



09/02/2022

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. कुर्ला 2

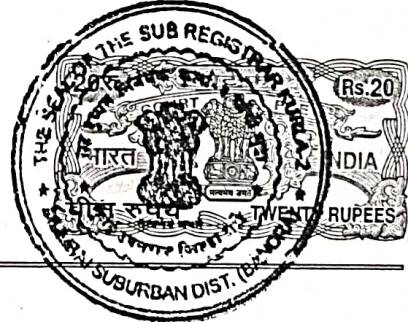
दस्त क्रमांक : 1943/2022

नोंदणी :

Regn 63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4445720
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	3501575
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका नं. 1117, माळा नं: 11 वा मजला, टॉवर झेन ए, इमारतीचे नाव: सेन्ट्रोना झेन ए, ब्लॉक नं: घाटकोपर मुंबई 400077, रोड : कामराज नगर इस्टन एक्सप्रेस हाईवे, इतर माहिती: दि 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक 2021/अनी.सं.क्र 12/अ.क्र.107/म-1 (घोरण) या नुसार दस्तऐवजास महिला खरेदीदारास 1 टक्के मुद्रांक शुल्काची सवलत देण्यात आली आहे. ((C.T.S. Number : C S NO 194 B PART ;))
(5) क्षेत्रफळ	1) 19.25 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:- एल अँड टी एशियन रियल्टी प्रोजेक्ट एल एल पी तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-60; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅनार्ड इस्टेट मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAEFL7465N 2): नाव:-आर्यमान डेव्हलपर्स प्रा लि तर्फे मुखत्यार एल अँड टी एशियन रियल्टी प्रोजेक्ट एल एल पी तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-60; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ट्रासिस्ट कॅम्प जवळ, ब्लॉक नं: घाटकोपर मुंबई, रोड नं: कामराज नगर, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAFCA4831M 3): नाव:-एकनाबिया चाकण डेव्हलपर्स प्रा लि तर्फे मुखत्यार एल अँड टी एशियन रियल्टी प्रोजेक्ट एल एल पी तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-60; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: मंत्री हाऊस फ्रेग्मन कॉलेज रोड, ब्लॉक नं: पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-AAECG7846F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुती सुनिल खानोलकर वय:-26; पत्ता:-प्लॉट नं: 304/ए, माळा नं: -, इमारतीचे नाव: माणेक कुंज, ब्लॉक नं: लालबाग, मुंबई, रोड नं: डॉ.एस.एस.राव रोड, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-FZRPK7865N 2): नाव:-सुखदा सुनिल खानोलकर वय:-55; पत्ता:-प्लॉट नं: 304/ए, माळा नं: -, इमारतीचे नाव: माणेक कुंज, ब्लॉक नं: लालबाग, मुंबई, रोड नं: डॉ.एस.एस.राव रोड, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AMFPK5444B
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1943/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	178000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 08/02/2022) toMunicipal Corporation of Greater Mumbai.

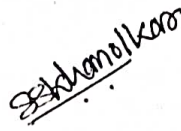
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

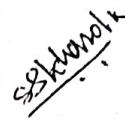
: अर्थ 2021 चे शासन आदेश क्र.मुद्रांक-2021/अनी.सं.कं. 12/
क्र. 107/4-1(शोरण) या नुसार दस्तऐवजास महिला खरेदीदारास
1% मुद्रांक शुल्काची सवलत देण्यात आली आहे.

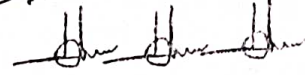

सुनील खानोल्कार

AGREEMENT FOR SALE


Sunil Khanolkar


Sunil Khanolkar


Sunil Khanolkar


Sunil Khanolkar

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 08/02 day of February 2022

BETWEEN

L&T ASIAN REALTY PROJECT LLP, a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at L & T House, Ballard Estate, Mumbai – 400 001 (PAN - AAFL7465N) and having its Corporate Office at A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari - Vikhroli Link Rd, Powai, Mumbai 400 072, hereinafter called "**PROMOTER-1 /L&T LLP**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the partner or partners for the time being and from time to time of the said LLP, the survivors or survivor of them and the heirs, executors and administrators of such surviving partner and their assigns) of the **FIRST PART**;

AND

करल-२		
१८४२	C	११०
२०२२		

Aryamaan Developers Private Limited, a private limited company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Near Transit Camp, Eastern Express Highway, Ghatkopar East, Kamraj Nagar, Mumbai 400 077, (PAN - AAFA4831M), hereinafter called "**PROMOTER-2**" / "**ARYAMAAN**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**;

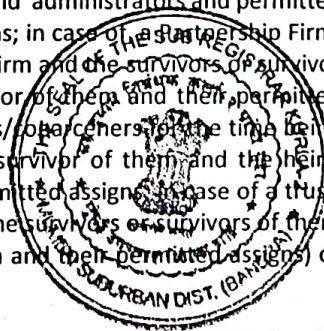
AND

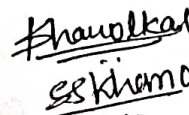
Xrbia Chakan Developers Private Limited, a private limited company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Mantri House, Fergusson College Road (F.C. Road), Pune 411 004, (PAN - AAECG7846F), hereinafter called "**PROMOTER-3**" / "**XR BIA**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **THIRD PART**;

AND




Ms. Shruti Sunil Khanolkar PAN: FZRPK7865N, Mrs. Sukhada Sunil Khanolkar PAN: AMFPK5444B, having its registered office/place of business/ residing at **304/A, Manek Kuni, Dr. S. S Rao Road, Lalbaug, Mumbai-400012, Maharashtra, India**, hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a Partnership Firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the karta and the members/ coparceners for the time being and from time to time of the undivided family and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **FOURTH PART**.

