



28/06/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 6995/2018

नोंदणी :

Regn:63m

गावाचे नाव : खोणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5494234
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2011975.64
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1101, माळा नं: 11वा मजला, इमारतीचे नाव: एस्टेला जी-विंग, ब्लॉक नं: डोंबिवली-पूर्व, रोड : कल्याण शीळ रोड, इतर माहिती: विभाग नं.7 सोबत एक कार पार्किंग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सबलत(टीपीएस 1213/116/सीआर-289/13/युडी-12)((Survey Number : 28-1,42-8,43-1,43-2,44-3ए-1,142 व दस्तात नमुद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 59.78 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:-पलावा ड्वेलर्स प्रा. लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु.प्रताप सातवेकर वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412, 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAECE5655J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कीर्ति कुमार -- वय:-38; पत्ता:-, -, 13/35 न्यू बीपीटी कॉलनी, नाडकर्णी पार्क, वडाळा पूर्व, मुंबई, महाराष्ट्र, -, -, वडाला दूरवक टेरईणाळ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400037 पॅन नं:-ARXPK9371N 2): नाव:-अंबुजा पांडे -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 13/35 न्यू बीपीटी कॉलनी, नाडकर्णी पार्क, वडाळा पूर्व, मुंबई, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-BBHPP6090A
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2018
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	6995/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह. दुय्यम निबंधक वर्ग-२
कल्याण ३५.५

क.ल.ज.-५	
दस्त क्र. ८८८८	२०१८
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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 28th day of June, 2018

BETWEEN:

PALAVA DWELLERS PRIVATE LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

Kirti Kumar and Ambuja Pandey residing / having its address at 13/35, **Nadkarni Park, Wadala East, Mumbai, Maharashtra: 400037 India** and assessed to income tax under permanent account number (PAN) **ARXPk9371N / BBHPP6090A**, hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.



The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

Kirti Kumar
Ambuja

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ता. २०१८	२०१८
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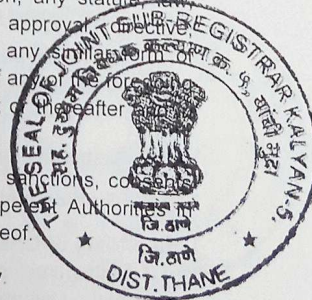
WHEREAS:

- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project(as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at Annexure 4 (Key Approvals). Applications for further Approvals may be under consideration of the relevant authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as Annexure 5 (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, guideline, policy, requirement, or other governmental restriction or any decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or hereafter each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authority in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.



Koti Kumar
Ambuja

क.ल.न.-५	
दस्तावेज क्र. ६६६६	२०१८
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Annexure 6

(Unit and Project Details)

- (I) CUSTOMER ID : 1283401
- (II) Correspondence Address of Purchaser: 13/35 New BPT Colony, Nadkarni Park, Wadala East, Mumbai, Maharashtra: 400037 India
- (III) Email ID of Purchaser: kirtikummar831@gmail.com

(IV) Unit Details:

- (i) Development/Project : PALAVA - ESTELA D to G
- (ii) Building Name : ESTELA
- (iii) Wing : G
- (iv) Unit No. : 1101
- (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	527	48.96
EBVT Area	58	5.39
Net Area (Carpet Area +EBVT Area)	585	54.35

- (vi) Car Parking Space allotted: 1 nos.

- (V) Consideration Value (CV): Rs. 54,94,234/- (Rupees Fifty Four Lakhs Ninety Four Thousand Two Hundred Thirty Four Only)

(VI) Payment Schedule for the Consideration Value (CV):

Sr. no.	Payment Milestone	Amount (In Rs.)
1	Booking Amount-1 (Payable on date of booking)	Rs.45,000/-
2	Booking Amount-2 (Within 21 days from booking amount)	Rs.2,29,712/-
3	Booking Amount-3 (within 60 days from booking amount)	Rs.8,24,135/-
4	On initiation of Plinth	Rs.6,86,779/-
5	On initiation of RCC work on Level 1	Rs.6,86,779/-
6	On initiation of RCC work on Level 4	Rs.5,49,423/-
7	On initiation of Internal Brickwork	Rs.2,19,769/-
8	On initiation of RCC work on Level 8	Rs.5,49,423/-
9	On initiation of Plumbing Work	Rs.2,19,769/-
10	On initiation of RCC work on Level 12	Rs.5,49,423/-
11	On initiation of RCC work on Level 16	Rs.5,49,423/-
12	On initiation of External Painting	Rs.5,49,423/-
13	On intimation on Possession	Rs.19,769/-

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before after the other milestones, depending on the date of initiation of the relevant milestone.

(VII) Reimbursements: Payable on/before the Date of Offer of Possession.

