

11/12/2017

माफती

Original/Duplicate

नोंदणी क्र 102

Registration Date/Number 02/2017

Page 10M

9:19 AM

माफती क्र 15935

दिनांक 02/12/2017

माफती क्रमांक 106

नोंदणीक्रमांक अनुक्रमक्रमांक क्रमांक 2-12987 2017

नोंदणीक्रमांक प्रकार क्रमांक

माफती क्रमांक/माफती क्रमांक ईशानी एच. गवहाणे

₹ 24000.00

₹ 2120.00

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 106

एकूण:

₹ 26120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
9:18 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम नियंत्रक वर्ग-२  
कल्याण क्र. २

दाजार मूल्य: ₹.2109100/-

मोबटला ₹.2393600/-

भरलेले मुद्रांक शुल्क : ₹. 143700/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.24000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007639015201718R दिनांक: 02/12/2017  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 2120/-

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

V. H. Gadhale

02/12/2017



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

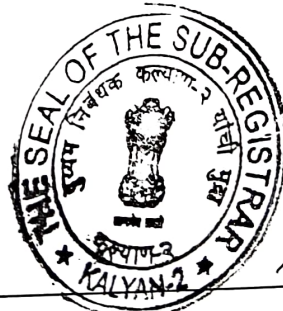
दस्ता क्रमांक : 12987/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) मांडा

(1) किनेखाचा प्रकार	कारनामा
(2) नाबदला	2393600
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे	2109100
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग - 26/81 : मोजे मांडा,ता. कल्याण,जि. ठाणे येथील सर्व्हे नं. 42/1,42/2,42/3,42/4A/1,42/4A/2,42/5,42/6,47/1,50/1/A,50/2,220/1,251/1,251/2 तसेच मोजे टिटवाळा येथील सर्व्हे नं.201/1,223/1,224/1,225/1,246/1 येथील रिजेन्सी सरवम कॉम्प्लेक्स,बिल्डींग नं. 29 मधील दुसऱ्या मजल्यावरील 34.81 चौ. मी. कारपेट क्षेत्रफळाची सदनिका क्र. 207 हा या काराचा विषय आहे. ( ( Survey Number : सर्व्हे नं. 42/1 व इतर . ; ) )
(5) क्षेत्रफळ	1) 34.81 चौ.मीटर
(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. रिजेन्सी निर्माण लिमिटेड तर्फे संचालक दिनेश कुमार मुरलीधर पसोरीआ आणि अनिल भटीजा यांच्यावतीने कु.मु. म्हणून विजेंद्र एल. बडीवाल यांच्यावतीने कबुली जबाबा करिता कु. मु. म्हणून महेश चंद्रकांत वाघमारे - - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रिजेन्सी हाऊस,, ब्लॉक नं. -, रोड नं: अमन टॉकीज, उल्हासनगर , महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR5058B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वैशाली एच. गभाले - - वय:-34; पत्ता:-प्लॉट नं: सदनिका क्र. 203, माळा नं: दुसरा मजला, इमारतीचे नाव: श्री विनायक अपार्टमेंट, ब्लॉक नं: -, रोड नं: तुलसी विहार, आसनगाव, शहापूर, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AXZPG8531E 2): नाव:-हरिभाऊ ए. गभाले - - वय:-34; पत्ता:-प्लॉट नं: सदनिका क्र. 203, माळा नं: दुसरा मजला, इमारतीचे नाव: श्री विनायक अपार्टमेंट,, ब्लॉक नं: -, रोड नं: तुलसी विहार, आसनगाव, शहापूर, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-APSPG8748N
(9) दस्तऐवज करून दिल्याचा दिनांक	02/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	02/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	12987/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	143700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना मिळवलेला  
अनुच्छेद :-

