

**AGREEMENT FOR SALE**

**THIS ARTICLE OF AGREEMENT** is made at Panvel on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, between **M/S. TODAY GLOBAL HOMES**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its Partners **(1) SHRI BHADRESH RAJESH SHAH (2) SHRI BHAVESH SHAH (3) SHRI RAJESH BHOGILAL SHAH & (4) SHRI SUNIL AGARWAL**, having its office at 1601 & 1602, Kesar Solitare, Plot No.-88/5, Sector No.-19, Sanpada, Navi



: 4 :

**By virtue of a Sale Deed dated 11/06/2016, duly registered before** the Sub Registrar of Assurances at Panvel-5 under Receipt No.-4835, Document No. PVL5-4388-2016 on 11/06/2016, the owners of the aforesaid land (1) SHRI HIRA BALIRAM PATIL (2) SHRI CHINDHU @ CHANDRAKANT BALIRAM PATIL & (3) SHRI ABHIMANYU BALLIRAM PATIL, sold and transferred their rights, title, interest and benefits in the said land bearing Survey/Hissa No.-1/3 admeasuring 00-04-00 H.R.P to and in favour of SHRI RAJESH BHOGILAL SHAH and pursuant to the above, the said plot has been transferred in the name of SHRI RAJESH BHOGILAL SHAH, the Confirming Party herein in the 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry No.-2966, dated 20/12/2017.

3) Survey/Hissa Nos.-1/6B & 1/6C

By virtue of a Deed of Exchange dated 26/06/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-9730, Document No. PVL2-8426-2018 on 26/06/2018, the owner of the aforesaid land SHRI KASHINATH TUKARAM PATIL, transferred all his rights, title, interests and benefits in the said land bearing Survey/Hissa No.-1/6B & 1/6C to and in favour of SHRI RAJESH BHOGILAL SHAH, the Confirming Party herein and handed over the vacant and peaceful possession of the said lands to him in lieu of exchange of the land bearing Survey No.-23, Hissa No.-4 admeasuring 0-45-90, situated at Village-Beed, Tal.-Panvel, Dist.-Raigad. By virtue of a Rectification Deed dated 17/07/2018 duly registered before the Joint Sub Registrar Panvel-2 under its Sr. No-10957 dated 17/07/2018, the mistake occurred in the index-2 of the aforesaid Deed of Exchange has been rectified and the land which

: 5 :

was wrongly shown in index-2 in the name of SHRI RAJESH BHOIGILAL SHAH has been corrected by which the land bearing Survey/Hissa No.-1/6B & 1/6C has been shown in the name of SHRI RAJESH BHOIGILAL SHAH.

4) Survey/Hissa No.-111/2

By virtue of a Sale Deed dated 30/01/2023, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Receipt No.-1268, Document No. PVL4-1137-2023 on 30/01/2023, the owners of the aforesaid land i.e. (1) SHRI KANA BEMTYA PATIL (2) SMT. KRUSHNABAI BHAGWAN YENDARKAR (3) SHRI NITIN MANGESH PATIL (4) SMT. KIRAN PANDHARINATH BARSHE (5) SMT. SMITA SANJAY PATIL (6) KU. SAKSHAM SANJAY PATIL (7) KU. SAKSHI SANTOSH MHATRE (8) KU. SARTHAK SANTOSH MHATRE (9) SHRI PANDHARINATH HARISHCHANDRA BARSHE (10) SHRI KISHOR HARISHCHANDRA BARSHE (11) SMT. LATA SUNIL PATIL (12) SMT. KARUNA JAYANTA PATIL & (13) SMT. GITA DEVIDAS THAKUR, sold and transferred their rights, title, interest and benefits in the said land bearing Survey/Hissa No.-111/2 admeasuring 00-12-80 H.R.P plus potkharaba 0-02-00 H.R.P., totaling to 0-14-80 H.R.P. to and in favour of M/S. TODAY GLOBAL HOMES, through its Partner SHRI BHAVESH RAJESH SHAH and pursuant to the above, the said plot has been transferred in the name of M/S. TODAY GLOBAL HOMES in the 7/12 extracts of the revenue records of the concerned authority.

And whereas the Promoters have acquired the development rights of the lands bearing (1) Survey No.-1, Hissa No.-2, admeasuring 00-07-50 H.R.P.

: 6 :

out of the total area of 00-15-00 H.R.P. (2) Survey No.-1, Hissa No.-4, admeasuring 0-18-00 H.R.P. plus potkharaba 0-01-00 H.R.P. totalling to 0-19-00 H.R.P. (3) Survey No.-1, Hissa No.-6A, admeasuring 0-24-10 H.R.P. plus potkharaba 0-01-50 H.R.P. totalling to 0-25-60 H.R.P. (4) Survey No.-2, Hissa No.-1, admeasuring 0-23-30 H.R.P. plus potkharaba 0-02-50 H.R.P. totalling to 0-25-80 H.R.P. (5) Survey No.-2, Hissa No.-2, admeasuring 0-23-00 H.R.P. plus potkharaba 0-04-30 H.R.P. totalling to 0-27-30 H.R.P. (6) Survey No.-3, Hissa No.-5A, admeasuring 0-10-60 H.R.P. plus potkharaba 0-00-50 H.R.P. totalling to 0-11-10 H.R.P. (7) Survey No.-3, Hissa No.-5B, admeasuring 0-12-30 H.R.P. plus potkharaba 0-00-80 H.R.P. totalling to 0-13-10 H.R.P. (8) Survey No.-5, Hissa No.-3, admeasuring 0-16-50 H.R.P. (9) Survey No.-111, Hissa No.-1, admeasuring 0-26-20 H.R.P. plus potkharaba 0-02-00 H.R.P. totalling to 0-28-20 H.R.P. (10) (a) Survey No.-1, Hissa No.- 6D, admeasuring 0-05-20 H.R.P. & (b) Survey No.-112, Hissa No.-1, admeasuring 0-2-80 H.R.P., aggregating to 0-08-00 H.R.P. & (11) Survey No.-1, Hissa No.- 2/1, admeasuring 0-09-00 H.R.P. out of the total area of 00-15-00 H.R.P., all situate, lying and being at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad, by virtue of diverse Development Agreements, per the details mentioned hereunder:

