606, hereinafter referred to as the Purchaser (which expression shall unless it be repugnant to the context or meaning thereof, includes their respective heirs, executors, administrators and assigns) of the OTHER PART

### WHEREAS :-

- A. All the pieces and parcel of Land bearing Survey No. 506 admeasuring about H-R-Sq. Mtrs 0-30-00 or thereabouts lying, being and situated At Village Panchpakhadi, Ta & Dist. Thane within the limits of Thane Municipal Corporation, Thane, within Registration, District & Sub District of Thane, more particularly described in the

and signed this Agreement for sale at Thane, Maharashtra in the presence of attesting witness, signing as such on the day first above written.

THE FIRST SCHEDULE REFERRED TO ABOVE

All that pieces and parcel of Land bearing Survey No. 506 total admeasuring about H-R-Sq. Mtrs 0-30-00 or thereabouts lying, being and situated At Village Panchpakhadi, Ta & Dist. Thane 400 601 within the limits of Thane Municipal Corporation, Thane, within Registration District & Sub District of Thane, Maharashtra.

Bounded as follows:-

Towards the East : Pokhran Road No. 2

Towards the West : Proposed 40 M Road

Towards the North : Pokhran Road No. 2

Towards the South : Slum Occupied Land / Pipeline

THE SECOND SCHEDULE REFERRED TO ABOVE (Said Land/Entire Project)

All that pieces and parcel of Land bearing Survey No. 506 total admeasuring about 3000 Sq. Mtrs or thereabouts out of that 2513.78 Sq. mtrs, lying, being and situated At Village Panchpakhadi, Ta & Dist. Thane 400 601 within the limits of Thane Municipal Corporation, Thane, within Registration District & Sub District of Thane, Maharashtra Bounded as follows:-

On or towards North : Existing Chawl

On or towards South : Open Land of TMC Water Tank

On or towards West : DP Road

On or towards East : Boundary line of Building No.2

THE THIRD SCHEDULE REFERRED TO ABOVE (Said Project)

All that piece and parcel of lands admeasuring about 3000 Sq. Mtrs and forming part of the Second Schedule, more particularly described in the First Schedule written hereinabove and structure standing thereon known as "Avesa" survey no 506 of Village Panchpakhadi, Ta & District Thane 400 601.

THE FOURTH SCHEDULE REFERRED TO ABOVE (Said Property/Flat)

Flat No :603 admeasuring about **41.60 sq. mtrs** carpet area i.e. approximately **447.78** square feet, on 6th floor in the Tower of the Project known as "Avesa" survey no. 506 of Village Panchpakhadi, Ta & District Thane 400 601.

THE FIFTH SCHEDULE REFERRED TO ABOVE Amenities

(Description, nature & extent of the common areas & facilities)

- 1) Common terraces on the top of the building.
- 2) Common staircase, landings, common passages.
- 3) The electrical installations and common lighting.
- 4) Pump Room, Suction Pumps, Water Lines, Overhead and Underground Water Tanks.
- 5) Drainage lines, Sewage Lines, Plumbing
- 6) Compound Wall, Common Gates.
- 7) Gymnasium, Children's Play Area & Indoor Games
- 8) Recreational Area & Swimming Pool
- 9) Passenger Lifts
- 10) Fire Evacuations Lift
- 11) Fire Lift
- 12) Scooter Lift

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

SIGNED, SEALED AND DELIVERED By the )

Withinamed PROMOTER/DEVELOPER )

JAGDALE INFRASTRUCTURE PVT. LTD )

through its Authorized Signatory )

Shri. Rahul Hanmant Jagdale

in the presence of ... )

1. \_\_\_\_\_ )

3. **CONSIDERATION/PRICE OF THE SAID UNIT/FLAT:** The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agree to sell to the Purchaser **Flat No.603** admeasuring **41.60** sq. mtrs, which is equivalent to **447.78** sq.ft. on Sixth Floor. in the building being known as AVESA (hereinafter referred to as the said Property/Flat)as shown in the Floor Plan. Copy of Floor Plan annexed hereto and marked as Annexure "I", for the consideration of **Rs.60,00,000 (Rupees Sixty Lakh Only)** including the proportionate price of the common areas and facilities appurtenant to Flat, the nature, extent and description of the common areas and facilities which are more particularly described in the **SCHEDULE FOUR** hereunder written.

