

COST SHEET

Planet North - Sector 3 MahaRera No: P51700034985

2023		2005	
Unit Number			
Typology			2BHK
Project			DOSTI PLANET NORTH - SECTOR 3
Tower			DOSTI AMBER
Floor			20
View			ADJOINING PLOT
Rera Carpet Area	Sq mt		52.43
Balcony	Sq mt		5.12
Area	Sq mt		57.55
Rera Carpet Area	*Sq ft		564
Balcony	*Sq ft		55
Total Usable Area	*Sq ft		619
Consideration Value	INR	₹	70,21,793
Dosti Friendship Month 2023 Dhamaka Offer	INR	₹	-3,51,090
Less: Special Discount	INR	₹	-7,03,703
Total Consideration Value	INR	₹	59,67,000
Stamp Duty	INR	₹	-
Registration	INR	₹	-
GST Applicable 5%	INR	₹	2,98,350
Sub Total statutory Dues	INR	₹	2,98,350
	INR	₹	62,65,350

Note:
 Deduct 1% TDS from the installment and Pay/Deposit into Govt Treasury on behalf of Promoters "Chalama Infra Properties Private Limited" only if the agreement Value is less than Rs. 4500000/- and will be 1% if agreement value is more than Rs. 4500000/- and will be 1% if agreement value is less than Rs. 4500000/-.
 Also Note that TDS @ 1% is to be Deducted by Purchaser on Agreement Value for Transfer of any Immovable Property or the Stamp Duty Value of Such Property Whichever is Less.

Purchaser has opted for Construction -Linked Payment Schedule (CLP) and hereby agrees to pay the amount as and when due as per progress of work as per the payment schedule.

Purchaser has to pay additional at the time of possession
 Advance money, Corpus fund for Infra & Common Facilities, Share of Security Deposits for 12 months (Rs. 6.5 per sq ft) and
 Advance outgoing for 12 months (Rs.6.5 per sq ft on Rera Carpet + Balcony Area)*, Layout-Common Area Maintenance Charges for 24 Months (Rs.1 per sq ft) (GST at applicable rates)
 Property Tax-Property Tax to be paid by Flat Purchaser at Actuals

Purchaser to pay Rs 50000 towards Furniture deposit at the time of possession

Payment towards the Consideration Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheques/DD/ Pay-order

Cheque / DD / Pay-order for the Consideration Value of the flat is to be issued in favour of "CIPL DOSTI PLANET NORTH SECTOR 3 Collection A/c"

Cheque / DD / Pay-order towards the statutory dues (GST) & other charges is to be issued in favour of "CIPL DOSTI PLANET NORTH SECTOR 3 Collection A/c"

₹5000/- to be paid additionally towards scanning charges at time of registration

Cost sheet is valid for the date on which it is issued subject to change without notice before booking amount is received
 Currently applicable Statutory obligations like Stamp Duty, Registration Charges and GST are included as stated above. However if any increase / revision / new levy is made applicable by the purchaser as per rates applicable from time to time
 We, agree to pay cost & charges as stated above

[Handwritten Signature]
 Pending Purchaser/ s' Signature

[Handwritten Signature]
 19/8/23

NOTES

AGREEMENT FOR SALE

THIS AGREEMENT is made at Thane this 03rd day of OCT., 2023

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BETWEEN

CHALAMA INFRAPROPERTIES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office situated at Lawrence & Mayo House, 1st floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001, hereinafter referred to as "the Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean to include its successors and assigns) of the One Part

