

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Kalyan 27 day of June, 2016

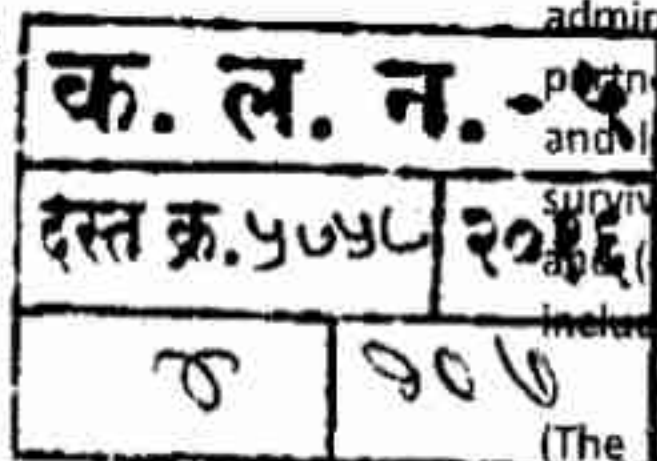
**BETWEEN:**

**PALAVA DWELLERS PRIVATE LIMITED**, a Company incorporated and registered under the Companies Act and having its registered office at 12, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as the "COMPANY" (which expression shall, unless contrary to the context or meaning thereof, mean and include its successors in title and assigns) of the **FIRST PART**;

AND

6\_05.05.2016

**Rakesh Kumar and Purnima** residing/having its address at **1005, Eletra B, Casa Bella Gold, Lodha Palava City, Dombivli East, Thane-421204** and assessed to Income Tax under Permanent Account Number (PAN) **ARZPK6464C/** hereinafter referred to as the "**PURCHASER**" (which expression shall, unless contrary to the context or meaning thereof, mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and permitted assigns; (b) In case of a Partnership Firm, the partners for the time being thereof, the survivors or the last survivor of them and legal heirs, executors, administrators and permitted assigns of such last survivor, (c) In case of a Company/Society, its successors and permitted assigns, and (d) in all cases, all persons claiming by under or through such Purchasers including his/her/their/its successors in interest) of the **OTHER PART**.



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

**WHEREAS:-**

- The Company is/shall be constructing the Building (as defined herein) on the Project Land (as defined herein) being a portion of the said Property (as defined herein). The brief chain of rights of the Company in respect of the said Property has been set out in **Annexures "1" and "7"** hereto.
- By orders bearing serial nos. No. Revenue/K-1/T-8/NAP/SR/143/08, Revenue/K-1/T-7/NAP/SR/126/2010 and Revenue/K-1/T-7/NAP/Nilje - Kalyan/SR-54/2012 dated 19/09/2008, 18/04/2011, 24/07/2012 and 23/12/2015, the Collector of Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said property granted permission for Non Agricultural (NA) use for residential and commercial complex. Hereto annexed and collectively marked as **Annexure "4"** are the copies of the said Non-Agricultural permissions dated 19<sup>th</sup> September 2008, 18<sup>th</sup> April 2011, 24<sup>th</sup> July 2012 and 23<sup>rd</sup> December 2015.
- By letter dated 19<sup>th</sup> April 2010 bearing no. GCM-04/MMRDA/182/10, the MMRDA has granted it's in principle approval to the layout for the development of the said Property as a Mega City Project subject to the terms and conditions set out therein. The said in principle layout approval has been revised from time to time. Hereto annexed and marked as **Annexure "5"** is copy of the letter dated 26<sup>th</sup> April 2016 in respect of the latest amended in principle approval with respect to the layout of the Mega City Project issued by the MMRDA to the Company.



By letter Nos. SROT/MCP-02/L.D.P.L/CC-I/A/1243/2011 dated 06/06/2011 and No. SROT/MCP-02/LDPL/CC I-A/339/2012 dated 08/05/2012 and No. SROT/MCP-02/LDPL/CCI-A/946/2012 dated 31/12/2012 and No. SROT/MCP-02/LDPL/CCI-A/389/2015 dated 13/07/2015, the Mumbai Metropolitan Region Development Authority (MMRDA) has issued Commencement Certificate (CC) in respect of some of the Buildings, inter alia granting its permission to develop and construct the Buildings on the said Property, subject to compliance of the terms stated therein. The said CC has been revised from time to time. Hereto annexed and marked as **Annexure "6"** is copy of the latest amended CC dated 13<sup>th</sup> July 2015.



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## ANNEXURE "2"

- (I) **Customer Id** : 1259211
- (II) **Unit**
- (i) Unit : B-0305
- (ii) Floor : 3<sup>rd</sup> Floor
- (iii) Type of Unit : 2 BHK
- (iv) Carpet Area : 651 sq. ft. equivalent to 60.50 sq. meters
- (v) Car Parking Spaces : 1 (One) Four Wheeler

(III) **Building: SAVANNA**

(IV) **Total Consideration is Rs.58,50,144/-**

(V) **Payment Schedule**

Booking Amount-1	Rs.45,000/-
Booking Amount-2	Rs.247,507/-
Booking Amount-3	Rs.871,671/-
On Initiation of Footing	Rs.737,118/-
On Initiation of Plinth	Rs.585,014/-
On Initiation of RCC work for Level 1	Rs.585,014/-
On Initiation of RCC work for Level 4	Rs.585,014/-
On Initiation of RCC work for Level 8	Rs.438,761/-
On Initiation of RCC work for Level 12	Rs.438,761/-
On Initiation of RCC work for Level 16	Rs.438,761/-
On Initiation of External Painting	Rs.292,507/-
On Initiation of Block work	Rs.292,507/-
On Initiation of Fit- Outs	Rs.292,509/-

For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded.

(VI) **Date of Offer of Possession (for Fit-Outs) : 28th February 2019**

(VII) **Address of Purchaser for Notices:**

1005, Eletra B, Casa Bella Gold, Lodha Palava City, Dombivli West, Mumbai - 421204



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