4. **PAYMENT PLAN AND OTHER DETAILS:**

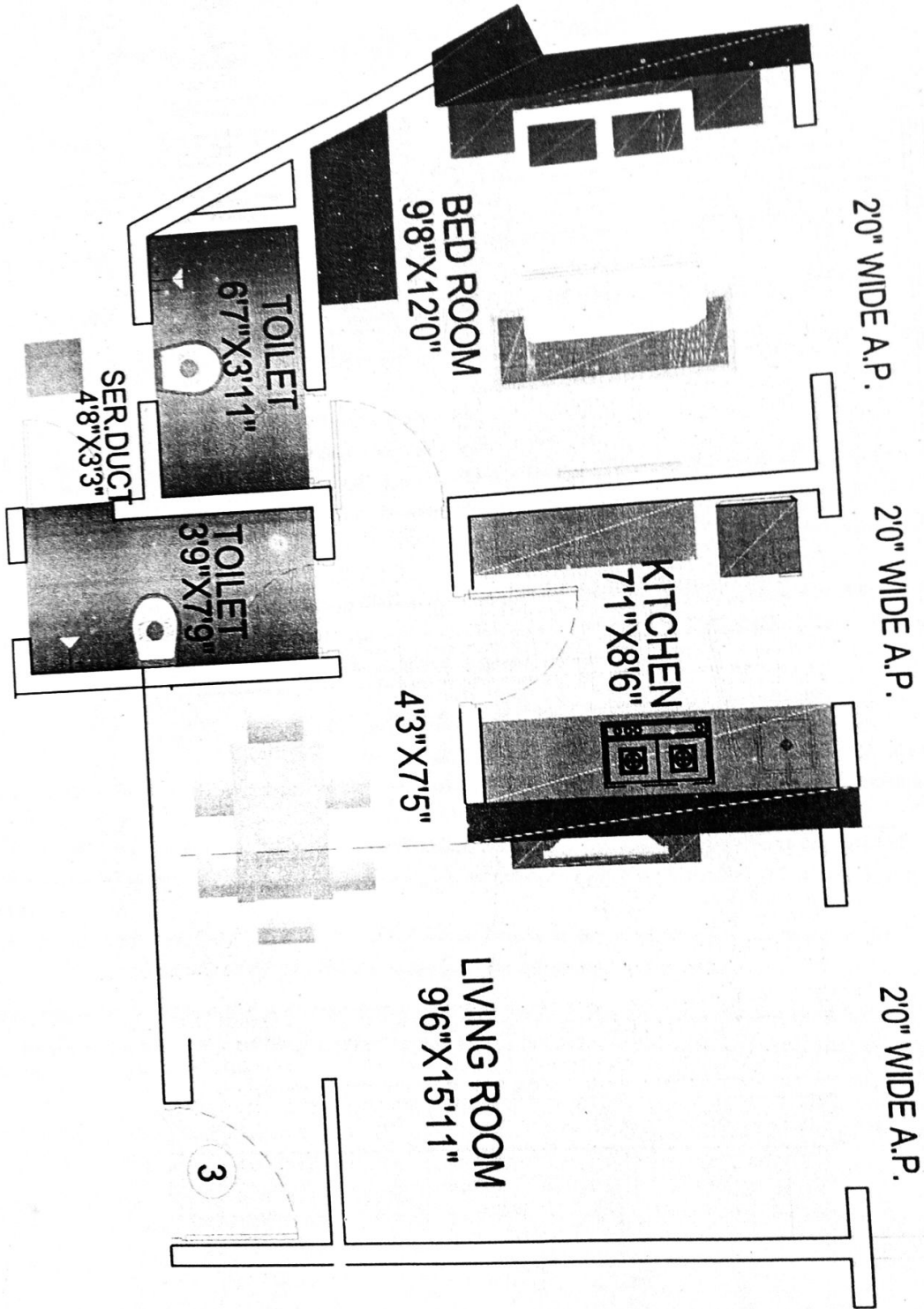
a. The total price/Sale consideration of the said Flat is **Rs .60,00,000/- (Rupees Sixty Lakh )**. The Purchaser has paid on or before execution of these agreements a sum of **Rs. 8,10,000/- (Rupees Eight Lakh Ten Thousand )** as advance payment or application Fee (is More than 10% of total sale consideration) and hereby agrees to pay to the Promoter the balance amount of Sale consideration **Rs .60,00,000/- (Rupees Sixty Lakh )** as below;

1. **PAYMENT SCHEDULE**

- 1) Rs.6,00,000 (Rupees Six Lakh Only) at Booking Amount.
- 2) Rs.21,00,000 (Rupees Twenty One Lakh Only)at Plinth Level , .
- 3) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 1st Slab.
- 4) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 3rd Slab.
- 5) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 5th Slab.
- 6) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 7th Slab.
- 7) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 10th Slab.
- 8) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 15th Slab.
- 9) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 20th Slab.
- 10) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 23rd Slab.
- 11) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 27th Slab.
- 12) Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) at 30th Slab.
- 13) Rs.3,00,000 (Rupees Three Lakh Only) at Terrace Slab.
- 14) Rs.3,00,000 (Rupees Three Lakh Only) Walls & Internal Plaster upto the floor level of the said apartment.
- 15) Rs.3,00,000 (Rupees Three Lakh Only) Staricase,Lift Wells, lobbies upto the

1 BHK

JAGDALE | AVESA



RERA CARPET AREA STATEMENT OF 6TH, 8TH TO 10TH,  
12TH TO 15TH & 17TH TO 20TH FLOOR  
RERA CARPET AREA - 447.78 Sq. Ft.



# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Parka (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986 (FORM "A")

No. SRA/ENG/034/SEC-4/STGOVT/AP 26 AUG 2021

COMMENCEMENT CERTIFICATE

Solo Building with Parking  
Tower 1 & 2

TO  
M/s Jagde Infrastructure Pvt. Ltd.  
Gr 2 Floor Tanaka CHS, Yashwanth Nagar,  
Thane (W) 400606

Sir  
With reference to your application No. 421 dated 09/07/2021 for Development  
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional  
Town Planning Act, 1986 to carry out development and building permission under section 45 of Maharashtra  
Regional and Town Planning Act, 1986 to erect a building on plot No. 506 (PT), Gandhi Nagar, Pokhara Road No. 2,  
C.T.S. No. 506 (PT), Gandhi Nagar, Pokhara Road No. 2,  
Thane (W)

of Village Pandharkhadi T.P.S. No. \_\_\_\_\_  
ward SEC-4 Situated at Thane (W)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SRA/ENG/004/SEC-4/STGOVT/LOI dt. 10/06/21  
IDA UR No. SRA/ENG/034/SEC-4/STGOVT/AP dt. 18/06/21  
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1986.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such and event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1986.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him

The C.E.O. (SRA) has appointed Shri. Rajnaray Pawar  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level of Solo Building



For and on behalf of Local Authority  
The Slum Rehabilitation authority

- FIRST SCHEDULE hereunder written (Hereinafter referred to as "the Said Larger Land" for the sake of brevity and convenience) was originally owned, seized and possessed by the Government of Maharashtra. Thereafter the said Larger Land was declared as a reserved under Gayaran/Gurcharan land of the Government;
- B. Pursuant to the Government Notification issued by the Revenue and Forest department of Maharashtra bearing No. Land. 1091/713/Pra.kra.59/J-1, Mantralay Mumbai dated 14/12/1998 and Order of Hon'ble District Collector, Thane bearing no. Mahsul/K-1/Re.kra/SR/01/2010 dated 07/10/2010 and Taluka Order bearing no. mahsul-1/Te-2/Land/11/2010 dated 4/11/2020 along with possession receipt dated 10/11/2010 the said Larger Land which was reserved under Gayaran/Gurcharan land of the Government was handed over to the Thane Municipal Corporation;
- C. The said Larger Land was encroached upon by various slum structures/hutments which was occupied by them and the said Larger land had formed society under Maharashtra Co-Operative Housing Society Act & rules as Tenant Co-Partnership Housing Society in the name of Shastri Nagar Priyadarshini Co-Operative Housing Society limited via registration no. T.N.A (T.N.A)/H.S.G./T.C./8000/95-96 dated 22/03/1996; The Members of the Management Committee of Shastri Nagar Priyadarshini Co-Operative Housing Society granted development rights in respect of the portion of the said Larger Land in favour of Jagdale Infrastructure Pvt Ltd via Development Agreement dated 16<sup>th</sup> March 2017;
- D. Pursuant to Maharashtra admeasuring Government Notification bearing no. SRA /DY. Coll. & C.A. Thane-2/3C(1)/Panchpakhadi/ShastrinagarPriyadarshini/S.R.N 0.6/2018, Slum Rehabilitation Authority had declared Slum Rehabilitation Scheme under the provision of Maharashtra Slums Area (Improvement Clearance and redevelopment) Act, 1971 for Shastri Nagar Priyadarshani, Thane admeasuring about 2513.78 Sq. mtrs portion of the said Larger Land about 3000 Sq. mtrs of Village Panchpakhadi, Ta & Dist. Thane within the limits of Thane Municipal Corporation and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter referred to as the "said Land" for the sake of brevity & convenience) as "Slum Rehabilitation area" on 11<sup>th</sup> December 2018. The said Land has been approved and sanctioned for commercial cum residential use. Copy of the Plan delineating the said Land is annexed hereto and marked as ANNEXURE "A";
- E. Pursuant thereto, an application was made to the Slum Rehabilitation Authority (hereinafter referred to as the "SRA") for redevelopment of the said Land. The SRA vide its Letter of Intent bearing no. SRA/ENG/004/SEC-4/STGOVT/LOI dated 10/06/2021, (hereinafter referred to as the "LOI") approved the redevelopment of the said Land under the aegis of Regulation 14.7 of Unified Development Control and