- (1) Land Under Construction (LUC) Reimbursement: Rs. N.A./- (Rupees N.A. Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

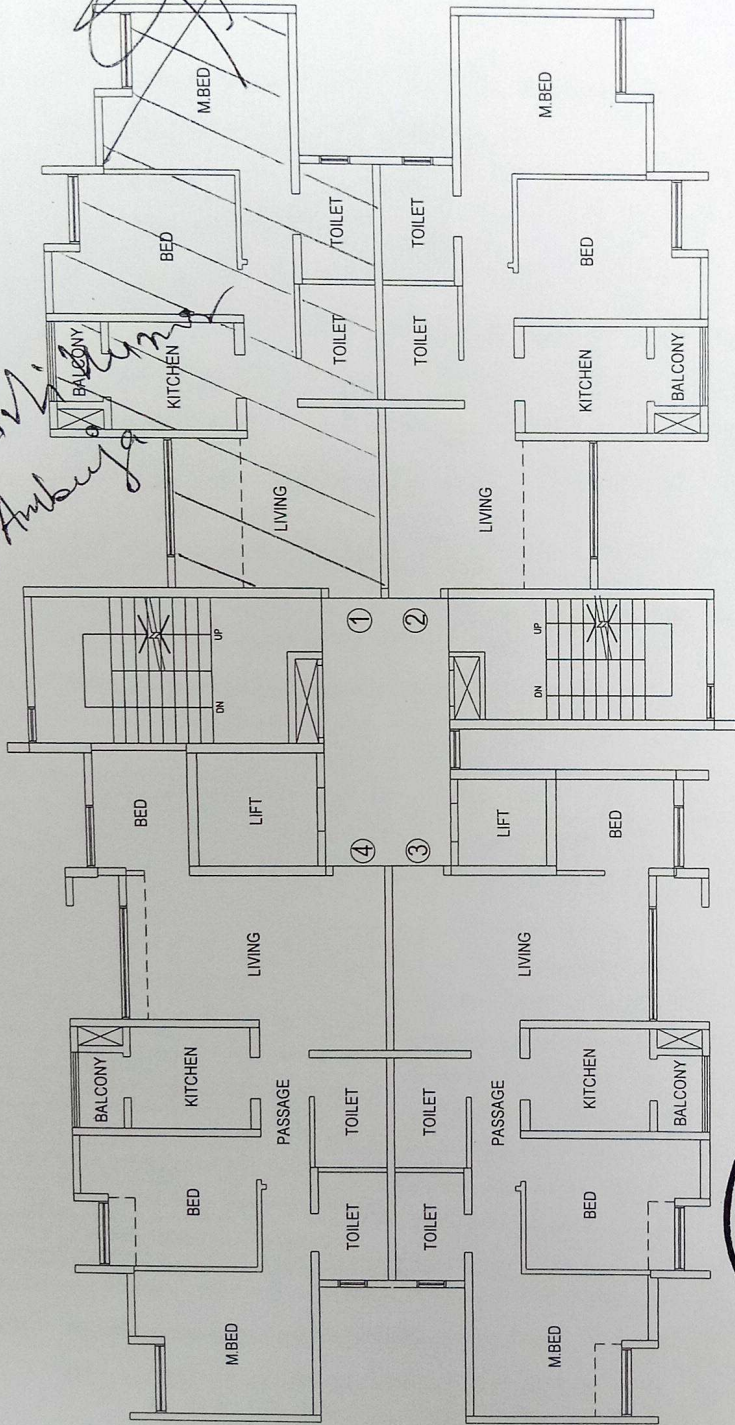


Kish
 13/08/2018
 Amburje

क.ल.न. - ५
 दस्त क्र. ६६५ २०१८
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Annexure 5

Kirti Ambekar



TYPICAL FLOOR PLAN (LEVELS 1 TO 7, 9 TO 12, 15 TO 18)

PALAVA, DOMBIVALI
 CASA ESTELA WING: G
 FLOOR 11*
 FLAT NO. 1101

DEVELOPERS

PALAVA DWELLERS PRIVATE LIMITED
 412, Floor - 4, 17G Vardhaman Chamber,
 Cawasji Patel Road, Homiman Circle,
 Fort, Mumbai - 400001.

ARCHITECT

KAPADIA ASSOCIATES PVT. LTD
 ARCHITECTURE, URBAN DESIGN
 OFF. AMBEDKAR ROAD, PAREL EAST, MUMBAI - 400 012
 TEL: 91 22 5620283039 FAX: 91 22 56202844
 email: kap@kapadiah.com

NORTH



NOTE: PLAN NOT TO THE SCALE

BUILDING A BETTER LIFE

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

CIF

If Yes, CIF No/ Account No.

85012401

First Name

Middle Name

Name:

KIRTI KUMAR

Date of Birth:

07011980

PAN:

ARXPK9371N

Mobile:

7021864662

e-mail:

Kirtikumar831@gmail.com

Name of Spouse:

AMBUJA PANDEY

Name of Father:

ANIL KUMAR MISHRA

Gender:



Male



Female



Third Gender

Marital Status:



Single



Married



Divorced



Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.

682606598885

2) Voter ID No.

3) Passport No.:

4) Driving License No.

MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:



Resident Indian (RI)



Non-Resident



Person Of Indian Origin (PIO)



Foreign Citizen

FOR DEFENCE PERSONNEL:



Indian Army



Indian Navy



Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension



New Pension Scheme



Residential Address: