

Receipt (pavtl)

71/18512
Monday, August 21, 2023
10:29 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 20134 दिनांक: 21/08/2023


गावाचे नाव: मोहने
दस्तऐवजाचा अनुक्रमांक: कलन2-18512-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: विशाखा राहुल बापनारे --

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1640.00
पृष्ठांची संख्या: 82
एकूण: ₹. 31640.00

आपणास मूळ वस्तू, धबनेल प्रिंट, सूची-२ अंदाजे
10:49 AM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 2146000 /-
मोबदला ₹. 3300000 /-
भरलेले मुद्रांक शुल्क : ₹. 231000 /-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 1640 /-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 0823186418462 दिनांक: 21/08/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000 /-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006826803202324E दिनांक: 21/08/2023
बँकेचे नाव व पत्ता:


Joint Sub Registrar Kalyan 2
सह. दुय्यम निबंधक वी-२
कल्याण क्र. २



मुळप्रत मिळाली



CHALLAN
MTR Form Number-6



GRN	MH006826803202324E	BARCODE			Date	18/08/2023-19:51:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	Vishakha R Waghmare			
Location	THANE							
Year	2023-2024 One Time			Flat/Block No.	Flat No 208 on 2nd Floor Sai Icon			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	231000.00	Road/Street	Mohone Kalyan				
0030063301	Registration Fee	30000.00	Area/Locality	THANE				
			Town/City/District					
			PIN	4	2	1	1	0 2
Remarks (If Any)								
SecondPartyName=Saishraddha Developers-								
			Amount In	Two Lakh Sixty One Thousand Rupees Only				
Total		2,61,000.00	Words					
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN	Ref. No.	0004067202308189367		
				Bank Date	RBI Date	18/08/2023-19:24:53		
Cheque/DD No.				Not Verified with RBI				
Name of Bank				STATE BANK OF INDIA				
Name of Branch				Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करायच्या दस्तासारी लागू आहे. नोंदणी के करायच्या दस्तासारी सदर चलन लागू नाही.

Mobile No. 9819512521

Waghmare R.
Waghmare R.

9.2	
दि. 9/8/2023	2023
9	22

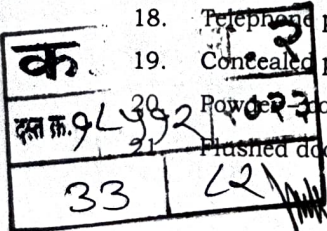
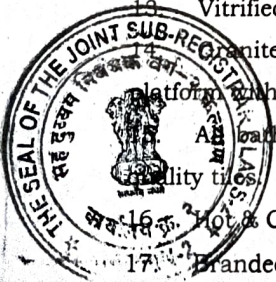
SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 208 on **2nd floor**, admeasuring **35.86** sq.mt. equivalent to **385.85** sq. ft. with the area of Balcony of **30.23** sq. ft. with open terrace of **257.00** sq. ft. with Parking Space No. in Building known as **"SAI ICON"** (previously known as **A-Type** in the scheme of construction known as **"SAI ICON"**) being constructed on the First Schedule property described herein above written as shown in the Floor plan thereof.

SPECIFICATION AND AMENITIES FOR THE PREMISES AND BUILDING.

Description of the nature, extent of common areas and facilities.

1. Club House with gymnasium and indoor games.
2. Attractive Entrance Gate
3. Children's play park.
4. Recreational Garden.
5. Solar System.
6. CCTV security systems.
7. Power Backup for lift & common area.
8. Podium & Stilt car Parking.
9. Earthquake resistant RCC design construction with attractive elevation.
10. Elegant entrance lobby.
11. Four nos. of elevators of reputed brand.
12. Gypsum POP finished walls painted with Emulsion paints.
13. Vitrified tiles flooring in entire flat.
14. Granite Kitchen platform with door level glazed tiles above platform with Stainless steel sink.
15. All bathrooms beautifully designed with door height premium quality tiles.
16. Hot & Cold-water mixer of reputed brand in bathrooms.
17. Branded quality modular switches.
18. Telephone point in Living room.
19. Concealed plumbing and wiring.
20. Powder coated aluminum windows.
21. Flush doors for main entrance and bed.