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

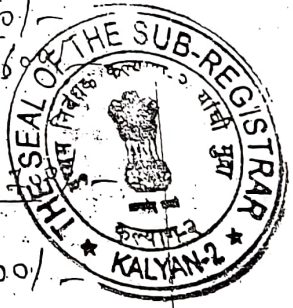
पंचायत समिति - रोहमी व पुढार विभाग

सालाह अकरा नं 2017-18

1. करदाता नाव: काशीबाबा अगुदर नाव: \_\_\_\_\_  
 2. पत्ता: देशपाय रोड अ. भा. भा. भा.  
 3. गाव: कल्याण  
 4. पोस्टाचे नाव: साई  
 5. गाव/पोस्टाचे नाव: 42/1 अ. भा. भा.  
 6. गाव/पोस्टाचे नाव: 26/81 उपविभाग: 2/181  
 7. मालकीचे प्रकार: 45900/- इतर प्रकारचे: \_\_\_\_\_  
 8. मालकीचा प्रकार: 34/81 कायदा/दिव्या/अप. गा. गीटर/अ.  
 9. मालकीचा प्रकार: \_\_\_\_\_ मालकी: \_\_\_\_\_ पोस्टाचे नाव: \_\_\_\_\_  
 10. मालकीचा प्रकार: 231 उपविभाग: अ. भा. भा.  
 11. मालकीचा प्रकार: \_\_\_\_\_ मालकी: \_\_\_\_\_  
 12. मालकीचा प्रकार: \_\_\_\_\_ अ. भा. भा. / इतर प्रकारचे / अप. गा. गीटर / अ.  
 13. मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_  
 14. मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_  
 15. मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_  
 16. मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_ मालकीचा प्रकार: \_\_\_\_\_

17. रेंज गुटकर शुल्क: 143700/- मालकीचा प्रकार: 143  
 18. रेंज नोंदणी शुल्क: 24000/-

41.78  $\times$  45900  $\times$  10% = 21,09,100/-  
 (CBUHP)  
 लिपिक



सह दुय्यम निसंबक

क.ल.न. २	
१९२६६	२०१७
१	१०६

-: हमीपत्र :-

सदरचे हमीपत्र आज दि 2 माहे डिसेंबर 2017 रोजीचे दिवशी.

या ध्यार घोषित करण्यात येते की, सा दस्तासोबत निवासी / वाणिज्य या स्थावर निष्कृतीसोबत वाहन तळ विकृत देण्यात/विकृत घेण्यात आलेले नाही.

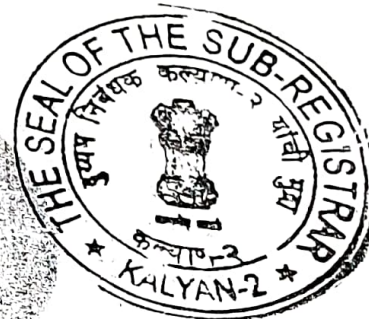
लिहून देणा-याची सही M. H. Gabbale

लिहून देणा-याची सही V. H. Gabbale





Ward No. : 26/81  
Village : Manda / Titwala  
Flat Area : 34.81 Sq. Meters Carpet  
Agreement Value : Rs. 23,93,600/-  
Market Value : Rs. 21,09,100/-



क. न. न. २	
२३९३६००	२०१७
५	१०९

**AGREEMENT FOR SALE**  
THIS AGREEMENT MADE AT TITWALA

ON THIS 02<sup>nd</sup> DAY OF DEC 2017

BETWEEN

M/s. **REGENCY NIRMAN LIMITED**, (PAN: - AADCR 5058 B) a Company incorporated under the provisions of Companies Act, 1956 and having their registered office at Regency House, Aman Talkies Road, Ulhasnagar-421 003, hereinafter called and referred to as the **PROMOTERS** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the successors, survivors, executors and assignees) being the Party of the First Part.

*VH* AND

V. H. Gabhale  
*[Signature]*

MRS. VAISHALI H. GABHALE  
MR. HARIBHAU A. GABHALE

Residing at SARI VINAYAKAPRT, FLAT NO. 203, 2<sup>nd</sup> Floor,  
TULSI VTHAR, ASANGOAN (EAST) SHAHAPUR.

hereinafter called and referred to as the Allottee (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Chimanlal Khusiram Gupta HUF is the owner of all those pieces and parcels of land lying, being and situate at village Manda and Titwala, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing:

Village	S.No.	H.No.	Area as per 7/12 (sq. meters)	Area as per ULC (sq. meters)
Manda	42	1	25400	25400.00
Manda	42	2	40400	40400.00
Manda	42	3	23670	23670.00
Manda	42	4/1	8090	8096.12
Manda	42	4/2	21880	21875.44
Manda	42	5	32300	32300.00
Manda	42	6	28200	28200.00
Manda	47	1	1200	1200.00
Manda	50	1/B	33250	35510.00
Manda	50	2	10320	10320.00
Manda	220	1	1030	1030.00
Manda	251	(pt)	14640	14640.00
Manda	251	(pt)	1700	1700.00
Titwala	201	1	31900	31900.00
Titwala	223	1	3500	3500.00
Titwala	224	1A	7590	7590.00
Titwala	225	1	10600	10600.00
Titwala	246	1	6000	6000.00
		Total	301670	303931.56