AND

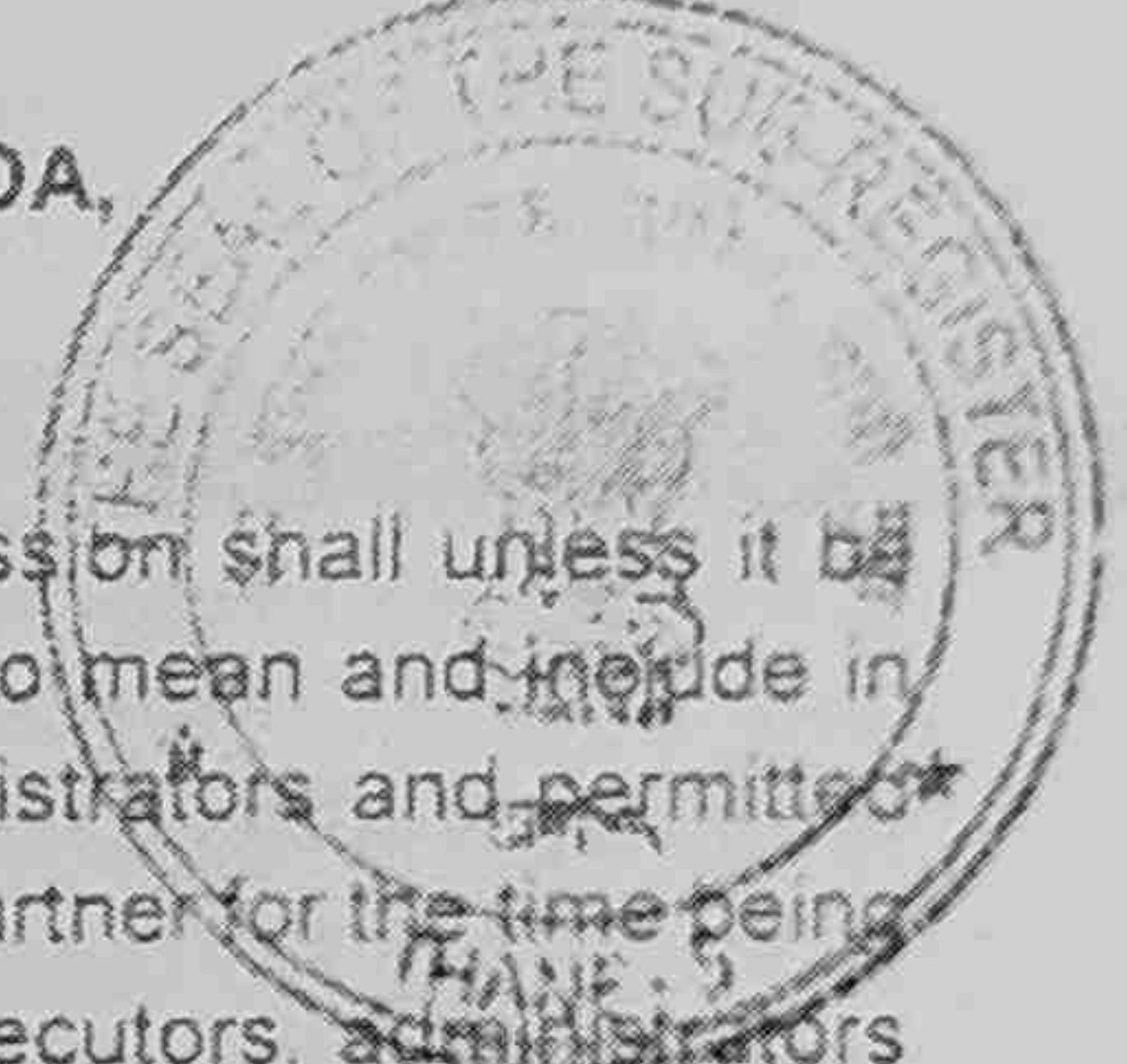
ASLAM ALI MUNNA KHAN

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दस्ता क्र. 9422/2023
ए / 106

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at

F-11/C, NEAR SANT NIRANKARI BHAVAN, KHINDI PADA,
DARGAH ROAD, BHANDUP (W) MUMBAI - 400078.

