78/2539

Wednesday,February 26 ,2020

5:29 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 2869 दिनांक: 26/02/2020

गावाचे नाव: पाले

दस्तऐवजाचा अनुक्रमांक: उहन2-2539-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आशिष बोडोळ

नोंदणी फी	रु. 20470.00
दस्त हाताळणी फी	रु. 1100.00
पृष्ठांची संख्या: 55	
एकूण:	रु. 21570.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:49 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 2

बाजार मुल्य: रु.1274000 /-

मोबदला रु.2047000/-

भरलेले मुद्रांक शुल्क : रु. 122900/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.20470/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012574667201920R दिनांक: 26/02/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2602202010752 दिनांक: 26/02/2020

बँकेचे नाव व पत्ता:

ndex-2(सूची - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202002265167

26 February 2020,03:53:25 PM

मूल्यांकनाचे वर्ष	2019
जिल्हा	ठाणे
मूल्य विभाग	तालुका : अंबरनाथ मौजे (गांव) चिखलौली (अंबरनाथ नगरपालिका)
उप मूल्य विभाग	4/16-डी) मौजे पाले गावातील सर्व मिळकती
क्षेत्राचे नांव	A Class Palika सर्व्हे नंबर /न. भू. क्रमांक : 55

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जनीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
5790	33700	39000	47300	39000	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	36.002चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.3370/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor		

Sale Type -
First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर =(वार्षिक मुल्यदर * घसा-यानुसार टक्केवारी)* मजला निहाय घट/वाढ
= (33700 * (100 / 100)) * 105 / 100
= Rs.35385/-

A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र
= 35385 * 36.002
= Rs.1273930.77/-

एकत्रित अंतिम मुल्य = मुख्य मिळकतीचे मुल्य +तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी
= A + B + C + D + E + F + G + H + I
= 1273930.77 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.1273930.77/-

Home Print

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

उ.न.२
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THE SEAL OF THE JOINT SUB REGISTRAR OFFICE ULHASNAGAR-2
सह दुय्यम निबंधक कार्यालय उल्हासनगर-२
जि - ठाणे DIST-THANE

iSarita v1.3.0

Payment Successful. Your Payment Confirmation Number is 200326889

IDBI BANK

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH012574667201920R	BARCODE	Form ID :	Date: 26-02-2020

Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR129-ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	Location	PAN No. (If Applicable)	DLN--
Year	Period: From : 26/02/2020 To : 31/03/2099	Full Name	ASHISH BODOL
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 507
0030046401-75	122900.00	Road/Street, Area /Locality	
0030063301-70	20470.00	Town/ City/ District	PALE THANE Maharashtra
	0.00	PIN	4 2 1 5 0 1
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	143370.00	Amount in words	Rupees One Lakhs Forty Three Thousand Three Hundred Seventy Only
Payment Details:IDBI NetBanking Payment ID : 254659296		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332020022650695	
Cheque- DD No.		Date	26-02-2020
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

THE SEAL OF THE JOINT SUB REGISTRAR OFFICE-ULHASNAGAR-2 DIST-THANE

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Ward No	**:-**
Village	**:-PALE**
Flat Area	**:-30.002 SQ.MTRS. CARPET**
Market Value	**:- 12,74,000/-**
Actual Value	**:-20,47,000/-**
Stamp Duty	**:-1,22,900/-**

THE SEAL OF THE JOINT SUB REGISTRAR OFFICE-ULHASNAGAR-2 DIST-THANE

AGREEMENT FOR SALE

THIS ARTICALES OF AGREEMENT made at Viillage PALE TalukaAmbarnath, Dist Thane; on this 26th day of February 2020.

BETWEEN

V.V Patil

AASHRAY GROUP a Partnership Firm Through its partner SHRI.VITHAL PATEL,Occu- Business **Having office at:-** Shop No.3, Shankleshwar Heights, Plot No. 6, Sector-11, KhargharNavi Mumbai. PAN CARD NO-**AAXFA8970C** Hereinafter called and referred to as the PROMOTERS/ BUILDERS (which expression shall unless it be repugnant to the context or meaning thereof and include the partners or partner for the time being of the said firm, the survivor of them and their heirs, executors and administrators of the last survivor *and* their / his or her assigns of the **ONE PART.**

A N D

1) **MR. ASHISH BODOL.**
   Age- 29Year, Occu. SERIVCE
2) **MRS.MAHADEVI HANUMANTHA BODOL**
   Age- 49 Year.