Hereinafter called and referred to as the "Larger Property" and more particularly described in the Schedule hereunder written;

AND WHEREAS by and under Development Agreement dated 28.05.2008 read with Deed of Confirmation dated 18.11.2009 registered at the office of Sub Registrar of Assurances at Kalyan-3 under serial No. 5625/2009, the aforesaid owners granted the development rights in favour of the Promoters herein in respect of the Larger Property excluding therefrom:-

9226	2010
90E	

V. H. Gabhale  
*[Signature]*

~2~

10/11/10

9226	2010
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REGENCY  
Caravan

Area of 1500 sq. mts. out of the land bearing survey no. 42/4/2 at Village Manda which has already been constructed upon by the Owners denoted as Block "A".

- (i) Area of 3,500 sq. mts. out of land bearing Survey No.42/4/1 (part) and Survey No.42/4/2 (part) at Village Manda denoted as Block "B";
- (ii) Area of 1 ½ acres (equivalent to 6070.29 sq. metres) under CRZ/green zone in Survey No. 42/1 at Village Manda denoted as Block "C";
- (iii) Area of 3000 sq. mts., out of Survey No.42/4/1 at Village Manda on which Owners factory stands.
- (iv) The Area of 1500 sq.mtrs is already acquired for Railway and denoted as Block "D"

The areas mentioned in clauses (i) to (iv) above are hereinafter referred to as "the said Excluded Area".

AND WHEREAS the Survey No. 50 Hissa No. 1B totally admeasuring 33250 sq. metres denoted as 35510 sq. metres in the records of Urban Land (Ceiling and Regulation) Act stood sub-divided and the land falling to the share of Smt. Kashmirodevi Chimanlal Gupta was defined at 24940 sq. metres as evidenced by mutation entry No.2997 and the defined area is denoted as Survey No. 50 Hissa No. 1A admeasuring 24940 sq. metres.

AND WHEREAS further by and under a Development Agreement dated 27.12.2011 registered at the office of Sub Registrar of Assurances at Kalyan-3 under serial No.11003/2011, the aforesaid Owners granted the land admeasuring 3000 sq. metres out of Survey No.42/4A/1 at Village Manda on which factory premises were situated to the Promoters herein and for the price / consideration and on the terms and conditions thereon contained.

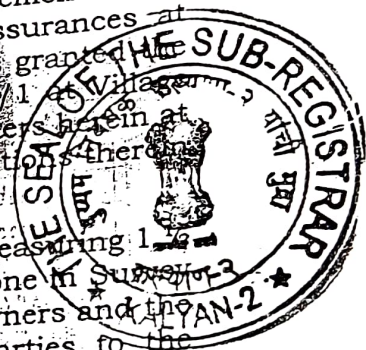
AND WHEREAS further the Promoters acquired the land admeasuring 1.26 acres (equivalent to 6070.29 sq. metres) under CRZ/green zone in Survey No. 42/1 at Village Manda denoted as Block "C" from the Owners and the Promoters are in possession of the said land and the parties to the agreement dated 28.05.2008 also executed a Deed of Rectification on 18.06.2012 and the same is registered at the office of Sub-Registrar of Assurances at Kalyan - 1 under serial No. 4164/2012 thereby confirming and rectifying the above fact of grant of the survey numbers its hissa numbers and the area granted for development in favour of the Promoters herein, the construction carried on thereon and thus confirmed the exact properties for which the Promoters are entitled to develop the same.

AND WHEREAS the Promoters after acquiring the pieces and parcels of land at village Titwala and Manda followed the requisite procedure of law and in terms with the Development Control Rules and Regulations of the Kalyan Dombivli Municipal Corporation and submitting the plans and designs for approval and sanction and during the course of such submission, the Kalyan Dombivli Municipal Corporation granted the interim sanction under their Intimation of Disapproval bearing No. KDMC/NRV/BP/KV/576-274 dated 28.12.2010.