Signature: R

Signature: R



KALYAN DOMBIVLI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT



PART OCCUPANCY CERTIFICATE
(BUILDING TYPE -A)
APPENDIX 'H'

Outward No. KDMC/TPD/CC/KD/412
Date - 17/02/2023

To,
Owner - MR. MANGESH DASHRATH GAIKAR & OTHERS
P.O.A. - M/S. SAI SHRADDHA DEVELOPERS THROUGH PARTNER
MR. VIKAS KOKANE.
Architect - MR. ANIL NIRGUDE, KALYAN(W)

Ref. No. :- 1) KDMC/TPD/BP/KD/2018-19/49/103, Dt. 01/06/2022.
2) Your application No. 532, dated 01/02/2023.

The development work For Building Type A on Revenue S.No. 60/6, 66/2/2, 66/4/2, C.T.S. No. 4431, 4433, S.No. 60/10 (C.T.S. No. 4430), S.No. 60/12 (C.T.S. No. 4437), S.No. 68/15 (C.T.S. No. 4436) Mouje - MOHANE, KALYAN (W) completed under the supervision of Ar. MR. ANIL NIRGUDE, KALYAN(W) Architect License No. - CA/81/6472 may be occupied on the following conditions.

Sr.No.	Floor	Structure Details WING 'A'	Area (Sq.mt.) TOTAL
1	Ground Floor	1 SHOP	117.78
2	First Floor	1 OFFICE	262.17
3	Second Floor	13 TENEMENTS + 1 CLUB HOUSE	617.16
4	Third Floor	15 TENEMENTS	528.49
5	Fourth Floor	15 TENEMENTS	528.49
6	Fifth Floor	14 TENEMENTS	492.54
7	Sixth Floor	15 TENEMENTS	528.49
8	Seventh Floor	15 TENEMENTS	528.49
9	Eighth Floor	14 TENEMENTS	492.54
10	Ninth Floor	15 TENEMENTS	528.49
11	Tenth Floor	15 TENEMENTS	528.49
12	Eleventh Floor	15 TENEMENTS	528.49
13	Twelfth Floor	15 TENEMENTS	528.49
14	Thirteenth Floor	14 TENEMENTS	492.54
15	Fourteenth Floor	15 TENEMENTS	528.49
16	Fifteenth Floor	15 TENEMENTS	873.69
	TOTAL	205 TENEMENTS + 1 SHOP + 1 OFFICE + 1 CLUB HOUSE	8104.83

1. In case of Road widening the Land within the marginal space have to surrendered to KDMC Free of cost.

(P.T.O)

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दस्ता क्र. १५१२	०२३
६९	१२

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 18512/2023

नोंदणी :

Regn:83m

गावाचे नाव : मोहने

(1) विनिवाचा प्रकार	करारनामा
(2) मोबदला	3300000
(3) बाजारभाव(भाडेपट्ट्याच्या द्रावितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2146000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	1) 35.86 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	18512/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	231000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शिरा	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: , इतर माहिती: विभाग नं. 33/95 मौजे मोहने सर्वे नं. / हिस्सा नं. 60/6,66/3/2,66/4/2,66/2/2,66/14(सी. टी. एस. नं. 4433),68/11(सी. टी. एस. नं. 4431)यावरील(आधीचे नाव साई आयकॉन, बिल्डिंग टाईप ए), आत्ताची साई आयकॉन मधील रादनिका नं. 208, दुसरा मजला, क्षेत्र 35.86 चौ. मी. कार्पेट + 23.89 चौ. मी. ओपन टेरेस + 2.81 चौ. मी. वाल्कनी((Survey Number : 60/6 & others ;))

1) 35.86 चौ.मीटर

1): नाव:-मे. साईश्रद्धा डेव्हलपर्सतर्फे भागीदार विकास भारतीय कोकणे व स्मिता प्रताप ढोबळे यांचेतर्फे कबुलीजबाबाकरिता कु. मु. धारक शोभा संतोष नलावडे - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- ABFFS3229P

1): नाव:-विशाखा राहुल वाघमारे - -वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- 306, कुसुम हिरा अपार्टमेंट, चर्च जवळ, रबाळे गाव, गवळी हॉस्पिटलच्या समोर, नवी मुंबई, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AEGPW5607P

2): नाव:-राहुल सिद्धार्थ वाघमारे - -वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- 306, कुसुम हिरा अपार्टमेंट, चर्च जवळ, रबाळे गाव, गवळी हॉस्पिटलच्या समोर, नवी मुंबई, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ABIPW7050R