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 in case of an individual, his/her/their heirs, executors, administrators and permitted assigns, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the Other Part;



WHEREAS:

(i) The Larger Land

- By and under the Development Agreement dated 11th April, 2008 executed by and between one Nakhya's Everest Estate Private Limited (hereinafter referred to as "the said Everest") of the first part, one Smita Sakharam Nakhya (hereinafter referred to as "the said Smita") of the second part and the Promoter of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-1 under Serial No. TNN-1/2804 of 2008, read with the Supplemental Development Agreement dated 26th March, 2009 executed by and between the said Everest of the first part, the said Smita of the second part and the Promoter of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-5 under Serial No. TNN-5/5082 of 2009 and the Supplemental Agreement for Development dated 22nd December 2011 executed by and between the said Everest of the first part, the said Smita of the second part and the Promoter of the third part and registered in the Office of the Sub-Registrar of Assurances at Thane-1 under Serial No. TNN-5/11482 of 2011, the said

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Chalama Infraproperties Pvt. Ltd.
Lawrence & Mayo House, 1st Floor, 276, Dr. D.N. Road, Fort, Mumbai 400001.
Notified Email ID: dpnsector3@dostirealty.com

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स्त क्र. 94e27/2023
3E/102
Name of Purchaser
ASLAM ALI MUNNA KHAN
Address

Address
DARGAN ROAD, NEAR SANT NIRANKARI BHAVAN, KHINDI PADA,
DARGAN ROAD, BHANDUP (W) MUMBAI - 400078.

Notified Email ID: FAMOUSHAIR@GMAIL.COM

It shall be the duty of the Purchaser and the Promoter to inform each other of any change in the above address subsequent to the execution of this Agreement 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 Purchaser, as the case may be.

24. JOINT PURCHASERS:

If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several and all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which for all intents and purposes is to be considered as properly served on all the purchasers.

25. NO WAIVER:

No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

26. DISPUTE RESOLUTION:

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the concerned authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

27. 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 Mumbai Courts shall have jurisdiction for this Agreement.

28. The Permanent Account Number of the parties is more particularly mentioned in the **Fourth Schedule** hereunder written.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE FIRST SCHEDULE REFERRED TO ABOVE
(Description of the Larger Land)

All that pieces or parcels of non-agricultural land bearing Survey Nos and Hissa Nos. 156/3, 181/2D, 181/2H and 181/2G lying, being and situate in the revenue village of Shill Thane, District Thane in the Registration District and Sub-District of Thane 400 612 within the limits of Thane Municipal Corporation and admeasuring in the aggregate 25370 Square Meters or thereabouts, and bounded as follows: -