Residing at:-Room-463,Veer Lahuji Vastad Nagar, Rahivashi Sangh, Mukund Nagar,VTC: Dharavi S.o,Mumbai,Maharashtra-400017.

Hereinafter referred to as **"TheFLAT PURCHASER/S"** (Which expression shall unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns) of the

WHEREAS:

1) That the land situated Village **PALE** Tal. Ambernath Dist. Thane within the local limits of Ambernath Municipal Council, bearing Survey No. 55 Hissa No. 1 Admeasuring area 0H-40R-5P and Survey No. 54Hissa No. 3E(Part) Admeasuring area 1H-36R-0P Situated at Village **PALE** Tal –Ambernath, Dist-Thane was originally owned by Shri. BhauBaluBhoir**(Schedule of Property No. I**

2) **AND WHEREAS** the said land owners have granted development rights of said land Survey No. 55 Hissa No. 1 Admeasuring area 0H-40R-5P and Survey No. 54Hissa No. 3E(Part) Admeasuring area 1H-36R-0P to Promoters/Builders i.e. Aashray Group Through Partner Shri. Rahul P. Patel (As Developers) for the said land. The said Development Agreement is duly registered at the Office of Sub- Registrar Ulhasnagar-3 by register bearing No. 4994/2013 dated 17/08/2013. And the said owner also given Separate power of attorney have been executed in favour of the Promoters for enabling them to develop the sai

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land by constructing thereon building/s of dwelling units, and other units and selling the said units to prospective Flat takers on ownership basis. The said Power of Attorney is duly registered at serial No. 4995/2013 dated 17/08/2013. The said Development Agreement and Power of Attorney is still valid and subsisting.

3) **AND WHEREAS** accordingly Building Construction permission is also granted by Ambernath MunicipalCouncilbearing No. Javak K./ANP/NRV/BP/13-14/1089/8333/107dtd. 21/12/2013.,construction permission was granted for Wing A& B, Ground Floor + Seventh Floor, Building upon said land.

AND WHEREAS accordingly Revised Building Construction permission is also granted by Ambernath Municipal Council bearingNo.Javak K./ANP/NRV/BP/14-15/1303/8476/138 dtd.25/02/2015. Construction permission was granted for Wing A& B, Ground Floor + Seventh Floor, Wing C – Stilt + Seventh Floor, Wing D – Stilt + Gournd Floor + Fourth FloorResidenstional& Commercial use Building upon said land.

AND WHEREAS promoter/builder had purchased land bearing Survey No. 54/3E Plot No. 1 Area admeasuring 1563.38 Sq.mtrs. out of the rest area from M/s. AmrutLaxmi Developers the said Agreement for sale was duly registered at the office at Ulhasnagar -3 on dtd. 24/08/2017bearing no. 8617/2017 and the said owner also granted Power of Attorney to builder/promoter on dtd. 24/08/2017 bearing no. 8618/2017.

AND WHEREAS on the basis of Agreement for sale and Power of Attorney to builder/Promoter have applied revised construction permission from Ambernath Municipal Council and the said authority granted the building construction permission on dtd. 12/01/2018 bearing no.Javak Kr.A.M.B/NRV/BP/17-18/1345Construction permission was granted for Wing D, Ground Floor + Stilt + Seventh Floor, Residenstional& Commercial use Building upon said land.

4) In pursuance of the above Development Agreement, Power of Attorney & Agreement for sale, to Developers/Promoter the developer got right to develop the said lands more particularly described in the Schedule hereunder written, (hereinafter for the sake of brevity the above land shall be referred as "the said land")

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ANDWHEREASAllotted/sis/areofferedFlat **No. 507, on the FifthFloor, Wing D building Known as "AASHRAY PEARL" which is to have 30.002 Sq. Mtrs Carpet (as per RERA area) and area admeasuring 3.645Sq.mtrs. andCornice area 2.062Sq.mtrs. as exclusive area**constructed in the said project by the Promoter.