V. H. Gabhale

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क.स.न. २  
१२१६ २०१७







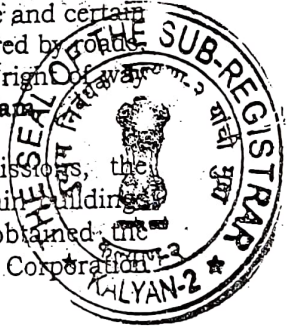
AND WHEREAS the Promoter has disclosed that in the said scheme of construction there are 45 residential Buildings and 4 commercial phases, which are to be constructed in phase wise manner in which 28 buildings and 2 commercial phases are completed and 4 buildings are under construction further 13 buildings and 2 commercial phases are expected in the same layout in future.

AND WHEREAS as per the above sanction and approval, the Promoters are entitled to commence, carry out and complete the construction work on the said property with further and future expansion of buildings as may be permitted by Kalyan Dombivli Municipal Corporation from time to time with additions, modifications and alterations in floors in the sanctioned buildings as well as further expansions therein from time to time.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Allottee to which the Allottee has granted his/ her consent, the Allottee is offered a flat / shop / office / unit bearing No. 207 on 2<sup>ND</sup> floor, admeasuring 34.81 sq.mt. Carpet exclusive of Balconies and inclusive of Cupboard areas in Building No. 29 in the scheme of construction known as **Regency Sarvam** (herein after referred to as the said "premises") being constructed on the said property described in the Third Schedule hereunder written.

AND WHEREAS in the said Scheme of construction known as **Regency Sarvam** there are thirty four residential buildings, two commercial buildings, recreational garden and open spaces, infrastructural facilities and amenities, club house and recreational amenities and utility areas, certain portion of lands are affected by coastal regulation zone and certain portions of land are unbuildable as well as affected and acquired by roads, internal roads, path ways, drive ways and other access and right of way for the entire scheme of construction known as **Regency Sarvam**.

AND WHEREAS as per the sanctioned plans and permissions, the Promoters have completed the construction work of the certain buildings as per the sanctioned plans and permissions and have obtained the completion certificate from the Kalyan Dombivli Municipal Corporation viz



- (i) Building Completion certificate bearing No. KDMC / NRV / CC / KV / 391 dated 21.03.2014 in respect of Building Nos.1 to 5.
- (ii) Building Completion certificate bearing No. KDMC / NRV / CC / KV / 114 dated 20.08.2015 in respect of Building Nos. 6 & 7, 17, 18, 19 & 20 and Commercial Bldg. No.1.
- (iii) Building Completion certificate bearing No. KDMC / NRV / CC / KV / 239 dated 16.12.2015 in respect of Building Nos.8 & 9, 13, 14, 15 & 16.
- (iv) Building Completion certificate bearing No. KDMC / NRV / CC / KV / 89 dated 09.06.2016 in respect of Building Nos.10, 11, 12 and Commercial Bldg. No.2.

V.H. Gabhale

Handwritten signature/initials

क.व.न. २
दस्तावेज क्र. ११६७०/२०१६



- (vi) Building Completion certificate bearing No. KDMC / NRV / CC / KV / 377 dated 10.02.2017 in respect of Building Nos. 27 and 28
- (vii) Building Completion certificate bearing No. KDMC / NRV / CC / KV / OCC / 28 / 17 dated 03.05.2017 in respect of Building Nos. 24, 25 and 26
- (viii) Building Completion certificate bearing No. KDMC / NRV / CC / KV / OCC / 68 / 17 dated 18.07.2017 in respect of Building Nos. 21, 22 & 23 and Commercial Bldg. No.1 (Three Shops).

AND WHEREAS in the said completed buildings several flats and units are sold certain flats and units are still unsold.

AND WHEREAS the construction work of Building No.30, is in progress as phase 8 and the same is likely to be completed in the month of August 2018.

AND WHEREAS the construction works of Building Nos.31 & 32 are in progress as phase 9 and the same are likely to be completed in the month of June 2018.

AND WHEREAS the construction work of Building No.29 is in progress as phase 10 and the same likely to be completed in the month of December 2019.

AND WHEREAS the Promoters in terms of the above agreements, sanctions and approvals is entitled to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in phase wise manner on the above said property by amalgamating the said property with adjacent pieces and parcels of land seeking revision, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential Flats / Shops / Offices / Premises / Units constructed in the buildings on ownership basis and to enter into agreements with the Allottee and to receive the sale price thereof and upon such disposal of the Flats / Shops / Offices / Premises / Units to convey the said land together with the building constructed thereon in favour of the Cooperative Housing Society of all those several persons acquiring the respective Flats / Shops / Offices / Premises / Units.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible floor space index to be used and utilized on the said property as may be granted by the Kalyan Dombivli Municipal Corporation as well as the Promoters have intended to amalgamate the abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Allottees herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension of the said property.