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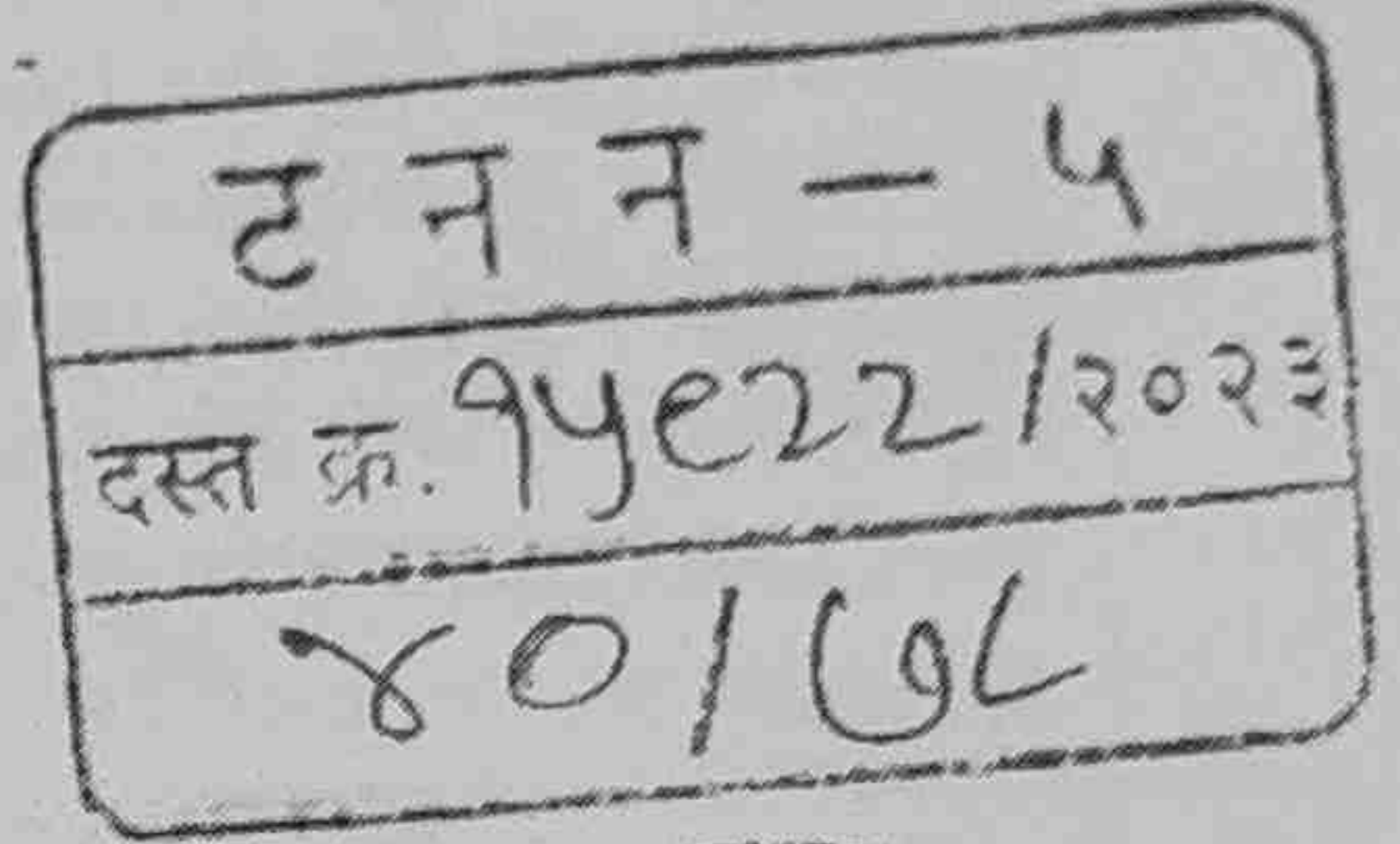
On or towards the East: By S. NO. 181 / 2E-1
On or towards the West: By S. NO 156/4
On or towards the North: By S. NO 181/2A
On or towards the South: By S. NO 181/2F

THE SECOND SCHEDULE REFERRED TO ABOVE

(Description of the Land)

All that pieces or parcels of non-agricultural land bearing Survey Nos and Hissa Nos. 181/2G lying, being and situate in the revenue village of Shill Thane, District Thane in the Registration District and Sub-District of Thane 400 612 within the limits of Thane Municipal Corporation and admeasuring in the aggregate 20770 Square Meters or thereabouts, and bounded as follows: -

On or towards the East: By S. NO. 181 / 2H
On or towards the West: By S. NO 181/2E
On or towards the North: By S. NO 181/2D
On or towards the South: By S. NO 181/2F