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 while sanctioning the said Plans, hasland down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said buildings, which shall have to be duly observed and performed.

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 by virtue of the above mentioned agreement the Promoter has sole and exclusive right to sell the Flats (Apartments) in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/swith the Allottee(s)/s of the Flats (Apartments) to receive the sale consideration in respect ;

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**Mr. Mahesh Jagtap** 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 Advocate of the Promoter, authenticated copies of 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 Flats (Apartments)

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser that they will be acquiring the adjacent properties and during the course of construction will be amalgamating the present scheme of construction with the adjacent lands and in such event, the Promoter will change/shift the location of recreational facilities and further that such recreational facilities will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on the said property along with the other amalgamated properties and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the Purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him.

The copy of the 7/12 Extract showing the name of the owners as the Owners of the said land is annexed hereto.

AND WHEREAS Promoter are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land under their project named and marketed as **"AASHRAY PEARL"** (hereinafter referred to as **"the said Complex"**) on the said land bearing Survey No. 55, Hissa No. 1 Admeasuring area 0H-40R-5P PAsst. 7Rs-50 Paise Situated at Village **PALE** Tal. AmbernathDist-Thane. (more particularly set out and described in the **'FIRST SCHEDULE'** written hereunder), Wing A & B, Ground Floor to Seventh Floor, Building upon said land. which shall consists of 4 buildings and now the builder/promoter constructed Wing D i.e. Ground to Seventh Floor.

AND WHEREAS while sanctioning the said Plans, has land down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said buildings, which shall have to be duly observed and performed.

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AND WHEREAS the Allottee has applied to the Promoter for allotment of **Flat No. 507**on **Fifth** Floor **D** Wing situated in the project known as **"AASHRAY PEARL"**being constructed in the said Project.

AND WHEREAS the carpet area of the said Flat is **30.002** square meters and "carpet area" means the net usable floor area of Flat (Apartment), excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

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.2,05,000/- (Rupees. Two Lakh FiveThousandOnly)** being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admitand 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 Flat (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 Flat and the garage/covered parking (if applicable)

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

JOINT SUB REGISTRAR OFFICE-ULHASNAGAR THE SEAL OF THE

1. The Promoter shall construct the said building/s consisting of 1 wing Building upon said land for Residential & Commercial Use. for construction of Building upon said landon the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat 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 **Flat No. 507, on the FifthFloor, Wing D building Known as "AASHRAY PEARL" which is to have 30.002 Sq. Mtr Carpet (as per RERA area) and area admeasuring 3.645 Sq.mtrs. and Cornice area 2.062Sq.mtrsas exclusive area**(hereinafter referred to as "the Flat ") as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 20,47,000/- (Rupees. Twenty Lakh Forty Seven Thousand Only)** being 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.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat bearing Nos. 507 situated at Pale Sub, Ground and 7th Upper Floor being constructed on the layout for the consideration of **Rs.20,47,000/- (Rupees. Twenty Lakh Forty Seven Thousand Only).**

1(b) The Allottee has paid on or before execution of this agreement a sum of**Rs.2,05,000/- (Rupees. Two Lakh Five Thousand Only)**.i.e. 10% of the total consideration as advance payment or application fee and hereby agrees to pay to that Promoter the balance amountof**Rs.18,42,000/-(Rupees.Eighteen Lakh Forty TwoThousandOnly)**in the following manner:-

i. 20% of the total consideration to be paid to the Promoter after the execution of Agreement.

V.S.Patil

1(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat(Apartment) to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat(Apartment).

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat(Apartment) to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **2939.659 square meters** only and Promoter has planned to utilize Floor Space Index of 1.93 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 1.93 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said

V.V. Patil

notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

22. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. **JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoter

30. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the **CIVIL** courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

That piece of land lying being and situated at Village**PALE**Tal-Ambernath, District - Thane, Maharashtra; within the local limit of Ambernath Municipal Council bearing **Flat No. 507, on the Fifth floor, Wing- D building Known as "AASHRAY PEARL " which is to have 30.002 Sq. Mtr Carpet area and area admeasuring 3.645 Sq. Mtr. And Cornice Area 2.062Sqmtrs.As exclusive area**constructed on Survey No. 55 Hissa No. 1 Admeasuring area 0H-40R-5P PAsst. 7Rs-50 Paise Situated at Village **PALE** Tal –AmbernathDist-Thane.

