

**AGREEMENT FOR SALE**

DATED THIS 10<sup>TH</sup> DAY OF August 2023.

BETWEEN

COURTYARD REAL ESTATE PRIVATE LIMITED  
("THE OWNER")

AND

- 1) MR. HARISH CHOUDHARY
  - 2) MRS. KAMLA HARISH CHOUDHARY
- ("THE PURCHASER/S")

FOR

Flat No. : 905  
Floor No. : 9<sup>th</sup>  
Tower : Asteria B (Tower No. 2)

IN THE PROJECT



**ASTERIA**

BY COURTYARD

Pokhran Road No. 2, Thane (W) – 400 610.



18/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 19890/2023

नोंदणी :

Regn:63m

## गावाचे नाव : माजिवडे

(1)चिन्हेबाचा प्रकार	करारनामा
(2)मोबदला	18337236
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14904977.5
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: फ्लॅट नं 905, माळा नं: 9 हॉबिटेबल फ्लोर, इमारतीचे नाव: एस्टेटिया बी इन प्रोजेक्ट कोर्टयार्ड,बिल्डिंग नं 2, ब्लॉक नं: ठाणे(वेस्ट)ठाणे 400610, रोड : ऑफ ग्लॅक्सो कंपनी,पोखरण रोड नं 2, इतर माहिती: सदनिकेचे क्षेत्रफळ 765 चौ फूट रेरा कार्पेट व सख्खित एरिया 65 चौ फूट,सोबत 01 कन्व्हर्ट पाकिंग स्पेस.( ( Survey Number : 281/2A/1B, 281/2A/2, 281/2A/3, 283/1, 283/2, 288/2D/1D, 288/2D/2. : ) )
(5) क्षेत्रफळ	1) 830 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक गोपाल नारंग तर्फे कबुलीजबाबासाठी कु. मु. सागर पवार बय:-29; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 1, इमारतीचे नाव: बिड्सर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AADCR0870K 2): नाव:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक मनोहर छात्रिया तर्फे कबुलीजबाबासाठी कु. मु. सोमनाथ पुरब बय:-40; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 1, इमारतीचे नाव: बिड्सर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AADCR0870K
(8)दस्तऐवज करून घेणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:-हरीश चौधरी - बय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 19, मिश्रा निवास, किसन नगर 2, सारस्वत बँकेजवळ, ब्लॉक नं: बागळे इस्टेट, ठाणे पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AHSPC5665N 2): नाव:-कमला हरीश चौधरी - बय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 19, मिश्रा निवास, किसन नगर 2, सारस्वत बँकेजवळ, ब्लॉक नं: बागळे इस्टेट, ठाणे पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AKFPC7241J
(9) दस्तऐवज करून दिल्याचा दिनांक	10/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	18/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	19890/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1284000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक तर्फे - २  
प.के.र.

मुल्यांकनासाठी विचारारत घेतलेला तपशील:-

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



74/19890

Friday, August 18, 2023

10:26 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22046 दिनांक: 18/08/2023

गावाचे नाव: माजिवडे

दस्तऐवजाचा अनुक्रमांक: टनन2-19890-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे गाव: हरीश चौधरी -

नोंदणी फी

₹. 30000.00

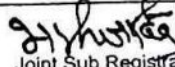
दस्त हाताळणी फी

₹. 2000.00

पृष्ठांची संख्या: 100

एकूण:

₹. 32000.00



Joint Sub Registrar Thane 2

सद दुय्यम निबंधक वर्ग - २



वाजार मुल्य: ₹.14904977.5 /-

मोबदला ₹.18337236/-

भरलेले मुद्रांक शुल्क : ₹. 1284000/-

1) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823184301542 दिनांक: 18/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006413733202324M दिनांक: 18/08/2023

बँकेचे नाव व पत्ता:



मुळ दस्त मिळाला

Kamla

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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 10<sup>th</sup> day of August, 2023.

