

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2407201906291

Date 24/07/2019

Received from Yogesh B Patil, Mobile number 9833625457, an amount of Rs.1020/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.

Payment Details

Bank Name sbiepay

Date 24/07/2019

Bank CIN 10004152019072405424

REF No. 201920570658090

This is computer generated receipt, hence no signature is required.

Ground Plus 7

Ward No. _____

Flat No. 502 Floor 5th in Wing B,

in the Building No. 2 in complex to be known as "SAL HEIGHTS"

Area 35.39 Sq. Meters (Carpet)

Market Value Rs. 19,25,000 /-

Actual Value Rs. 25,46,200/-



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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 25th DAY OF JULY 2019

BETWEEN

M/s SAI SIDDHI DEVELOPERS, Partnership Firm, having its Address at Sai Heights, Jan Seva Hindi School, Opp. Mangeshi Sanskar, Khadegolivali, Kalyan (E), District Thane, hereinafter called and referred to as the BUILDERS / PROMOTERS (PAN No. ACBFS4828F) email address : saiheights2012@gmail.com (which expression shall unless it be repugnant to the context or meaning thereof mean and include partners constituting the said firm for the time being and their/his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

1. MR. YOGESH BHALCHANDRA PATIL, ✓
Pan No. BNIPP0672B

Email address y83patil@gmail.com
aged about 36 years, occupation Service

2. MRS. SAVITA YASHWANT MORE, ✓
After Marriage SAVITA YOGESH PATIL, ✓

Pan No. AWKPM9258Q

Email address _____
aged about 31 years, occupation Service/Business/Housewife

both residing at 405, Trishul Co-operative Housing Society, Katemanivali, Kalyan (E) 421306, hereinafter called and referred to as the ALLOTTEE/S / PURCHASER/S (Which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND

WHEREAS Builders/Promoters herein are owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situated at Village Khadegolivali, Taluka Kalyan, Dist Thane bearing :

Survey No.	Hissa No.	Area (Sq. Meters)
37	2	3050

and within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, herein after called and referred to as "Said Property" and is more particularly described in the SCHEDULE hereunder written ;

AND WHEREAS Builders/Promoters herein with a view to develop said property submitted necessary building plans with Kalyan Dombivli Municipal Corporation and accordingly first IOD was granted by Assistant Director, Town Planning Department of Kalyan Dombivli Municipal Corporation under IOD bearing No. KDMP/NRV/BP/KV/2013-14/155 dated 04.01.2014 ;



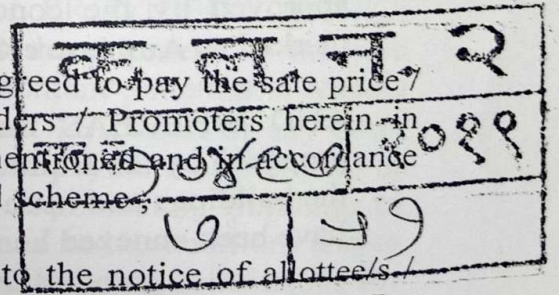
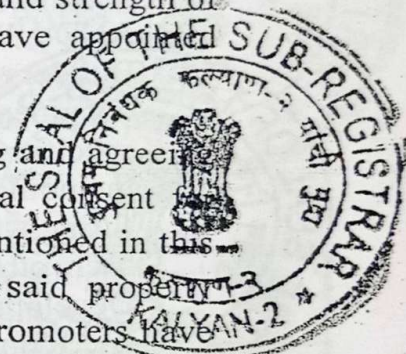
Building No. 1 will be registered as separate project under the provisions of said Act but whole complex shall consist of both Building 1 and 2 to be constructed on said property and said complex shall be known as "SAI-HEIGHTS".