JOINT SUB REGISTRAR OFFICE-ULHASNAGAR

V.S. Patil

23. **METHODOF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the Flats/Shops (Apartments) in the Project.

24. **FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions 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.

25. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Ulhasnagar-3 after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pale.

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

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee **Mr. Ashish Bodol/ Mrs. Mahadevi Hanumantha Bodol.**

(Allottee's Address): **Room-463,VeerLahujiVastadNagar,RahivashiSangh, MukundNagar,VTC:Dharavi S.o,Mumbai,Maharashtra-400017.**

Notified Email ID:_____

M/s Promoter name :**AASHRAY GROUP**

Having office at:- Shop no 11 SainiketanCHS,Plot no 9 A , Sector 20Kharghar Navi Mumbai.

V.V.Patil

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RECEIPT

RECEIVED of from the flat/Shop Purchaser above named the sum of **Rs.2,05,000/- (Rupees. Two Lakh Five Thousand Only)** by Cheque in following manner :-

Date	Cheque No.	Amount	Name of Bank
24-02-2020	RTGS	2,05,000/-	CORPORATION BANK

Regarding **Flat No.507, on the FifthFloor, D WING, building Known as "AASHRAY PEARL" which is to have 30.002 Sq. Mtr Carpet area &3.645 Sq. Mtr and Cornice area 2.062Sqmtrs.asexclusive area** Constructed on Survey No. 55 Hissa No. 1 Admeasuring area 0H-40R-5P PAsst. 7Rs-50 Paise Situated at Village **PALE** Tal –Ambernath Dist-Thane being the sum of earnest part payment paid to us.

Rs.2,05,000/-
I say Received
Sign

V.S Patel

AASHRAY GROUP
Through its Partners
VITHAL PATEL
THE PROMOTER /BUILDERS

Witness:-

Sign _____
1.Name :- Nikhil. J. Bhoite
R/at:- Kamar, Vangani, Tal- Ambernath
Sign _____
2.Name Suraj. P. Jadhav
R/at:- Same as above -

V.S Patel

THE SEAL OF THE JOINT SUB REGISTRAR OFFICE-ULHASNAGAR-2 DIST-THANE

And collectively bounded as follows :-

On or towards East	**: Sy No- 54 Part**
On or towards West	**: Sy No-55/2 &Sy No-55/3**
On or towards South	**: Road**
On or towards North	**: Sy No-54 Part**

-:THE SECOND SCHEDULE ABVOE REFFERED TO :-

Proportionate common area and facilities area of immediate landing area abutting the main door after landing on the said floor prorate right along with all flat/purchasers of the premises in the said property in limited common area i.e. to say staircase landing entrance hall Terrace, Compound lobbies passage.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED BY
The Within named **PROMOTERS**
M/S. AASHRAY GROUP
Through its Partners
MR. VITHAL PATEL
Pan Card No. AAXFA8970C

SIGNED & DELIVERED BY
The Within named **THE FLAT PURCHASER/S**

1) Mr. Ashish Bodol.
Pan Card No.AUEPB6878P

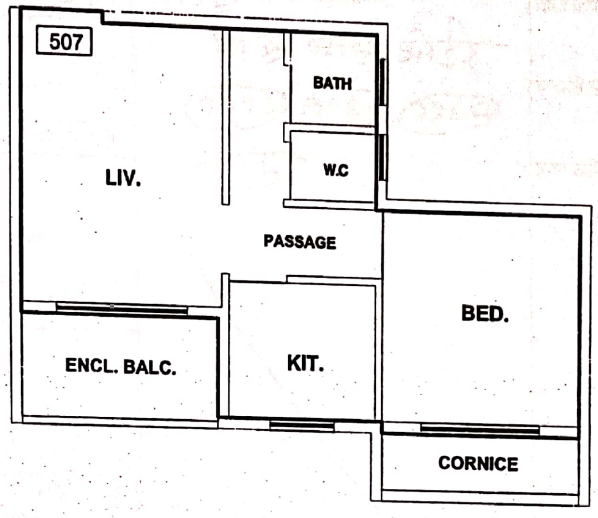
2)Mrs. Mahadevi Hanumantha Bodol.
Pan Card No.CHPPB6852H