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Ward No. 5.2 (33/95), Village Mohane.
Floor Ground (pt.), Stilt (pt.), 1st floor to 15 floors.
Flat No. 208, On 2nd floor,
Building Name "SAI ICON" (previously known as A-Type in the scheme of construction known as "SAI ICON")
Area 385.85 Sq. ft. Carpet,
Market Value Rs. 21,46,000/-
Actual Value Rs. 33,00,000/-
Stamp Duty Rs. 2,31,000 /- + Registration Fee Rs. 30,000/-



AGREEMENT FOR SALE

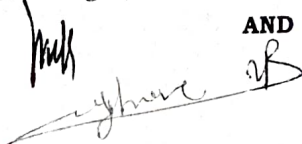

THIS AGREEMENT FOR SALE ("this Agreement") is made at Kalyan on this 21st day of August, 2023.

BETWEEN

दस्तावेज क्र. 9492	2023
8	L2

M/S. SAI SHRADDHA DEVELOPERS, a Registered Partnership Firm, (PAN NO. ABFFS3229P) having its office at A/104, Krishna Regency, First Floor, Shahad, Tal. Kalyan, Dist. Thane-421103, through its Partners, 1) **MR. VIKAS MARUTI KOKANE**, aged about 50 years, Occupation Business, 2) **MRS. SMITA PRATAP DHOBLE**, aged about 44 years, Occupation Business, hereinafter for the sake of brevity referred to as the "**PROMOTERS/ DEVELOPERS**" (Which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title, survivors, partners constituting the said firm, administrators, executors and assigns) being **THE PARTY OF THE ONE PART.**

AND

1. **MRS. VISHAKHA RAHUL WAGHMARE,**
Aged about 35 yrs., Occupation Business,
PAN No. AEGPW5607P
2. **MR. RAHUL SIDDHARTH WAGHMARE,**
Aged about 37 yrs., Occupation Business,
PAN NO. ABIPW7050R

Both Indian inhabitants, Presently Residing at W/O Rahul Waghmare, Flat no. 306, Kusum Hira Apartment, Near Church, Rabale Gaon, Opp. Gawali Hospital, Navi Mumbai, Thane, Maharashtra Pin- 400701, Hereinafter for the sake of brevity referred to as the **"ALLOTTEE / THE FLAT PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) **THE PARTY OF THE OTHER PART.**

WHEREAS Mangesh Dashrath Gaikar is the owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mohane, Taluka Kalyan, District Thane bearing **Survey No. 60, Hissa No. 6, Area admeasuring OH-06R-20P, Pot-Kharaba OH-01R-50P, Survey No. 66, Hissa No. 3/2, area admeasuring OH-06R-50P, Survey No. 66, Hissa No. 4/2, area admeasuring OH-08R-30P, Pot-Kharaba OH-00R-90P and Survey No. 68, Hissa No. 14, area admeasuring OH-11R-70P, Pot-Kharaba OH-01R-30P, i.e. C.T.S. No. 4433, area admeasuring about 1428-8 sq. mts. Area totally admeasuring about 36R-4P/3640 sq. mts., within the limits of Kalyan Dombivli Municipal Corporation. (Hereinafter called and referred to as **"The Said Property I"** for the sake of brevity.)**

AND WHEREAS by and under the **Development Agreement** dated 19/12/2017 the said Shri Mangesh Dashrath Gaikar granted the development rights of the said property to M/s. Sai Shraddha Developers, a Partnership Firm (Promoter herein) at and for the kind consideration and on the terms and conditions therein and in pursuance thereof also granted the General Power of Attorney and the said Agreement and General Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 14516/2017 respectively;

WHEREAS Shri Mangesh Govind Kharade and others are the owners of all that piece and parcel of Agricultural land lying, being and situate at Village Mohane, Taluka Kalyan, District Thane bearing **Survey No. 66, Hissa No. 2/2, area admeasuring OH-21R-10P, Pot-Kharaba OH-01R-50P, Area totally admeasuring about 22R-7P/2270 sq. mts., within the limits of Kalyan Dombivli Municipal Corporation. (Hereinafter called and referred to as **"The Said Property II"** for the sake of brevity.)**