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V. H. Grabhale

*Grabhale*

*VH*

AND WHEREAS the Promoters have clearly brought to the notice and knowledge of the Allottee that the Promoters in the entire scheme of construction intends to provide club house (inclusive of Gymnasium, Indoor Games, Swimming Pool and Community Hall), recreational facilities, Sewerage Treatment Plant and other allied infrastructural common amenities, facilities as the Promoters may deem fit and proper from time to time to the present housing scheme of construction and such facilities and amenities will be used, utilized, availed and shared by all the intending Allottees of the buildings to be constructed on the properties described hereinabove as well as other amalgamated properties which may be purchased from time to time by the Promoters at their own discretion.

AND WHEREAS the Promoters have disclosed that they intend to use, utilize the floor space index of the property as may be sanctioned by the Municipal authorities and shall also follow the requisite procedure under law as regards the areas affected by reservations, CRZ, buffer areas, Green Zone as well as the land affected by roads forming a part of the larger property and in accordance with the sanctioned plans and permissions shall proceed with the Development work / Infrastructural work thereof and the Promoters has brought to the notice of the Allottee that they have utilised the Floor Space Index as mentioned in the approved plan and shall further also be using, utilizing and consuming the available Floor Space Index as per the norms and policies of the Development Control Rules and Regulations and the Promoters has brought to the notice of the Allottee herein and the Allottee herein is fully aware that the Promoters intends to acquire the Transfer of Development Rights, permitted increases in Floor Space Index to be used, availed and confined on the said property and thereby construct additions buildings, additional floors, Flats, Units in the said scheme of construction.

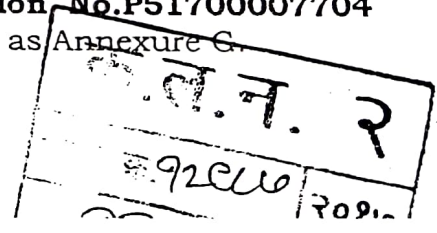


AND WHEREAS the Promoter has disclosed the above further scope changes, modifications and shown the scheme of construction and the Allottee after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter have registered the Project under the provisions of the said Act, with Maharashtra Real Estate Regulatory Authority at Mumbai under Project Registration No. P51700007704 Dated 17.08.2017 authenticated copy is attached as Annexure G.

V.H. Gabhale *VH*





AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building buildings

AND WHEREAS the Promoter shall/has follow the requisite procedure under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder,

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as prepared by the Promoter and according to which the construction of the project has been carried out, the open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartments agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure C-3.

AND WHEREAS the Promoter has got some of the approvals from the 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 the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Allottee herein.

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 shall be granted by the concerned local authority.



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*[Handwritten Signature]*

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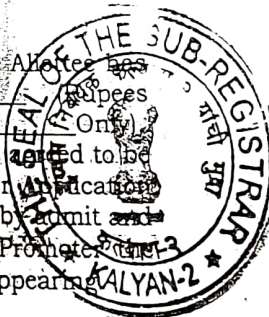
AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of Flat / Unit being No. 207 on 2<sup>ND</sup> floor in wing - Building No. 29 in the scheme of construction known as "Regency Sarvam" being constructed on the said property described in the First Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said Flat / Unit under RERA is 34.81 square metre including of Cupboard Areas of the said Flat / Unit ("Total Area"). 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 Apartment for exclusive use of the 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 (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee.

AND WHEREAS, the parties relying on the confirmations, 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;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 93,600/- Rupees NINETY THREE THOUSAND SIX HUNDRED (Only) being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Allottee as advance payment on Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said premises.

