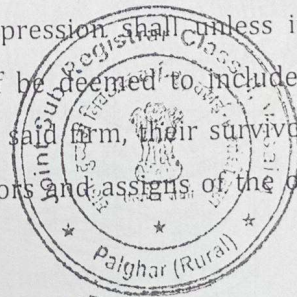


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दस्त क्र 0998/2023
५ १८०

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at NALLASOPARA, on this 25th Day of April 2023, BY AND BETWEEN M/S. SHREE ASHOKA BUILDCON, a partnership firm, registered under The Partnership Act, 1932 having its PAN: AEIFS 9823 F having their office at: SHOP NO.32, GOPAL BUILDING, AMBADI ROAD, OPP. CORPORATION BANK, VASAI ROAD WEST, DIST. PALGHAR-401202, MAHARASHTRA, hereinafter referred as "THE PROMOTER/s" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the other partners) OF THE FIRST PART.



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वसई-४

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AND

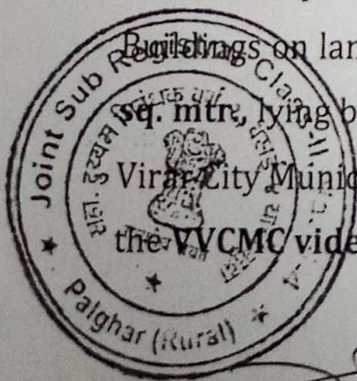
MR. SAMEER SHARAD GOSWAMI & MRS. VAIBHAVLAXMI SAMEER GOSWAMI Adult/s, Indian Inhabitants, residing at D-414, Narayan Nagar, Tulinj Road, Nallasopara East, Dist. Palghar 401209, **THE ALLOTTEE/S** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) **OF THE SECOND PART.**

WHEREAS the **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.** is the owners of land bearing S.NO. 116, Hissa No. 3, admeasures about **4490 sq. mtr.**, lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar.

WHEREAS Vide conveyance deed dated: --- **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.** have conveyanced the above said land in their favour; the said conveyance deed was duly registered in the office of sub registrar of assurance Vasai - 3, under serial no. --- and the **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.** becomes the owner of land bearing **S.No. 116, Hissa No. 3**, admeasures about **4490 sq. mtr.**, lying being and situate at **Village - Achole**, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar.

Whereas the **Hon'ble collector Thane** vide his order No. **REV/D-1/T-9/NAP.SR275/88 DATED: 30/01/1989**, have granted Non-Agricultural Permission in the name of owner / society.

The Development Permission for Proposed Residential with Commercial Buildings on land bearing **Sr .No. 116, Hissa No. 3**, admeasures about **4490 sq. mtr.**, lying being and situate at village - Achole , within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, is granted by the **VVCMC** vide its order No. **VVCMC/TP/CC/VP-6391/360/2021-22.**



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वसई-४
दस्ता क्र. १११४/२०२३
१०/१०

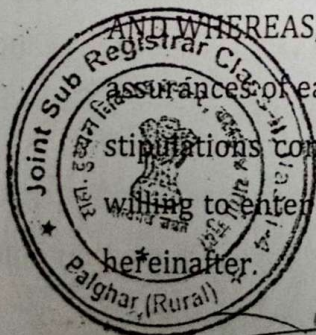
concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain building completion certificate or occupancy certificate of the said building.

AND WHEREAS while sanctioning the said plans, concerned local authority and / or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s in accordance with the said proposed plans.

AND WHEREAS the allottee has applied to the promoter for allotment of **FLAT** bearing **FLAT No. 1308, "C-D" wing, RERA CARPET area admeasuring 38.82 Sq. Mtrs. On 13th Floor, as shown in the floor plan thereof there to annexed to agreement, in society building known as CHANDRESH VAIBHAV CO - OPERATIVE HOUSING SOCIETY LTD. is the owners of land bearing S.NO. 116, Hissa No. 3, admeasures about 4490 sq. mtrs., lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar.**

AND WHEREAS, the RERA CARPET area of the said apartment is **38.82 Sq. Mtrs.** and "**RERA CARPET area**" means the net usable floor area of an apartment, not including the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment for exclusive use of allottee or verandah area and exclusive open terrace area appurtenant to the said apartment for exclusive use of the allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the parties relying on the confirmation, 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.