The Promoter-1, the Promoter-2 and the Promoter-3 are jointly referred to as "Promoters". The Promoter-1, the Promoter-2, the Promoter-3 and the Allottee/s are hereinafter collectively referred to as "the Parties", and individually referred as a "Party".




Sunil Khanolkar


Sunil Khanolkar

instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

36.9 This Agreement shall always be subject to the provisions of RERA and the rules and regulations made thereunder and to the other applicable laws.

36.10 The Allottee/s and/or Promoters shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

37. For the purpose of this transaction, the details of the PAN of the Promoters and the Allottee/s are more particularly stated in SIXTH SCHEDULE hereunder written.

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

SCHEDULES

FIRST SCHEDULE- (Description of Larger Land)

All that piece and parcel of lands admeasuring approximately 70,554.42 sq. metres bearing C. S Nos. 194 B (Part), situate, lying and being at of Village Ghatkopar, Mumbai 400077 and bounded as follows:

On or towards the East: SRA Project being developed by Neelam Realtors

S&K

SK



On or towards the West: करल-२
 On or towards the North: १०४३ ४८ ११०
 On or towards the South: २०२२

Rajput House
 Eastern Expressway Highway and
 Rising City Project

SECOND SCHEDULE- (Description of Free Sale Plot)

All that piece and parcel of lands admeasuring approximately admeasures approximately 21,902.21 square meters and forming part of the Larger Land, more particularly described in the First Schedule written hereinabove.

THIRD SCHEDULE- (Description of Phase I Plot/Development Land)

All that piece and parcel of lands admeasuring approximately admeasures approximately 10,735.48 square meters and forming part of the Second Schedule, more particularly described in the First Schedule written hereinabove.

FOURTH SCHEDULE- (Description of the Project)

All that piece and parcel of lands admeasuring approximately admeasures approximately 564.24 square meters and forming part of the Third Schedule, more particularly described in the First Schedule written hereinabove.

FIFTH SCHEDULE- (Description of the said Apartment)

Apartment bearing No. **1117** admeasuring **17.500** sq. mtrs. carpet area i.e. approximately **188.370** square feet, alongwith ancillary areas admeasuring **NIL** sq. mtrs. approximately (**NIL** Sq. ft.), on **11th** floor in Tower **Zen A** of the Project known as "Centrona Zen A", alongwith **NIL** car parking space/s.

SIXTH SCHEDULE

Sr. No.	Terms and Expressions	Meaning/Description																														
1	Consideration	Rs. 44,45,720/- (Rupees Forty Four Lakh Forty Five thousand Seven hundred Two Only)																														
2	Earnest Money	A sum of Rs. 4,44,572/- (Rupees Four Lakh Forty Four thousand Five hundred Seven Two Only) (not exceeding 10% of the Consideration) as earnest money or applic fee.																														
3	Payment Plan	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Amounts</th> <th>Due Date</th> </tr> </thead> <tbody> <tr> <td>Application Money</td> <td>1,98,019.80</td> <td>Paid</td> </tr> <tr> <td>Earnest Money</td> <td>2,46,552.20</td> <td>Paid</td> </tr> <tr> <td>After Execution of Agreement</td> <td>2,22,286.00</td> <td>By 01-Mar-2023: slab completion whichever is late</td> </tr> <tr> <td>On Completion of Raft</td> <td>2,22,286.00</td> <td>By 01-Mar-2023: slab completion whichever is late</td> </tr> <tr> <td>On Completion of Plinth</td> <td>2,22,286.00</td> <td>By 01-Mar-2023: slab completion whichever is late</td> </tr> <tr> <td>On Completion of 4th Floor Slab</td> <td>2,22,286.00</td> <td>By 01-Mar-2023: slab completion whichever is late</td> </tr> <tr> <td>On Completion of 8th Floor Slab</td> <td>4,44,572.00</td> <td>By 01-Mar-2023: slab completion whichever is late</td> </tr> <tr> <td>On Completion of 12th Floor Slab</td> <td>2,22,286.00</td> <td>By 01-Mar-2023: slab completion whichever is late</td> </tr> <tr> <td>On Completion of 16th Floor Slab</td> <td>2,22,286.00</td> <td>By 01-Mar-2023: slab completion whichever is late</td> </tr> </tbody> </table>	Particulars	Amounts	Due Date	Application Money	1,98,019.80	Paid	Earnest Money	2,46,552.20	Paid	After Execution of Agreement	2,22,286.00	By 01-Mar-2023: slab completion whichever is late	On Completion of Raft	2,22,286.00	By 01-Mar-2023: slab completion whichever is late	On Completion of Plinth	2,22,286.00	By 01-Mar-2023: slab completion whichever is late	On Completion of 4 th Floor Slab	2,22,286.00	By 01-Mar-2023: slab completion whichever is late	On Completion of 8 th Floor Slab	4,44,572.00	By 01-Mar-2023: slab completion whichever is late	On Completion of 12 th Floor Slab	2,22,286.00	By 01-Mar-2023: slab completion whichever is late	On Completion of 16 th Floor Slab	2,22,286.00	By 01-Mar-2023: slab completion whichever is late
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