BETWEEN

**COURTYARD REAL ESTATE PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act 1956 and deemed existing company under the provisions of Companies Act, 2013, having its registered office/principal place of business at Windsor, 1<sup>st</sup> floor, C.S.T. Road, Kalina, Santacruz (East), Mumbai - 400098, hereinafter referred to as the "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **ONE PART**

AND

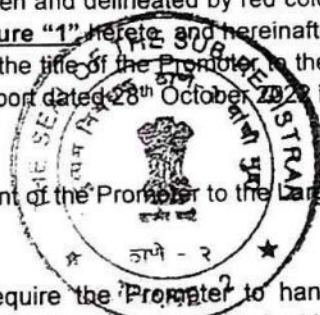
**MR. HARISH CHOUDHARY (PAN AHSPC5665N) & MRS. KAMLA HARISH CHOUDHARY (PAN AKFPC7241J)** having their address at **19, Mishra Niwas, Kisan Nagar 2, Near Saraswat Bank, Wagle Estate, Thane West, Thane - 400604** hereinafter referred to as "the Allottee". (which expression shall unless it be repugnant 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 and administrators of the last survivor; and in case of a Hindu Undivided Family (HUF), the Karta and all the co-parceners/members of the HUF from time to time, , their respective heirs, legal representatives and the surviving co-parcener/member of the HUF and the heirs, executors, administrators and permitted assigns of such surviving co-parcener/member; in case of a Public Charitable Trust, all trustee/s from time to time constituting the said Trust, the surviving trustee and the heirs, executors and administrators of the surviving Trustee and his/her assigns and; in case of a Private Trust/Settlement, all trustees constituting the said Trust from time to time, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns and; in case of a body corporate/company/limited liability Partnership, its successors and permitted assigns) of the **OTHER PART**

The Promoter and the Allottee/s are hereinafter collectively referred to as "the Parties" and individually as "a Party", as the context may so require.

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१/१००

**WHEREAS:**

- A. The Promoter is the owner of and is seized and possessed of and otherwise well and sufficiently entitled to undertake the development of all those pieces and parcels of land or ground bearing Survey Nos.281 Hissa No. 2/A (part), Survey No. 288 Hissa No. 2/D (part), and Survey No. 283 Hissa No. 1 (part) admeasuring approximately 26,092 square meters as per the 7/12 Extract and 26,332.14 square meters as per title deeds lying, being and situate at Village Majiwada, Taluka Thane in the District of Thane and more particularly described in the **First Schedule** hereunder written and delineated by red colour boundary line on the plan annexed and marked as **Annexure "1"** hereto and hereinafter referred to as "**the Larger Land**". The details pertaining to the title of the Promoter in the Real Estate Project (defined below) are set-out in the Title Report dated 28<sup>th</sup> October, 2022 issued by M/s Wadia Ghandy & Co., Advocates and Solicitors.
- B. The details pertaining to the title/rights/entitlement of the Promoter to the Larger Land is as follows-
- (i) The statutory approvals mandatorily require the Promoter to handover certain stipulated percentage of the Larger Land to the concerned authorities or develop



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**PROMOTER**

Handwritten signature: Kamla  
**ALLOTTEE(S)**

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२० / १००

**FIRST SCHEDULE**  
Description of the said Larger Land

All the piece and parcel of land admeasuring 36,418 square meters bearing Survey No. 281/2A/1B, 281/2A/2, 281/2A/3, 283/1, 283/2, 288/2D/1D, 288/2D/2 lying and being at Village Majiwade, Taluka Thane, District Thane and in the Konkan Division of the State of Maharashtra bearing and bounded as follows:-

On or towards the East : partly by the developed land  
On or towards the West : by Pokharan Road No. 2  
On or towards the North : partly by Vasant Vihar and partly by other private land owners  
On or towards the South : By lands held by Tata Housing

**SECOND SCHEDULE**  
Schedule of Balance Portion of Larger Land

All the piece and parcel of land admeasuring 25,642.50 square meters situated on plot bearing Survey No. 281/2/A (part), 288/2/D (part) and 283A (part) (bearing new Survey No. 283/1 (part)) Pokharan Road No. 2, Village Majiwade, Thane together with construction thereon both present and future.

**THIRD SCHEDULE**  
Materials / Facilities and Amenities in Real Estate Project

Sr. No	Description	Material	Specification/ Make/ Model
1	Cement		Ultratech / Ambuja / JSW / Equivalent
2	Reinforcement Steel	Fe 415 / 500 Grade	Rolling Mill
3	Block Masonry	AAC Blocks	Ultratech / Flycrete / Magicrete / Equivalent
4	Flooring		
	Lift Lobbies	Vitrified Tile	RAK / Kajaria / Nitco, Asian / Equivalent
	Staircase	Ceramic / Vitrified Tile / Kota	RAK / Kajaria / Nitco / Asian / Equivalent
	Parking Areas	PCC	Tremix / Stampcrete
	Refuge	Ceramic / Vitrified Tile	RAK / Kajaria / Nitco / Asian / Equivalent
	Servant Toilet	Vitrified / Ceramic Tile	RAK / Kajaria / Nitco / Asian / Equivalent
5	Doors for Staircase and Refuge		
	Door Frames	Wood / Plywood	Red Meranti / Sal wood / Plywood / Equivalent
	Door Shutters	FRD Flush Door	Laminated with Accessories
6	Painting		
	Parking Areas	Cement Paint / Semi Acrylic	Jotun / Asian Paints/ CCI / Berger / Dulux / Equivalent
	Clubhouse	Plastic Paint / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent
	Entrance/Lobby	Plastic Paint / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent