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

- 1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall

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have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the premises of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

- 1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, the premises being Flat / Unit being No. 207 on 2<sup>ND</sup> floor in wing — Building No. 29 admeasuring 34.31 sq.mt. Carpet exclusive of Balconies and inclusive of Cupboard areas in Building No. 29 in the scheme of construction known as **Regency Sarvam** (herein after referred to as the said "premises") being constructed on the said property described in the Third Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 23,93,600/- (Rupees TWENTY THREE LAC NINETY THREE THOUSAND SIX HUNDRED Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b)

- i. 10% of the said consideration value to be paid to the promoter on or before execution of this agreement for sale (not exceeding 10% of the total consideration) as advance payment or application fee.
- ii. 20% of the said consideration value to be paid to the promoter after the execution of Agreement (not exceeding 30% of the total consideration).
- 15% of the said consideration value to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located (not exceeding 45% of the total consideration).
- 10% of the said consideration value to be paid to the promoters on casting of 2<sup>ND</sup>, 5<sup>TH</sup>, 8<sup>TH</sup>, 11<sup>TH</sup>, 14<sup>TH</sup>, 16<sup>TH</sup> slab each and remaining 1% of the total consideration on Top slab (not exceeding 70% of the total consideration).
- 5% of the said consideration value to be paid to the Promoters on completion of the Walls, Internal Plaster of the said Apartment (not exceeding 75% of the total consideration).
- vi. 5% of the said consideration value to be paid to the Promoter on completion of the Entrance Lobby/ies, Plinth Protection, Staircases, Lift wells, Lobbies up to the floor level of the said Apartment (not exceeding 80% of the total consideration).
- vii. 5% of the said consideration value to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located ( not exceeding 85% of the total consideration).
- viii. 10% of the said consideration value to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro-mechanical and environment requirements, Floorings, Doors and Windows, Sanitary Fittings, External Plumbing



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V. H. Gabhale



**SECOND SCHEDULE ABOVE REFERRED TO**

The nature, extent and description of amenities and facilities:-  
Lifts, Beautiful landscape garden and jogging track, children's play area with play ground equipments, Badminton Court, Multipurpose Court  
Elegant entrance lobby, Fire fighting systems, All internal cement concrete roads with paver blocks, Generator for lift, staircase lights, compound lights, and water supply pumps, Earthquake-resistant RCC structure.

**THE THIRD SCHEDULE OF THE PROPERTY:**

Flat / Unit being No. 207 on 2<sup>ND</sup> floor in wing - Building No. 29 admeasuring 34.81 sq.mt. Carpet exclusive of Balconies and inclusive of cupboards, together with the right to use, occupy and possess the area of flower beds, dry balconies, niches if any, along with open terrace in the scheme of construction known as "Regency Sarvam"  
Situating at Village Manda and Titwala, Taluka Kalyan, District Thane and as shown on the floor plan thereof hereto annexed.

ANNEXURE - A - Copy of Title Report

ANNEXURE - B - Copy of Property Card or extract Village Forms VI or VII and XII

ANNEXURE - C-1 - Copies of plans & Layout as approved by concerned Local Authority

ANNEXURE - C-2 - Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Allottee as approved by the concerned local authority

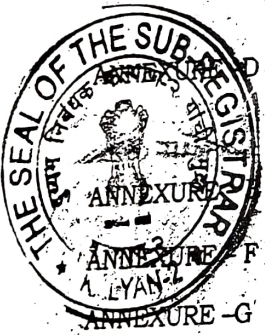
Flat Amenities

Common and Limited area Amenities

Authenticated copy of the Registration Certificate of Project granted by the Maharashtra Real Estate Regulatory Authority

ANNEXURE -H - Copy of N.A. order

ANNEXURE -I - Copies of various Commencement Certificate from Kalyan Dombivali Municipal Corporation.



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V. H. Gabhale  
*[Signature]*

**FIRST SCHEDULE OF THE DEPLETABLE LAND**

Position of land amounting to 1,00,000 sq. metres as sanctioned by the Municipal Corporation forming a part of all these parcels of land being being and situate at village Manda and Taluka Kalyan, District Thane, within the limits of the Kalyan Municipal Corporation bearing

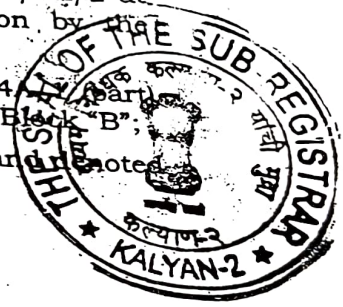
S No	14 No	Area as per 7/12 (sq meters)	Area as per ULC (sq meters)
42	1	25400	25400.00
42	2	40400	40400.00
42	3	23670	23670.00
42	4A/1	8090	8096.12
42	4A/2	21880	21875.44
42	5	32300	32300.00
42	6	28200	28200.00
47	1	1200	1200.00
50	1/A	33250	35510.00
50	2	10320	10320.00
220	1	1030	1030.00
251	1	14640	14640.00
251	2	1700	1700.00
201	1	31900	31900.00
223	1	3500	3500.00
224	1	7590	7590.00
225	1	10600	10600.00
246	1	6000	6000.00
Total		301670	303931.56