- c. That portion of said property was under reservation of Housing for Dishoused (HDH) and building plan is passed under Accommodation Reservation Policy and accordingly Builders/Promoters have to hand over 144.00 sq. meters of Constructed Area to Kalyan Dombivli Municipal Corporation.
- d. That Builders/Promoters have reserved their rights to purchase/acquire adjacent lands to said property and amalgamate same with said property and obtained revised building permission and such proposed buildings and adjacent property will form part of present complex. That Builders/Promoters have proposed buildings on said property as shown in plan annexed hereto and same will be sanctioned in due course.
- e. That all common areas, garden, facilities shall be for use and enjoyment of all flats/units purchaser/s in the all building/s to be constructed on said property and/or amalgamated property.
- f. Purchaser/s do not have any right to challenge the quality and strength of construction work at any time, as Builders/Promoters have appointed reputed R.C.C. Consultants and Architects on Project.

AND WHEREAS allottee/s / purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the allottee/s / purchaser/s and agreed to sell him Flat/Unit by becoming member / share holder / constituent of the proposed cooperative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters **Rs. 25,46,200/- (Rupees Twenty Five Lakhs Forty Six Thousand Two Hundred Only)** as the agreed lumpsum price / consideration in respect of the said Flat bearing **No. 502** on **Fifth floor** in **Wing B**, Building No. 2 admeasuring **35.39 Sq. Meters** (Carpet) in the complex known as "SAI-HEIGHTS", hereinafter for the sake of brevity called and referred to as the "Said Premises" allotted to the allottee/s / purchaser/s and shown and marked accordingly on the floor plan annexed hereto ;

AND WHEREAS the allottee/s / purchaser/s have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme;

AND WHEREAS it is further specifically brought to the notice of allottee/s / purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the



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This shall operate as an irrevocable consent in writing of the allottee/s / Purchaser/s to the Builders/Promoters carrying out such changes in the building plans.

Provided that the Promoter shall have to obtain prior consent in writing of the allottee/s / Purchaser/s in respect of variations or modifications which may adversely affect said premises of the allottee/s / Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

2. (a) THE allottee/s / purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to allottee/s / purchaser/s the Flat bearing No. 502 on Fifth floor in Wing B, Building No. 2 admeasuring 35.39 Sq. Meters (Carpet) in the complex known as "SAI-HEIGHTS" and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" for the Lumpsum price/consideration of Rs. 25,46,200/- (Rupees Twenty Five Lakhs Forty Six Thousand Two Hundred Only) the abovesaid lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises.

That said premises will have Patio/Open Terrace are of 04.88 sq. meters, Enclosed Balcony of 02.70 sq. meters which areas shall be for exclusive use and benefit of said premises.



(b) The allottee/s / purchaser/s has/have paid on or before execution of this agreement a sum of Rs. 3,25,000/- (Rupees Three Lakhs Twenty Five Thousand Only) (not exceeding 10 % of the total consideration) as advance payment or application fee and hereby agrees to pay to that Builders/Promoters the balance amount of Rs. 22,21,200/- (Rupees Twenty Two Lakhs Twenty One Thousand Two Hundred only) in the following manner :-

- i. 10 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Builders/Promoters after the execution of Agreement.
- ii. 10% (not exceeding 45% of the total consideration) of total consideration to be paid to the Builders/Promoters on completion of the Plinth of the building or wing in which the said Flat/Shop/Unit is located.
- iii. 5% of total consideration to be paid on completion of first slab.
- iv. 5% of total consideration to be paid on completion of Second slab.
- v. 5% of total consideration to be paid on completion of Third slab.
- vi. 5% of total consideration to be paid on completion of Fourth slab.
- vii. 5% of total consideration to be paid on completion of Fifth slab.

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would be acquired with a view to developing them and the allottee/s / purchaser/s herein shall not object the said right of the Builder in any manner and/or has/have given consent for same.

30. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee/s / purchaser/s and he/they will deposit the same with Builders/Promoters as and when demanded.
31. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Kalyan courts will have the jurisdiction for this Agreement.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land lying, being and situated at Village Khadegolivali, Taluka Kalyan, Dist Thane bearing :

Survey No.	Hissa No.	Area (Sq. Meters)
37	2	3050

and within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness signing as such on the day first above written.



SIGNED & DELIVERED
by the within named
BUILDERS/PROMOTERS
M/s SAI SIDDHI DEVELOPERS

MR. DEVANG ANANTILAL POKAR

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