[Signature]
Page | 6

वसई-४
दस्त क्र. १११४१ २०२३
३५ १६०

IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT NALASOPARA, TAL. VASAI PALGHAR IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

SCHEDULE OF PROPERTY

ALL THAT APARTMENT bearing FLAT bearing FLAT No.1308, "C-D" wing, RERA CARPET area admeasuring 38.82 Sq.Mtrs, on 13th Floor, as Dshown in the floor plan thereof there annexed to Agreement, in society Building. The building known as CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD., on land bearing S.No. 116, Hissa No. 3, admeasures about 4490 sq. mtr., lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar.

LIST OF AMENITIES

1. Italian Glazed Floor Tiles
2. False Ceiling in Living Room
3. Ultima Apex Paint (Exterior)
4. Premium Electric fitting with Polycab Wires
5. Washable Asian Paint (Inside Flat)
6. Bathroom - CP Fitting-Jaquar/Premium PVC Fittings
7. Intercom
8. Wi-fi Input & Dish Input
9. Modular Kitchen with trolleys along with Full Wall Tiles.

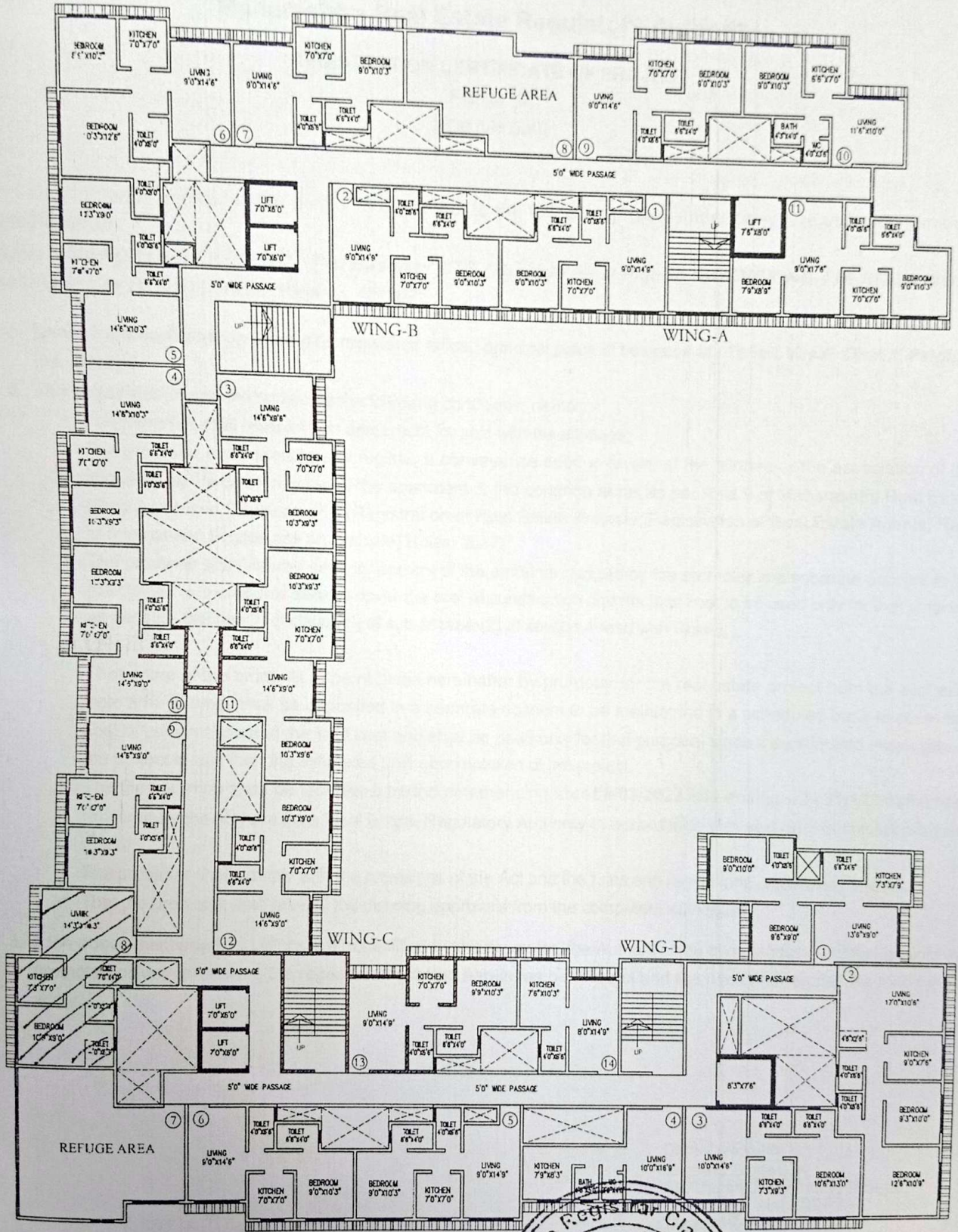


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Page | 31

वसई-४
 दस्त क्र. ७९९४७२०२३
 ३८ १८०

***** CHANDRESH VAIBHAV *****



PROPOSED RESI. COMM. BLDG. ON
 PROPERTY BEARING S.NO-116, H.NO-3,
 OF VILL.- ACHOLE, TAL.- VASAI, DIST. PALGHAR.

8TH & 13TH FLOOR PLAN



1308
 C-D *Verghese*

वसई-४

दस्त क्र. ७९९४७२०२३

३९ / ६०



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 : **P99000033830**

Project: **CHANDRESH VAIBHAV** , Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO.116 HISSA NO. 31** Vasai-Virar City (M Corp), Vasai, Palghar, 401202;

1. **Shree Ashoka Buildcon** having its registered office / principal place of business at Tehsil: **Vasai**, District: **Palghar**, Pin: **401202**.