Deducting therefrom

Area of 1500 sq. mts. out of the land bearing survey no. 42/4A/2 at Village Manda which has already been constructed upon by owners denoted as Block "A";

Area of 3,500 sq. mts. out of land bearing Survey No.42/4A/2 and Survey No.42/4A/2 (part) at Village Manda denoted as Block "B";

The Area of 1500 sq.mtrs is already acquired for Railway and denoted as Block "D"



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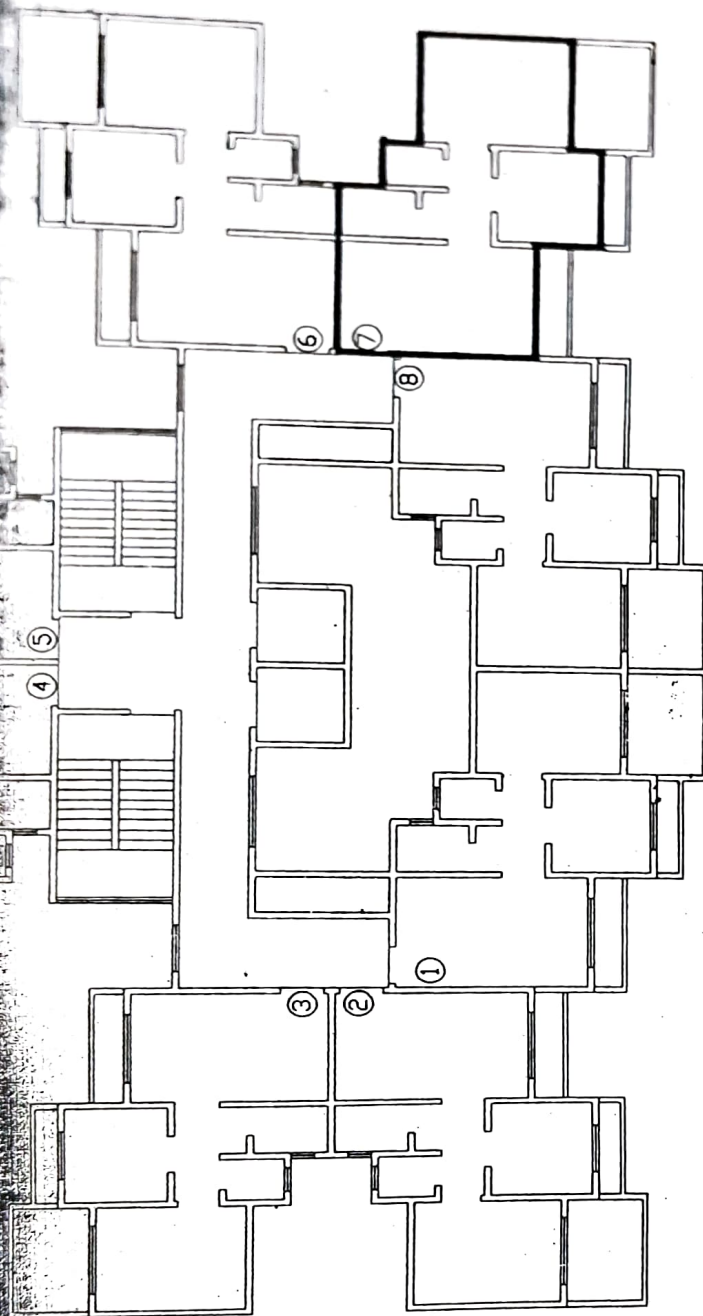
ANNEXURE B

FLAT NO. 207  
FLOOR: 2<sup>ND</sup>  
MNC: -  
CARPET: 34.81 SQ. MTR.

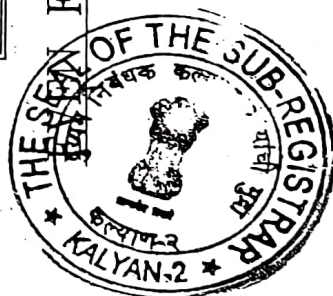
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ALLOTTEE/S



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PROMOTERS

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