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AND WHEREAS by and under the **Development Agreement and Confirmation Deed** dated 17/11/2009 the said Shri. Suresh Govind Kharade and others granted the development rights of the said property to M/s. Sai Shraddha Developers, a Partnership Firm (Promoter herein) at and for the kind consideration and on the terms and conditions therein and in pursuance thereof also granted the General Power of Attorney and the said Agreement and General Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8000/2009, 8001/2009, 8002/2009 and 8003/2009 respectively;

WHEREAS Shri Vikas Maruti Kokane and other are the owners of all that piece and parcel of Agricultural land lying, being and situate at Village Mohane, Taluka Kalyan, District Thane bearing **Survey No. 68, Hissa No. 11**, area admeasuring **OH-02R-50P, Pot-Kharaba OH-00R-30P**, Area totally admeasuring about 2R-8P/280 sq. mts., i.e. **C.T.S. No. 4431**, area admeasuring about 276-3 sq. mts., within the limits of Kalyan Dombivli Municipal Corporation. (Hereinafter called and referred to as **"The Said Property III"** for the sake of brevity.)

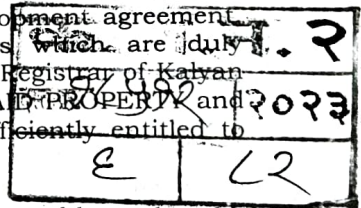
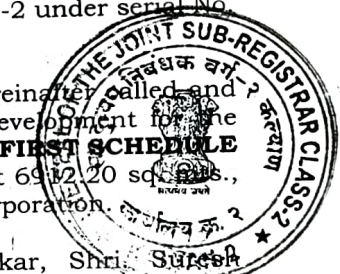
AND WHEREAS by and under the **Development Agreement** dated 10/01/2018 the said Shri Vikas Maruti Kokane and other granted the development rights of the said property to M/s. Sai Shraddha Developers, a Partnership Firm (Promoter herein) at and for the kind consideration and on the terms and conditions therein and in pursuance thereof also granted the General Power of Attorney and the said Agreement and General Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 403/2018 and 404/2018 respectively;

AND WHEREAS The said property - I, II & III herein referred to as **"THE SAID PROPERTY"** under development for the sake brevity and more particularly describe in the **FIRST SCHEDULE** hereunder written area totally admeasuring about 69/12/20 sq. mts., within the limits of Kalyan Dombivli Municipal Corporation.

AND WHEREAS Shri Mangesh Dashrath Gaikar, Shri Suresh Govind Kharade, Shri Vikas Maruti Kokane and others have also executed the necessary document such as development agreement, Power of Attorney in favour of the Promoters which are duly registered and registered in the office of the Sub-Registrar of Kalyan herein for the purpose of developments of the **SAID PROPERTY** and accordingly, the Promoters firm is well and sufficiently entitled to develop the said property:

AND WHEREAS in pursuance to the above recitals and by and under the powers and authorities vested in the Promoters, the Promoters have amalgamated the said six properties and obtained the building commencement certificate from the Kalyan Dombivli Municipal Corporation under No. KDMC/NRV/BP/KV 2018-19/49 dated 18/01/2019 for construction of building on such amalgamated land.

AND WHEREAS further Promoters have followed the requisite procedure with the Kalyan Dombivli Municipal Corporation and obtained the revised building commencement certificate bearing No. KDMC/ TPD/BP/KV/2018-19/49/32 dated 30/04/2021 which includes the use and utilization of Additional Basic FSI and ancillary



[Handwritten signature]

[Handwritten signature]

FSI on it to the extent of 9043.18 sq. meter as per the Unified Development Control and Promotion Regulation (UDCPR) and permitted to sanction the Building consisting of part stilt, part ground floor + 1st upper floors to 15th floor on the said property, part the Promoters herein are well and sufficiently develop and construct the building on the said properties.

AND WHEREAS The Promoter has obtained the Part Occupancy Certificate from Kalyan Dombivli Municipal Corporation Town planning Department Vide Outward No. **KDMC/TPD/CC/KD/412, Dated 17/02/2023** in respect of the said Building on the said property under Development.