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 (l) 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 **08/03/2022** and ending with **31/12/2025** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:08-03-2022 16:52:05

Dated: 08/03/2022
Place: Mumbai



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

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि.वसई 4

दस्त क्रमांक : 7114/2023

नोंदणी :

Regn:63m

25/04/2023

गावाचे नाव : आचोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3690000
(3) बाजारभाव (भाडेपट्टयाचा वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2162500
(4) भू-मापन, पोटहिसमा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: पालघर इतर वर्णन: सदनिका नं: फ्लॉट नं. 1308, मी व डी विंग, माळा नं: तेरावा मजला, इमारतीचे नाव: चंद्रेश वैभव को-ऑप. हो. मो. लि, ब्लॉक नं: आचोळे रोड, नालामोपारा पूर्व ((Survey Number : 116, HISSA NO.3 ;))
(5) क्षेत्रफळ	1) 38.82 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री अशोका बिल्डकॉन तर्फे भागीदर कन्हैयालाल पी कोठागी तर्फे कु.मु. विजय मित्र वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: शॉप नं. ३२, गोपाल बिल्डिंग, अंबाडी रोड, वसई रोड पश्चिम, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AEIFS9823F
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-समीर शरद गोस्वामी - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: डी-विंग, ४१४, नारायण नगर, तुळीज रोड, नालामोपारा पूर्व, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AKMPG2368P 2): नाव:-वैभवलक्ष्मी समीर गोस्वामी - - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: डी-विंग, ४१४, नारायण नगर, तुळीज रोड, नालामोपारा पूर्व, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-AYQPM5744F
(9) दस्तगवेज करून दिल्याचा दिनांक	25/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7114/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	258300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

मुल्यांकनासाठी विचारात घेतल्या नपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.