

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at **Dombivli** on this 06th day of **April 2023**

BETWEEN

M/S. NAYANTARA BUILDERS AND DEVELOPERS, a Partnership Firm, holding **PAN-AAPFN7540P**, having its office at 06, Archis, Tandon Road, Ramanagar, Dombivli (E)-421201, through its partner **MR. JITENDRA ASHOK CHAVAN**, hereinafter called and referred as **PROMOTERS/ DEVELOPERS** (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include the partners for the time being, survivors and surviving partners of the said firm and their heirs, executors, administrators and assigns) of the **First Part**;

AND

MR. ANIKET AJIT SAWANT, Age 30 years, **PAN-DBRPS0172Q**, and **MRS. NANDITA AJIT SAWANT**, Age 51 years, **PAN-ERSPS4486M**, Both residing at Room No.103, Om Pushpachandra, Old Ayre Road, Near Navnath Temple, Dombivli (E)-421201, hereinafter called the **PURCHASER/ALLOTTEE** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **Other Part**;

The Purchaser/Allottee whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the **Purchaser/Allottee** as singular masculine;

WHEREAS Mr. Babu Dadu Patil and Mrs. Draupadibai Gopal Thakur were owned and possessed all that piece and parcel of land bearing C.T. & Nos.3066 to 3078, 3148 to 3155, 3537, totally admeasuring 1576.50 Sq. Mtrs., lying, being and situate at village Ayre, Taluka Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan, and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter called and referred to for the sake of brevity as the **SAID LAND**);

C.T. & Nos. 3066 to 3078, 3148 to 3155, 3537, totally admeasuring 1576.50 Sq. Mtrs.	
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Taluka Kalyan, Dist. Thane	
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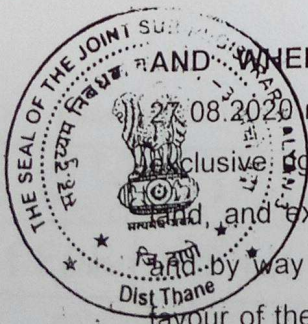
AND WHEREAS Mr. Babu Dadu Patil demised intestate on 03.08.2004, leaving behind him, his widow Smt. Devkibai Babu Patil, one son Mr. Rakesh Babu Patil, two married daughters Mrs. Ranjana Ramdas Patil and Mrs. Sanjana Babu Patil as his only heirs and legal representatives, as per the provision of Hindu Succession Act, 1956, by which late Mr. Babu Dadu Patil was governed with at the time of his demise;

AND WHEREAS vide Release Deed dated 28.11.2006, registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-3, on 28.11.2006 at Sr.No.4623/2006, Mrs. Dhruvadibai Gopal Thakur & Mr. Ram Gopal Thakur released all their rights, title and interest in the said land in favour of Mr. Rakesh Babu Patil, Smt. Devkibai Babu Patil, Mrs. Ranjana Ramdas Patil & Smt. Sanjana Babu Patil;

AND WHEREAS vide Release Deed dated 31.10.2012, registered with the office of Joint Sub-Registrar of Assurances, Kalyan-3, on 01.12.2012 at Sr.No.6432/2012, Smt. Devkibai Babu Patil & Smt. Sanjana Babu Patil, released, all their right, title and interest in favour of Mr. Rakesh Babu Patil;

AND WHEREAS vide Development Agreement dated 27.08.2020 and Power of Attorney dated 03.11.2020, both duly registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-3, on 03.11.2020, at Sr.Nos.7316/2020 & 7317/2020 respectively, Mr. Rakesh Babu Patil & Mrs. Ranjana Ramdas Patil, jointly assigned to the Developers/Promoters herein, the development rights in respect of the said land;

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AND WHEREAS by virtue of the Development Agreement dated 27.08.2020 recited hereinabove the Developers/Promoters have sole and exclusive right to construct a multi-storied building in and over the said land, and excepting the residential units to be allotted to the owners as and by way of consideration for assigning development rights to and in favour of the Developers herein, dispose of by way of sale the remaining residential and commercial units in the proposed new building to be

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the project to be known as **KUBER HEIGHTS**, to be constructed on the said land, situated at Ayre Road, Near Madhavi College, Dombivli (E), and more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter called and referred to for the sake of brevity as the **SAID UNIT**);