WITNESS :-

Sign _____
1.Name _____
R/at:- _____

Sign _____
2.Name _____
R/at:- _____

THE SEAL OF THE JOINT SUB REGISTRAR OFFICE-ULHASNAGAR-2



BUILDING TYPE - D

FIFTH FLOOR PLAN

(N.T.S.)

N

FLAT NO.	CARPET AREA UNDER RERA	ENCL.BALCONY AREA	CORNICE AREA
507	30.002 SQ. MT.	3.645 SQ. MT.	2.062 SQ. MT.

PURCHASERS SIGNATURE		DEVELOPERS SIGN & STAMP	PROJECT NAME
NAME =	Ashish Bodol	V.S.Patil	AASHRAY PEARL
FLOOR =	FIFTH FLOOR		
FLAT.NO =	507		

NOTES :-

- DO NOT SCALE THE DRAWING.
- ALL INTERNAL DIMENSIONS OF CARPET AREA ARE FROM UNFINISHED WALL SURFACES. MINOR VARIATIONS OF 3% IN ACTUAL CARPET AREAS MAY OCCUR.

DEVELOPERS

FOR : M/S AASHRAY GROUP.

THE SEAL OF THE JOINT SUB REGISTRAR OFFICE-III HASNACAR
सह. दुय्यम निबंधक कार्यालय उल्हासनगर-३
महाराष्ट्र शासन
जि - ठाणे
DIST-THANE

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2936	2020
8L	999

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 **P51700015749**

*Project: **Aashray Pearl Wing D** Plot Bearing / CTS / Survey / Final Plot No.:**SURVEY NO 55 HISSA NO 1 AND SURVEY NO 54 HISSA NO 3 E, PLOT NO 1** at **Ambarnath(M Cl), Ambarnath, Thane, 421501;***

1. **Aashraygroup** having its registered office / principal place of business at *Tehsil:* ***Panvel,*** *District:* ***Raigarh,*** *Pin:* **410210.**
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 (I) 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 **22/03/2018** and ending with **31/12/2020** 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:3/22/2018 3:47:24 PM

Dated: 22/03/2018
Place: Mumbai

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

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
AASHRAY GROUP

ary1 (GoshwaraBhag-1)

/2539
वार,26 फेब्रुवारी 2020 5:29 म.नं.

दस्त गोषवारा भाग-1

उहन2 ५४१५५
दस्त क्रमांक: 2539/2020

दस्त क्रमांक: उहन2 /2539/2020

बाजार मुल्य: रु. 12,74,000/- मोबदला: रु. 20,47,000/-

भरलेले मुद्रांक शुल्क: रु.1,22,900/-

दु. नि. सह. दु. नि. उहन2 यांचे कार्यालयात
अ. क्रं. 2539 वर दि.26-02-2020
रोजी 5:27 म.नं. वा. हजर केला.

पावती:2869 पावती दिनांक: 26/02/2020

सादरकरणाराचे नाव: आशिष बोडोळ

नोंदणी फी	रु. 20470.00
दस्त हाताळणी फी	रु. 1100.00
पृष्ठांची संख्या: 55	
एकुण:	21570.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 26 / 02 / 2020 05 : 27 : 32 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 26 / 02 / 2020 05 : 29 : 18 PM ची वेळ: (फी)

THE SEAL OF THE JOINT SUB REGISTRAR OFFICE-ULHASNAGAR-2
सह दुय्यम निबंधक कार्यालय उल्हासनगर-२
सत्यमेव जयते
जि - ठाणे
DIST-THANE

ary-2(दस्त गोषवारा भाग - २)