PROMOTER

ALLOTTEE(S)

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	Lift Lobby	Acrylic Distemper / 3 in 1 / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent	9/2/2023	
	Meter Room	Cement Paint / Semi Acrylic Paint	Asian Paints/ Berger/ Dulux / Equivalent	9/2/2023	
	Staircase Area	Acrylic Distemper / 3 in 1 / Equivalent	Asian Paints/ Berger/ Dulux / Equivalent	9/2/2023	
	External Façade	External Paint - Acrylic	Asian Paints/ Berger/ Dulux/ Jotun / Equivalent		
7	Fire Fighting				
	Sprinkler and Hydrants Lines	GI Pipes	Jindal / Zenith / Tata / Equivalent		
	Rubber Pipe for Hose Reel		Newage /Jyoti/ Equivalent		
	Fire Hose		Newage / Equivalent		
	Fire Pumps		Kirloskar, Mather & Platt, KSB / Equivalent		
	Sprinkler Heads		Spraysafe / Tyco / Viking / Equivalent		
	Fire Extinguishers (ISI)		Minimax / Safex / Equivalent		
	MCP, Smoke & Heat detectors		Honeywell/Ravel/System sensor / Equivalent		
8	Elevators	High Speed	Otis / Kone / Toshiba / Equivalent		
9	Staircase Railing	MS Railing			

#### FOURTH SCHEDULE

Common Areas, facilities and Amenities in the Whole Project

Sr. No.	Description
1	Clubhouse
2	Landscaping
3	UGT
4	Water Supply
5	STP
6	Storm Water Drain
7	Rain Water Harvesting
8	Swimming Pool
9	Recreation and Play Area
10	Lighting
11	Internal Driveways
12	Sub - Station
13	Ramps
14	Fire Fighting & Detection
15	DG Sets for common area
16	Car Parking
17	Entry / Exit Gates
18	Security Cabin
19	Compound Wall
20	Basement Ventilation



PROMOTER

ALLOTTEE(S)

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दस्त क्रमांक १९९० / २०२३
२ / १००

**FIFTH SCHEDULE**  
Schedule of the said Premises

Flat No. 905 admeasuring about 77.10 square meters equivalent to 830 square feet carpet area (corresponding to Rera Carpet area of 71.07 Sq. Mtrs. equivalent to 765 Sq. Ft.) together with exclusive amenities being cupboard and/or Service Area and/or kitchen area aggregating to 6.03 square meters equivalent to 65 square feet on the 9<sup>th</sup> habitable floor of the said Building No. 2 named Asteria B in the project Courtyard situated at Pokharan Road No. 2, Thane (West) - 400610.

**SIXTH SCHEDULE**  
Sale Consideration (exclusive of amounts separately payable by the Allottees as specified in Clause 20 and 21 hereinabove)

The Allottee has paid before execution of this Agreement, a sum of Rs.37,24,943/- (Rupees Thirty Seven Lakh Twenty Four Thousand Nine Hundred Forty Three Only) (which constitutes to approx. 20.31% of the Sale Consideration) as advance payment and here, by agrees to pay to the Promoter the balance amount of Sale Consideration of Rs.1,46,12,293/- (Rupees One Crore Forty Six Lakh Twelve Thousand Two Hundred Ninety Three Only) in the manner more particularly mentioned hereunder:-