AND WHEREAS during the course of sanction of plan as an area admeasuring 1000 sq. meters stood reservation for Muster Shed and under reservation of accommodation policy on the development of land, the Promoter have to surrendered and handed over the possession of 400 sq. mts. Land and constructed area admeasuring 504.76 sq. meters Built-up to the Kalyan Dombivli Municipal Corporation in the proposed constructed Building on the said property.

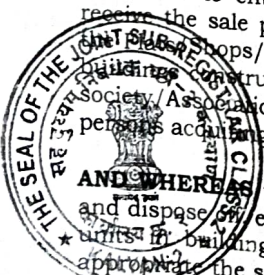
AND WHEREAS the plans, floor plans, drawings and specifications etc., in respect of the proposed building have been prepared by Architect of the Promoters;

AND WHEREAS the Promoters have also appointed a Structural Engineer for preparing of structure designs and drawings of the buildings to be constructed thereon;

AND WHEREAS while granting the permission and sanctioning the plans the Municipal/Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and only upon due observance and performance of which completion and/or occupation certificate in respect of the new building shall be granted by the concerned local authority;

AND WHEREAS as recited hereinabove, the Promoters are entitled to develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the Flats/Shops/Units constructed in the buildings on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of Buildings constructed thereon in favour of the co-operative housing Society/ Association of Apartment/ owners of all those several persons acquiring the respective Flats/Shops/Units;

AND WHEREAS the Promoter is well and sufficiently entitled to sell and dispose of the units in building to any intending Purchaser and to receive and appropriate the sale proceeds thereof and further in accordance with the plans to proceed with the construction work and sell the flats and units therein constructed to the intending Purchasers and to enter into agreement and to receive and appropriate the sale proceeds thereof.



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[Handwritten signatures and initials]

AND WHEREAS the Promoter has disclosed that during the course of completion of the entire scheme of construction will acquire additional FSI/TDR as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoters may deem fit and proper.

AND WHEREAS the Promoters declare that the above referred agreements, permissions and sanctions are valid, subsisting and completely in force;

AND WHEREAS the Promoter 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 land bearing Survey No. 68/10, 68/12, 68/15, 68/2 and also any other adjacent pieces and parcels of land seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential flats/units constructed in the buildings on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the flats/shops/office/units to convey the said property together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats/shops/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 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 Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension the said property.



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AND WHEREAS The Promoter have disclosed and brought to the clear notice and knowledge of the Purchaser herein that the Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated /combined sanctioned from the planning authority, and also the Promoter's right to make the necessary amendments, variations, modifications and/or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land and/or the Promoter shall be at liberty and/or entitled to make the necessary amendments, variations, modifications and/or changes in common infrastructural amenities and facilities (i.e. open spaces, internal road, playground, garden, etc.

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and its shapes, sizes, heights and areas,) therein with a view to developing them and/or the Promoter shall also make the arrangement and provision of the common infrastructural amenities and facilities to be used, utilized and enjoyed by all the flat Purchasers in the scheme of construction in common and the Purchaser herein shall not object the said right of the Promoter in any manner.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS The Promoter have disclosed and brought to the clear notice and knowledge of the Purchaser herein that the previously name of the said building known as A-Type in the scheme of construction known as "SAI ICON", but later on the name of this building is known as "SAI ICON". **Henceforth this Building/project is known as "SAI ICON".**

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a **Flat No. 208 on 2nd floor**, admeasuring **35.86 sq.mt.** Carpet (as per the definition of the term "carpet area" under Section 2(k) of RERA) in Building known as "SAI ICON" (previously known as **A-Type** in the scheme of construction known as "SAI ICON") (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser 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 as per the Agreement prescribed by the Council of Architects.

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.



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AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai Vide No. P51700020449.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser 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;

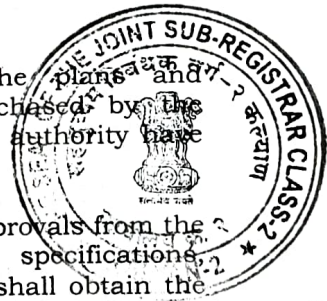
AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises 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 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 have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

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 Purchaser herein.



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

AND WHEREAS the Purchaser has applied to the Promoter for allotment of **Flat No. 208** on **2nd floor** in Building known as "**SAI ICON**" being constructed on the said property described in the **SECOND** Schedule hereunder written being the said premises.