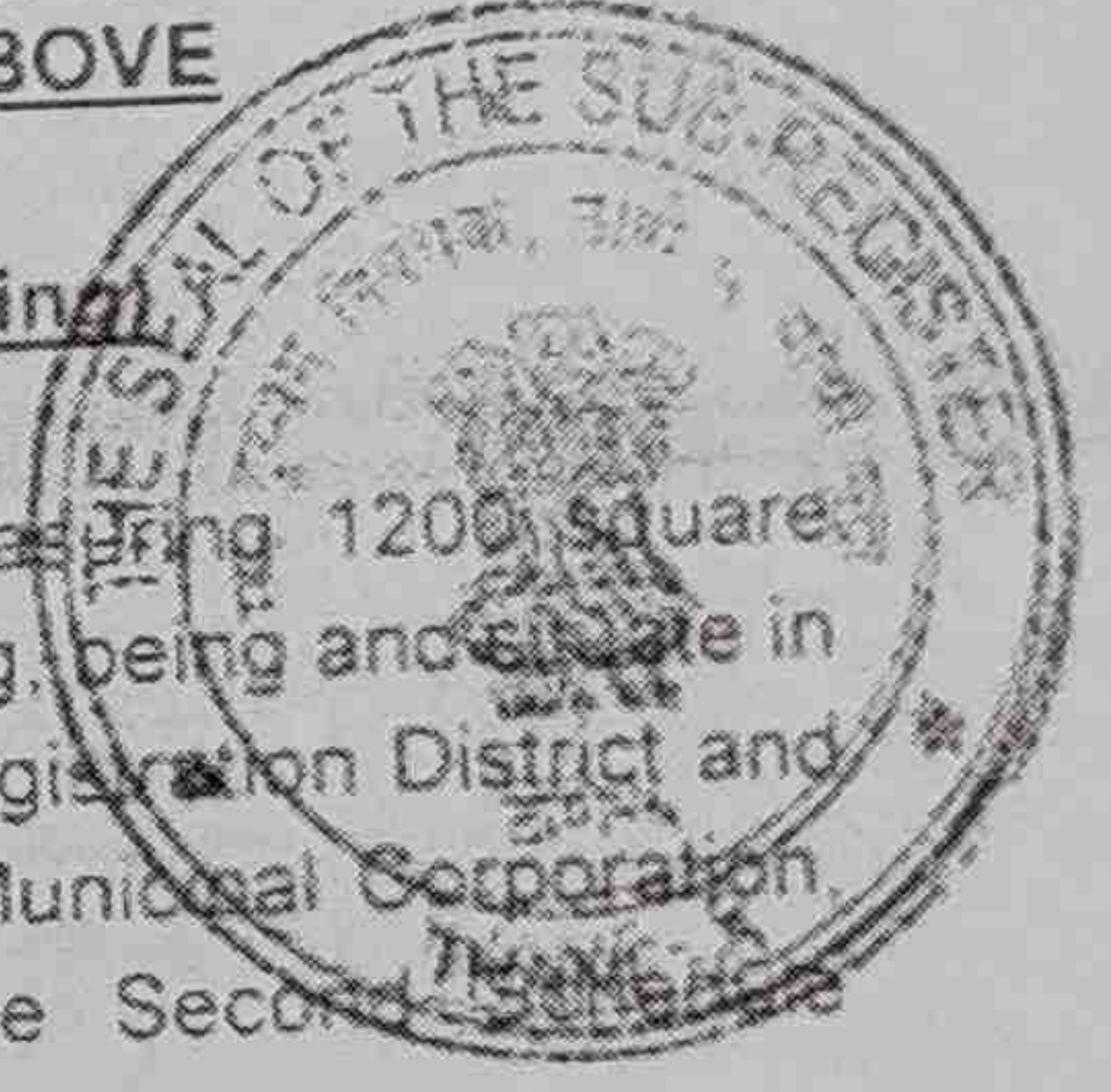


THE THIRD SCHEDULE REFERRED TO ABOVE

PART -A

(Description of Tower 2/Dosti Amber Building)

All that pieces or parcels of Non-Agricultural lands admeasuring 1200 square metres or thereabouts, bearing Survey Nos. 181/2G(pt), lying, being and situate in the revenue village of Shill Thane, District Thane in the Registration District and Sub-District of Thane 400 612 within the limits of Thane Municipal Corporation, being a part or portion of the Land mentioned in the Second Schedule hereinabove.