AND WHEREAS the carpet area of the said Unit is **404.50 Sq.Ft. (37.59 Sq.Mtrs.)**, alongwith an Exclusive Area admeasuring **45.50 Sq.Ft. (4.23 Sq.Mtrs.)** being exclusive open or enclosed **Balcony**. For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Purchaser/Allottee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Purchaser/Allottee, but includes the area covered by the internal partition walls of the Apartment and (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Unit for exclusive use of the Purchaser/Allottee or verandah area and exclusive open terrace, Flower Bed area, appurtenant to the said Unit for exclusive use of the Purchaser/Allottee, (iii) All walls which are constructed or provided on an external face of an apartment shall be regarded as "external wall" and (iv) All walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall";

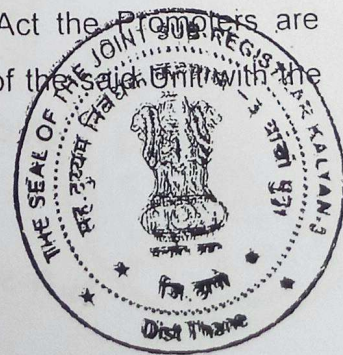
AND WHEREAS prior to the execution of these presents the Purchaser/Allottee has paid to the Developers/Promoters a sum of **₹2,00,000/- (Rupees Two Lakh Only)**, being part payment of the sale consideration of the premises agreed to be sold by the Developers/Promoters to the Purchaser/Allottee as advance payment and the Purchaser/Allottee has agreed to pay to the Developers/Promoters the balance of the sale consideration in the manner hereinafter appearing;

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₹ 2,00,000/-	3023
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AND WHEREAS under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of the said Unit with the

[Handwritten Signature]
[Handwritten Name]

N.A. Sawant.



Corporation occupation and/or completion certificate in respect of the said building in which the said Unit is situated.

3. The Purchaser/Allottee has prior to the execution of this agreement satisfied himself about the title of the Developers/Promoters to the said land and on being satisfied with the same has agreed to purchase said Unit in the proposed new building from the Developers/Promoters.
4. (A) The Purchaser/Allottee hereby agrees to purchase from the Developers/Promoters and Developers/Promoters hereby agree to sell/allot to the Purchaser/Allottee Flat No.402, having Carpet area admeasuring 404.50 Sq.Ft. (37.59 Sq.Mtrs.), alongwith Exclusive Areas admeasuring 45.50 Sq.Ft. (4.23 Sq.Mtrs.), which comprise of exclusive open or enclosed balcony, appurtenant thereto, on the Fourth Floor, in the project known as KUBER HEIGHTS, situated at Ayre Road, Near Madhavi College, Dombivli (E), be constructed on the said land, and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter called and referred to for the sake of brevity as the SAID UNIT) for a total price or consideration of ₹45,00,000/- (Rupees Forty-Five Lakh Only) inclusive of proportionate price of the common areas and facilities appurtenant to the said Unit.

(B) The Developers/Promoters agree to allot to the Purchaser/Allottee One Mechanical Car Parking Slot in the Stilt, alongwith the said Unit, for the consideration of ₹ _____ /- (Rupees _____ Only)

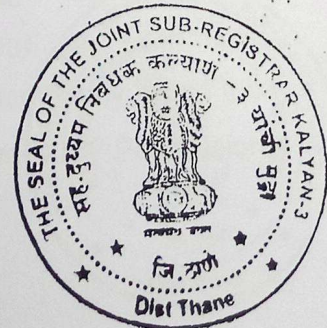
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(C) Thus the total aggregate consideration amount for the said Unit including Car Parking Slot is ₹45,00,000/- (Rupees Forty Five Lakh Only).

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N.A.Sawant.



THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the "Said UNIT")

ALL THAT piece and parcel of Flat No.402, having Carpet area admeasuring 404.50 Sq.Ft. (37.59 Sq. Mtrs.), alongwith Exclusive Areas 45.50 Sq.Ft. (4.23 Sq.Mtrs.), which comprise of exclusive open or enclosed Balcony, appurtenant thereto, on the Fourth Floor, in the project known as KUBER HEIGHTS, situated at Ayre Road, Near Madhavi College, Dombivli (E), as per floor plan attach herewith, to be constructed on the said land described in First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:
List of Amenities and specifications:

1. Building will be RCC frame structure with earthquake resistant design.
2. High quality Automatic Elevators of OTIS or Schindler or Thyssenkrupp or equivalent.
3. Lift, Staircase lighting, Water Pump will have Power Back-up.
4. All External walls be of 6" thick brick and all the internal wall shall be 4" thick brick walls.
5. Earthquake Resistant Construction.
6. External surface will be two coat sand face plaster with decorative antifungal, Waterproof acrylic paint and internal walls will be 1 coat plaster + 1 coat POP (Gypsum Finish) and painted with Acrylic Emulsion paint.
7. All rooms will have designer 32" X 32" Double charged Vitrified flooring with appropriate skirting.
8. All bathrooms/WC shall have ceramic flooring and full height wall tiling with Concealed plumbing.
9. Kitchen platforms will be of GRANITE with stainless steel sink and wall tiling up to 4 ft. height, and Kitchen Trolleys shall be provided.
10. The main doors and all Bed Rooms doors will be T.W. frame and flush door with both sides laminated.
11. All WC and Bath doors will be of laminated PVC doors with GRANITE framing,

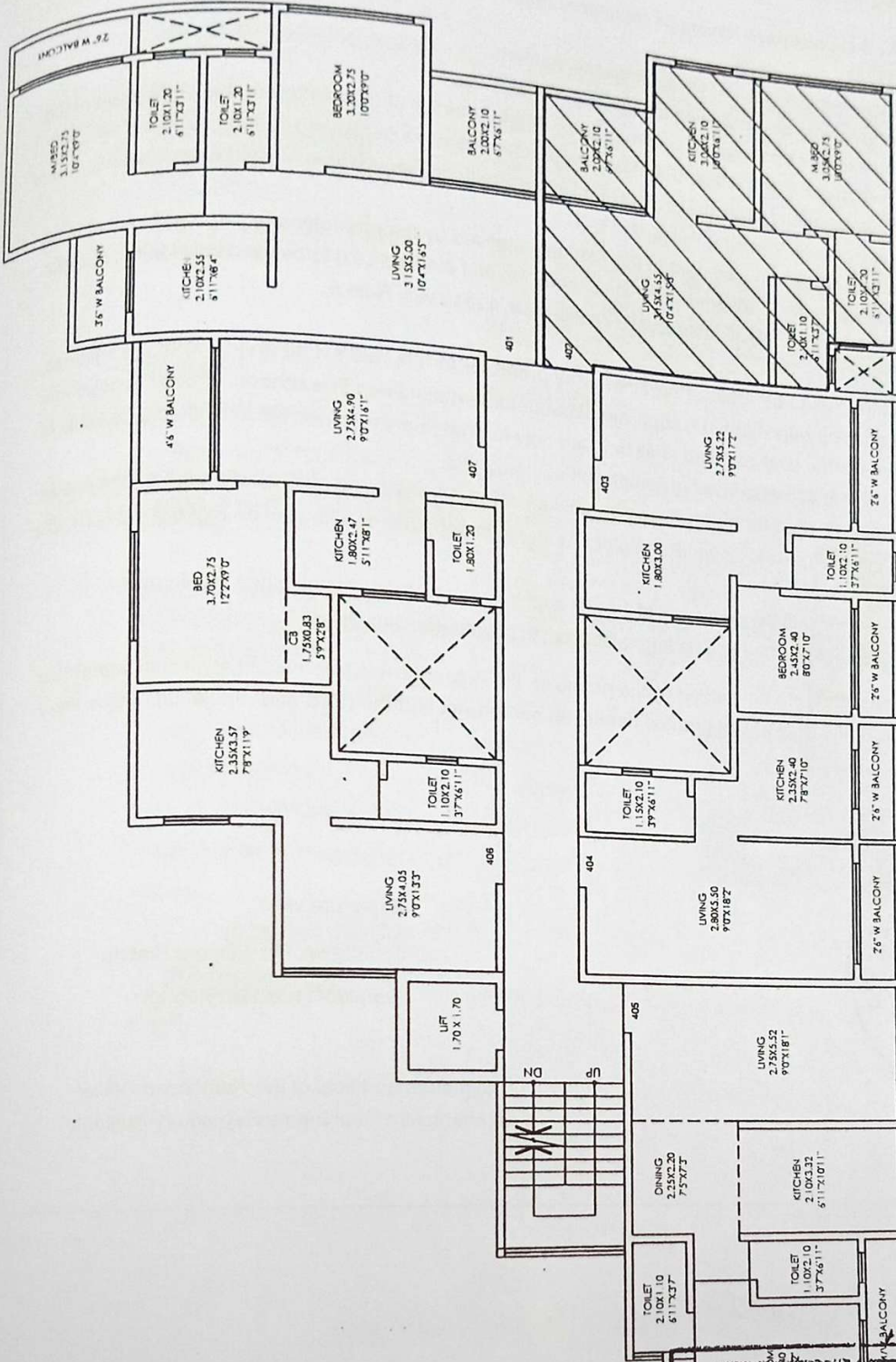
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Signature