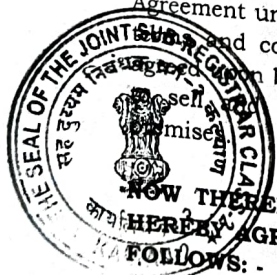
AND WHEREAS the carpet area of the said premises is **35.86** square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

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 Purchaser has paid to the Promoter a sum of **Rs. 33,00,000/- (Rupees Thirty-Three Lakh Only)**, being final payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser 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 Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the conditions set out in this Agreement and as mutually agreed by and between the Parties, the Promoter hereby agrees to purchase the said Premises and the Purchaser hereby agrees to purchase the said

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



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1. The Promoter has constructed the Building known as "SAI ICON" (previously known as **A-Type** in the scheme of construction known as "SAI ICON") 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 have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being **Flat No. 208 on 2nd floor, admeasuring 35.86 sq.mt. equivalent to 385.85 sq.ft. carpet** (as per the definition of the term "carpet area" under Section 2(k) of RERA) in Building known as "SAI ICON" (hereinafter referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of **Rs.33,00,000/- (Rupees Thirty-Three Lakh Only)**. The consideration is 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. The consideration is exclusive of the area of Balcony **30.23 sq. ft.** (equivalent to **2.81 sq.mt.**) and open terrace of **257.00 sq. ft.** (equivalent to **23.89 sq.mt.**), but it is inclusive of area of internal walls.

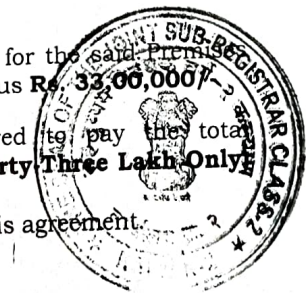
1(b) The Purchaser hereby agrees to acquire from the Promoter and the Promoter hereby agrees to allot to the Purchaser garage bearing No. _____ situated at _____ Basement and/or Stilt and/or _____ podium being constructed in the layout for the consideration of Rs. _____

1(d) The total aggregate consideration amount for the said Premises including garages/covered parking spaces is thus **Rs. 33,00,000/-**

1(e) The Purchaser has agreed and assured to pay the total consideration of **Rs. 33,00,000/- (Rupees Thirty Three Lakh Only)** to the Promoter in the following manner:

(a) **Rs. 33,00,000/-** paid before execution of this agreement.

It is further agreed that the payment shall be made by the Purchaser through cheque, demand draft or pay order which will be issued in favour of "Sai Shraddha Developers", Account No. 39388746786, IFSC Code SBIN0012521, State Bank of India Mumbai SME Goregaon East Branch, Maharashtra 12521.



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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
PROMOTERS /DEVELOPERS
M/S. SAI SHRADDHA DEVELOPERS,
A registered Partnership firms
Through its partners.

Kokane



1. **MR. VIKAS MARUTI KOKANE**

Dhoble



2. **MRS. SMITA PRATAP DHOBLE**

SIGNED & DELIVERED
By the within named
ALLOTTEE/PURCHASERS

Waghmare VR



1. **MRS. VISHAKHA RAHUL WAGHMARE**

Waghmare R



2. **MR. RAHUL SIDDHARTH WAGHMARE**

WITNESSES:



1. Shrin R. Patil

Patil

2. Shari Sharma

Sharma

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RECEIPT


RECEIVED WITH THANKS from the within named Flat Purchaser/s
1. MRS. VISHAKHA RAHUL WAGHMARE 2. MR. RAHUL
SIDDHARTH WAGHMARE, the sum of Rs. 33,00,000/- (Rupees
Thirty-Three Lakh Only) in the following manner being the within
expressed amount of advance or deposit to be paid by the Flat
Purchaser/s to us the Promoter at or before the execution of these
presents: -


Sr. No.	Date	Cheque No.	Name of the Bank	Amount in Rs.
1	12/07/2023	045899	COSMOS BANK	5,00,000/-
2	01/08/2023	466561	COSMOS BANK	10,00,000/-
3	05/08/2023	466563	COSMOS BANK	18,00,000/-
TOTAL AMOUNT Rs. 33,00,000/-				

WE SAY RECEIVED


FOR M/S. SAI SHRADDHA
DEVELOPERS,
Through its Partner

WITNESS:

1 Mn Nitin R. Patil 

2 Shami Sharma, 



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