26/02/2020 5 31:30 PM

दस्त गोषवारा भाग-2

उहन2 ५५१५५
दस्त क्रमांक:2539/2020

दस्त क्रमांक :उहन2/2539/2020
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	नाव:आशिष बोडोळ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं.463,वीर लहूजी वस्ताद नगर,रहिवासी संघ .मुकुंद नगर ,व्हीटीसी धारावी एस .ओ ,मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:AUEPB6878P	लिहून घेणार वय :-29 स्वाक्षरी:-		
2	नाव:महादेवी हनुमंथा बोडोळ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं.463,वीर लहूजी वस्ताद नगर,रहिवासी संघ .मुकुंद नगर ,व्हीटीसी धारावी एस .ओ ,मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:CHPPB6852H	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:आश्रय ग्रुप तर्फे भागीदार विठल पटेल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.3, शंक्लेश्वर हाईटस, प्लॉट नं.6, सेक्टर-11, खारघर नवी मुंबई, महाराष्ट्र, रायघर (एमएच). पॅन नंबर:AAXFA8970C	लिहून देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:26 / 02 / 2020 05 : 30 : 37 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठस
1	नाव:अमर हनुमंशा बोडोळ - - वय:24 पत्ता:रूम नं.463,वीर लहूजी वस्ताद नगर,रहिवासी संघ .मुकुंद नगर ,व्हीटीसी धारावी एस .ओ ,मुंबई पिन कोड:400017	स्वाक्षरी		
2	नाव:ज़ेबासिली अरुल राजिव - वय:31 पत्ता:रूम नं.463,वीर लहूजी वस्ताद नगर,रहिवासी संघ .मुकुंद नगर ,व्हीटीसी धारावी एस .ओ ,मुंबई पिन कोड:400017	स्वाक्षरी		

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ५५ पाने आहेत. पुस्तक क. १ चे क्रमांक उहन-२ २५३९ /२०२० वर नोंदला. दि २६ / ०२ २०२०.

सह दुय्यम निबंधक उल्हासनगर-२

शिक्का क्र.4 ची वेळ:26 / 02 / 2020 05 : 31 : 14 PM

शिक्का क्र.5 ची वेळ:26 / 02 / 2020 05 : 31 : 26 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 2

EPayment Details

Sr.	Epayment Number	Defacement Number
1	MH012574667201920R	006469459201920
2	2602202010752	602202010752D

2539 /2020

ndex-2(सूची - २)

26/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 2539/2020

नोंदणी :

Regn:63m

गावाचे नाव : पाले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2047000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1274000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन :, इतर माहिती: मौजे-पाले,ता.अंबरनाथ येथील स.नं.55,हिस्सा नं.1 क्षेत्र 0हे-40आर-5प्रति यावरील आश्रय पर्ल मधील सदनिका क्र. 507,पाचवा मजला,विंग-डी,क्षेत्र 30.002 चौ.मी. कारपेट.((Survey Number : 55 ;))
(5) क्षेत्रफळ	1) 30.002 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आश्रय ग्रुप तर्फे भागीदार विठल पटेल वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.3, शंक्लेश्वर हाईटस, प्लॉट नं.6, सेक्टर-11, खारघर नवी मुंबई, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-AAXFA8970C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष बोडोळ वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं.463,वीर लहूजी वस्ताद नगर,रहिवासी संघ .मुकुंद नगर ,व्हीटीसी धारावी एस .ओ ,मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-AUEPB6878P 2): नाव:-महादेवी हनुमंथा बोडोळ वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं.463,वीर लहूजी वस्ताद नगर,रहिवासी संघ .मुकुंद नगर ,व्हीटीसी धारावी एस .ओ ,मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-CHPPB6852H
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/02/2020
(10)दस्त नोंदणी केल्याचा दिनांक	26/02/2020
(11)अनुक्रमांक,खंड व पृष्ठ	2539/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	122900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20470
(14)शेरा	

THE SEAL OF THE JOINT SUB REGISTRAR OFFICE-ULHASNAGAR-2 सह दुय्यम निबंधक कार्यालय उल्हासनगर-२ सत्यमेव जयते जि - ठाणे DIST-THANE

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.