Signature

N.A. Sawant




4TH FLOOR PLAN

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 PURCHASER: -
 MR. AMRIS: _____



NAME & ADDRESS OF ARCHITECT	DETAILS OF PROPERTY	BUILDERS & DEVELOPERS
 UDAY CHOPDA & ASSOCIATES ARCHITECT & INTERIOR DESIGNER A/202, SARDAR AMBANI PARKING ROAD STREET NO. 2 NEAR SW BAHU TEMPLE, ANANDI (E) 421301 MOBILE: +91 9822245444 EMAIL: udaychopda@rediffmail.com	PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 3066 TO 3078, 3148 TO 3155, 3537 AT VILLAGE - AYREDOMBIVLI (E), TAL-KALYAN, DIST. - THANE	NAYANTARA BUILDERS & DEVELOPERS
MR. AMRIS: _____ FLAT NO. 402 ON 4TH FLOOR HAVING CARPET AREA (RERA) (SQ.FT.)	EXCLUSIVE AREA (SQ.FT.) 45.50	404.50

06/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

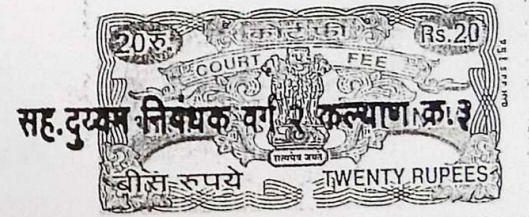
दस्त क्रमांक : 5039/2023

नोंदणी :

Regn:63m

गावाचे नाव : आयरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3109800
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: (विभाग क्र.11/46-21क, बाजार मुल्य दर रु.67,600/- प्रति चौ.मी.), सदनिका नं.402, चौथा मजला, कुबेर हार्ड्टम, आयरे रोड, मढवी कॉलज जवळ, डोंबिवली पूर्व, कार्पेट क्षेत्र 404.50 चौ.फूट म्हणजेच 37.59 चौ.मी., एकस्क्युमिन्ट क्षेत्र 45.50 चौ.फूट म्हणजेच 4.23 चौ.मी. (एकस्क्युमिन्ट ओपन किंवा एनक्लॉज्ड बाल्कनी), मोजे आयरे, सि.स.नं.3066 ते 3078, 3148 ते 3155, 3537, रेरा नं.पी51700047505((C.T.S. Number : 3066 ;))
(5) क्षेत्रफळ	1) 37.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. नयनतारा बिल्डर्स एण्ड डेव्हलपर्स तर्फे भागीदार जितेंद्र अशोक चव्हाण वय:-42; पत्ता:- प्लॉट नं: ०६, माळा नं: -, इमारतीचे नाव: आर्चिस, ब्लॉक नं: टंडन रोड, रामनगर, रोड नं: डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAPFN7540P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अनिकेत अजित सावंत वय:-30; पत्ता:- प्लॉट नं: रुम नं.१०३, माळा नं: -, इमारतीचे नाव: ओम पुष्पचंद्र, ब्लॉक नं: नवनाथ मंदिरा जवळ, रोड नं: जुना आयरे रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-DBRPS0172Q 2): नाव:- नंदिता अजित सावंत वय:-51; पत्ता:- प्लॉट नं: रुम नं.१०३, माळा नं: -, इमारतीचे नाव: ओम पुष्पचंद्र, ब्लॉक नं: नवनाथ मंदिरा जवळ, रोड नं: जुना आयरे रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ERSPS4486M
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5039/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