Promotion Regulations for Maharashtra State, on the terms and conditions as contained therein; Copy of LOI dated 10/06/2021 is annexed hereto and marked as ANNEXURE "B";

F. Pursuant to the application along with Plans, Sections, specifications and description was made to the SRA for construction of the building work on the said Land. Slum Rehabilitation Authority vide its Intimation of Approval letter bearing No. SRA/ENG/034/SEC-04/STGOVT/AP dated 18/06/2021 approved the construction of the building over the said land under Sec 45 of Maharashtra Regional & Town Planning Act, 1966 as amended up-to date subject to the terms and conditions mentioned therein. Copy of IOA dated 18/06/2021 is annexed hereto and marked as ANNEXURE 'C';

G. Pursuant to the Government Notification issued by the Revenue and Forest department of Maharashtra bearing No. Land. 1091/713/Pra.kra.59/J-1, Mantralay Mumbai dated 14/12/1998 and subsequent collector order dated 30/08/21 the said land has been transferred to State Government of Maharashtra in the revenue records and the relevant mutation entry has been passed vide mutation entry no 4599. The 7/12 extract and mutation entry is annexed hereto and marked as ANNEXURE D;

H. Under the said LOI, the Promoter inter - alia is permitted to: i) to construct and develop Rehab Component admeasuring about 8458.56 Sq. mtrs for rehabilitation of the Slum Dwellers/Occupants and/or Project Affected Persons (hereinafter referred to as "PAP"), balwadi etc., (hereinafter referred to as "Rehab Component");

ii) to construct and develop Free Sale Component admeasuring about 11419.06 Sq.mtrs for residential/commercial use, (hereinafter referred to as "Free Sale Component"); and iii) to construct and develop all reservations (non buildable/buildable) as per the LOI ("Reservations"). The Free Sale Component, the Rehab Component and the Reservations are hereinafter collectively referred to as the "said Entire Project".

I. The Promoter, through its Architect, submitted lay-out in respect of the said Land, which is duly sanctioned/approved by SRA vide its sanction bearing No. SRA/ENG/004/SEC-4/STGOVT/LOI. In accordance with the Approved Layout Plan of the portion of the said Land admeasuring approximately 2513 Sq. mtrs, more particularly described in the THIRD SCHEDULE hereunder written is meant for construction of Free Sale Component (hereinafter referred to as the "said Building/Project") and shown on the Plan. Copy of Approved Layout Plan of the said Building is annexed hereto and marked as Annexure "E"

J. As per the scheme envisaged by the Developer, Promoter herein, the Promoter is



Contact - 9869215818

SBI Home loan  
Naupada, Thane

Applicant - 1) Pramila Supada Wadhe (Single)  
for FLAT No. 603

2) Kavishma Supada Wadhe (Joint)  
and Pramila Supada Wadhe  
for FLAT No. 604

Agree. value -	603	604	
₹	60 lakh	62 lakh	
Loan	36 lakh	39 lakh	In-Principal- Approval given 05/04/2023
Stamp duty and Registration	Paid	Paid	

Documents provided by Applicant -

- 1) Salary slip (5 months)
- 2) Form 16
- 3) Form 26AS
- 4) Account statement (6 months)
- 5) ITR (3 years).
- 6) Aadhar and PAN
- 7) ID
- 8) Ration card

Loan based on  
Pramila Wadhe  
only

- 9) Cost sheet and Quotation
- 10) Stepwise payment schedule
- 11) Agreement for sale (Draft)
- 12) Flat (sketch) carpet area
- 13) MahaRERA certificate
- 14) Location plan

Property Down

Previous File No.

File No.

Tel.	_____
M.	_____
Fax	_____

From	_____
To	_____

Address	_____
	_____
	_____

Name of Subject	_____
	_____
	_____

Reference No.	_____
	_____
	_____

Adv.  
Umetan

<b>FILE NO.</b>
_____

SBI Home Loan  
Naupada, Thane Branch

1) Pramila Supada Wadhe
2) Karishma Supada Wadhe and Pramila Supada Wadhe

Property-

Jagdale Avesa  
Flat No. 603 (single)  
604 (Joint)  
Pekharan Road No. 2  
Gandhinagar, Thane

**Sundram**  
**SPRING FILE**  
**No. 2 Executive**