PART-B

(Description of Tower 3/Dosti Sapphire Building)

All that pieces or parcels of Non-Agricultural lands admeasuring 1200 square metres or thereabouts, bearing Survey Nos. 181/2G(pt), lying, being and situate in the revenue village of Shill Thane, District Thane in the Registration District and Sub-District of Thane 400 612 within the limits of Thane Municipal Corporation, being a part or portion of the Land mentioned in the Second Schedule hereinabove.

THE FOURTH SCHEDULE REFERRED TO ABOVE

(Description of the said Building)

Tower 2 i.e. Dosti AMBER Building as more particularly defined in Part - A of Schedule 3 hereinabove, in which the said Premises (as defined below) is situated.

(Description of the Premises)

Flat No. 2005 on the 20TH floor, admeasuring 52.43 square metres (equivalent to 564.00 square feet) of carpet area in the said Tower 2 i.e. DOSTI AMBER Building, lying being and situate on land as more particularly described in Third Schedule hereinabove written, being a part of the Project duly registered as "Dosti Planet North - Sector 3" with MahaRERA authority under Certificate bearing no.P51700034985, to be constructed on the Land as more particularly described in the Second Schedule herein above written.

In addition to the above the Purchaser shall be entitled to use and enjoy on an exclusive basis 2.17 square metres (equivalent to 23 square feet) as utility area and 2.95 square metres (equivalent to 32 square feet) as balcony (which areas are appurtenant and attached to the Premises and accessible only from the Premises) and approved in the presently approved plans as Balcony.

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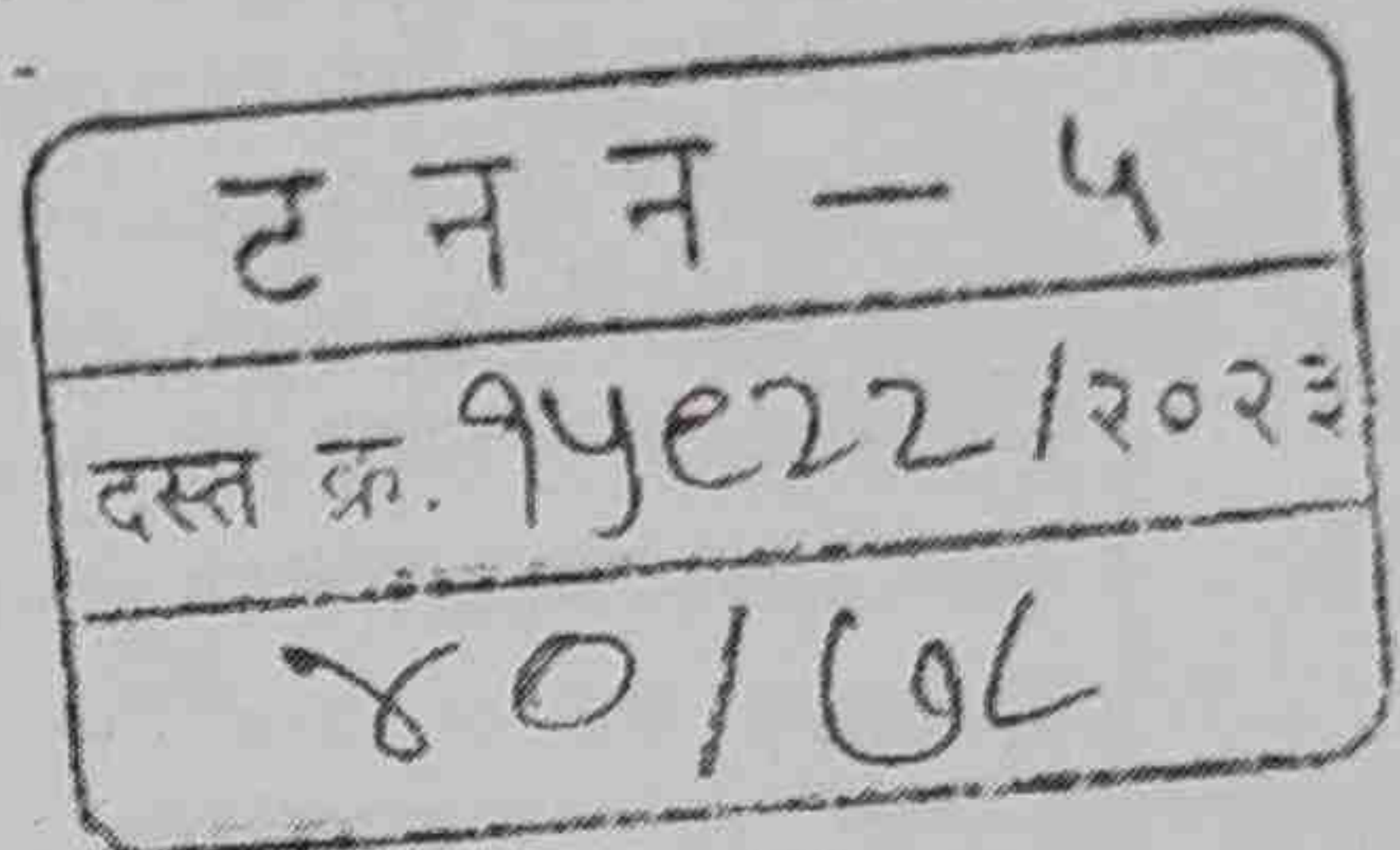
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On or towards the West: By S. NO 156/4
On or towards the North: By S. NO 181/2A
On or towards the South: By S. NO 181/2F