- An amount of Rs.37,627/- (Rupees Thirty Seven Thousand Six Hundred Twenty Seven Only) (which constitutes to approx. 20.52% of the Sale Consideration) is to be paid to the Promoter after the execution of Agreement and simultaneous with registration of this Agreement under the Registration Act, 1908.
- An amount of Rs.26,55,464/- (Rupees Twenty Six Lakh Fifty Five Thousand Four Hundred Sixty Four Only) (which does not exceed 35% of the Sale Consideration) is to be paid to the Promoter on or before 25<sup>th</sup> November, 2023.
- An amount of Rs.9,16,862/- (Rupees Nine Lakh Sixteen Thousand Eight Hundred Sixty Two Only) (which does not exceed 40% of the Sale Consideration) is to be paid to the Promoter on completion of 4<sup>th</sup> Habitable Floor.
- An amount of Rs.9,16,862/- (Rupees Nine Lakh Sixteen Thousand Eight Hundred Sixty Two Only) (which does not exceed 45% of the Sale Consideration) is to be paid to the Promoter on completion of 8<sup>th</sup> Habitable Floor.
- An amount of Rs.9,16,862/- (Rupees Nine Lakh Sixteen Thousand Eight Hundred Sixty Two Only) (which does not exceed 50% of the Sale Consideration) is to be paid to the Promoter on completion of 12<sup>th</sup> Habitable Floor.
- An amount of Rs.9,16,862/- (Rupees Nine Lakh Sixteen Thousand Eight Hundred Sixty Two Only) (which does not exceed 55% of the Sale Consideration) is to be paid to the Promoter on completion of 16<sup>th</sup> Habitable Floor.
- An amount of Rs.9,16,862/- (Rupees Nine Lakh Sixteen Thousand Eight Hundred Sixty Two Only) (which does not exceed 60% of the Sale Consideration) is to be paid to the Promoter on completion of 20<sup>th</sup> Habitable Floor.
- An amount of Rs.9,16,862/- (Rupees Nine Lakh Sixteen Thousand Eight Hundred Sixty Two Only) (which does not exceed 65% of the Sale Consideration) is to be paid to the Promoter on completion of 24<sup>th</sup> Habitable Floor.
- An amount of Rs.9,16,862/- (Rupees Nine Lakh Sixteen Thousand Eight Hundred Sixty Two Only) (which does not exceed 70% of the Sale Consideration) is to be paid to the Promoter on completion of 28<sup>th</sup> Habitable Floor.

  
PROMOTER

  
ALLOTTEE(S)



**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 :  
**P51700047655**

**Project: Courtyard - Asteria B** , Plot Bearing / CTS / Survey / Final Plot No.:281/2A/1B, 281/2A/2, 281/2A/3, 283/1, 283/2, 288/2D/1D, 288/2D/2 at **Thane (M Corp.), Thane, Thane, 400610;**

- Courtyard Real Estate Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400098.**
- 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 (l) 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 17/11/2022 and ending with 31/12/2027 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
- 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:17-11-2022 11:41:04

Dated: 17/11/2022  
Place: Mumbai

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



ढलढ - २

ANNEXURE - 2

ढलढ ढढढढ १९९९०/२०२२

२० / १००



टनन - २  
दस्ता क्रमांक १९९०/२०२३  
२६/१००

ANNEXURE - 3

Certificate No. 5191



**THANE MUNICIPAL CORPORATION, THANE**

(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT**

**PERMISSION/ COMMENCEMENT CERTIFICATE**

Proposed Bldg No. 1- Basement 3 + Basement 2 + Basement 1 + Gr (Retail) + 1st (Retail)  
+Amenity floor+ Service Floor + 1st to 20th floors  
Bldg No. 2- Basement 3 + Basement 2 + Basement 1 + Gr (Retail) + 1st (Retail)  
+Amenity floor+ Service Floor + 1st to 31st floors

V. P. No. 97/096 New V.P. No. S04/0099/16 TMC/TDD/4270/22 Date: 30/12/2022  
To, Shri / Smt. Sandeep Prabhu (Architect)  
(For M/s. SAAKAAR)  
Shri M/s. Courtyard Real Estate Pvt. Ltd. (Owners)  
(formerly known as M/s. Kaghuliccia Leasing and Constructions Private Limited)

With reference to your application No. 7335 dated 21/12/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Majiwade Sector No. IV Situated at Road / Street 30.00M. wide Pokharan Road no. 2 S. No. / C.S.T. No. / F.P. No. S. No. 281/2/A/1/B/1, 281/2/A/1/B/2, 281/2/A/2, 281/2/A/3, 283/A/1, 283/A/2, 288/2/D/1D, 288/2/D/2

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) बांधकाम परवानगी क्र. ठामपा/ शविचि/ ४००९/२२ दि. २८/३/२०२२ मधील आवश्यक अटी बांधनकारक राहतील.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966**



Yours faithfully,

Executive Engineer  
Town Development Department,  
Municipal Corporation of  
the city of, Thane.