THE SECOND SCHEDULE REFERRED TO ABOVE

(Description of the Land)

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On or towards the East: By S. NO. 181 / 2H
On or towards the West: By S. NO 181/2E
On or towards the North: By S. NO 181/2D
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि, ठाणे 5

दस्तावेज क्रमांक : 15922/2023

नोंदणी :

Regn:63m

03/10/2023

गावाचे नाव : शिळ

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	5967000
(3) बाजारभावा(भाडेपरतयाच्या बाबतिलगतटाकार आकारणी देतो की पट्टेदार ने समुद करावे)	2745436.8
(4) धू-मापन, पोटहिसमा व परक्रमांक(असल्यास)	1) पामिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदनिका क्रमांक 2005,20 वा मज्या,1 मज्या का पार्किंग स्पेस ग्राउंड लेवेल न 125 महीन,टाँवर न 2,दोस्ती अंतर विन्डींग,दोस्ती प्लॅनट नॉर्थ मॅक्टर-3,शिळ,ठाणे,मीर शिळ म.नं.181/2बी,181/2एच,181/2डी,156/3,मोन स 24/97-15इ),((Survey Number :-))
(5) क्षेत्रफळ	1) 63.31 चौ.मीटर
(6) आकारणी किंवा जुही देण्यात असंम तंज्हा.	
(7) दम्नगेवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चन्नामा इन्फ्राप्रॉपर्टीज प्रा.ली तर्फे अधिकृत मही करणार परीत पोपट तर्फे कृ.मु.महागुन सुरेश बोरवे -- बय-48 पत्ता:-प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लरिन्स आणि मेयो ड्राऊम, प्लॉक नं: -, रोड नं: फोर्ट,मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400001 पॅन नं:-AADCC2693K
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-अस्लम अली मुन्ना खान -- बय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-1,सी,खिडी पारा प्लॉक नं: -, रोड नं: भांडूप,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-ARZPK6286A
(9) दम्नगेवज करून दिव्याचा दिनांक	03/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/10/2023
(11) अनुक्रमांक,खंड व पृष्ठ	15922/2023
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	417700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, ठाणे क्र.५

मुन्नाकनामाठी विचागत संतलेला तपशील:-

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