1) Survey/Hissa No.-1/2

By virtue of a Development Agreement dated 26/04/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.-5578, Document No. PVL3-4479-2018 on 26/04/2018, the owners of the aforesaid land i.e., SHRI KACHRU BHOKYA PATIL along with the Confirming Party (1) SMT. SAVTRIBAI SHIVRAM BHOIR & (2) SMT. LAKSHMIBAI KESHAV

: 7 :

PATIL, granted and assigned the development rights of a portion of land bearing Survey/Hissa No.-1/2 admeasuring 00-07-50 H.R.P. out of the total area of 00-15-00 H.R.P. to and in favour of SHRI RAJESH BHOGILAL SHAH, the Confirming Party herein and handed over the vacant and peaceful possession of the said land to him;

2) Survey/Hissa No.-1/4

By virtue of a Development Agreement dated 20/06/2016, duly registered before the Sub Registrar of Assurances at Panvel-5 under Receipt No.-5223, Document No. PVL5-4722-2016 on 20/06/2016, the owners of the aforesaid land (1) SHRI BAIJUNATH VASANT PATIL & (2) SHRI BIPIN VASANT PATIL, granted and assigned the development rights of the said land bearing Survey/Hissa No.-1/4 on the basis of area sharing ratio to and in favour of SHRI RAJESH BHOGILAL SHAH, the Confirming Party herein and handed over the vacant and peaceful possession of the said land to him.

3) Survey/Hissa No.-1/6A

By virtue of a Development Agreement dated 21/06/2016, duly registered before the Sub Registrar of Assurances at Panvel-5 under Receipt No.-5287, Document No. PVL5-4764-2016 on 21/06/2016, the owners of the aforesaid land (1) SMT. DRAUPADI GOMA PATIL (2) SHRI GURUNATH GOMA PATIL (3) SHRI SUSHIL GOMA PATIL & (4) SMT. KUSUM NAMDEV BHAGAT, with the consent of (1) SMT. KIRAN YASHWANT PATIL (2) SMT. SHASHIKALA UMESH MHATRE @ URMILA UMESH MHATRE (3) SMT. PRANITA SAINATH MHATRE & (4) SMT. JAMUNABAI BALARAM PATIL, granted and assigned the

: 8 :

**development rights of the said land bearing Survey/Hissa No.-1/6A on the basis of area sharing ratio to and in favour of SHRI RAJESH BHOGILAL SHAH, the Confirming Party herein and handed over the vacant and peaceful possession of the said land to him;**

4) Survey/Hissa No.-2/1

By virtue of a Development Agreement dated 25/06/2016, duly registered before the Sub Registrar of Assurances at Panvel-5 under Receipt No.-5427, Document No. PVL5-4887-2016 on 25/06/2016, the owners of the aforesaid land i.e.,(1) SHRI RAGHUNATH KALYA PATIL & (2) SHRI SHRIPAT KALYA PATIL with the consent of (1) SHRI SOMNATH RAGHUNATH PATIL (2) SMT. REKHA RATAN KATHE (3) SHRI RAJSHRI SANJAY TEMBE, all legal heirs of SHRI RAGHUNATH KALYA PATIL & (1) SHRI SAMEER SHRIPAT PATIL (2) SHRI SAGAR SHRIPAT PATIL (3) SMT. ANITA DEEPAK PATIL (4) SMT. SHEETAL HARISH PATIL (5) SMT. JAYSHREE ARVIND MHATRE, all legal heirs of SHRI SHRIPAT KALYA PATIL, granted and assigned the development rights of the said land bearing Survey/Hissa No.-2/1 on the basis of area sharing ratio to and in favour of SHRI RAJESH BHOGILAL. SHAH, the Confirming Party herein and handed over the vacant and peaceful possession of the said land to him;

5) Survey/Hissa No.-2/2

By virtue of a Development Agreement dated 23/05/2016, duly registered before the Sub Registrar of Assurances at Panvel-5 under Receipt No.-4965, Document No. PVL5-4511-2016 on 14/06/2016, the owner of the aforesaid land SHRI RAVINDRA PANDURANG PATIL granted and assigned the development rights of the said land bearing Survey/Hissa No.-2/2 on the basis of area sharing ratio to and in favour of SHRI RAJESH BHOGILAL SHAH, the Confirming Party herein and handed over the vacant and peaceful possession of the said land to him;

6) Survey/Hissa No.-3/5A

By virtue of a Development Agreement dated 12/06/2016, duly registered before the Sub Registrar of Assurances at Panvel-5 under Receipt No.-4921, Document No. PVL5-4472-2016 on 12/06/2016, the owners of the aforesaid land (1) SHRI YOGESH YASHWANT PATIL (2) SHRI VAIBHAV YASHWANT PATIL & (3) SMT. VITTHABAI YASHWANT PATIL, granted and assigned the development rights of the said land bearing Survey/Hissa No.-3/5A on the basis of area sharing ratio to and in favour of SHRI RAJESH BHOGILAL SHAH, the Confirming Party herein and handed over the vacant and peaceful possession of the said land to him;

7) Survey/Hissa No.-3/5B

By virtue of a Development Agreement dated 27/04/2018, duly registered before the Sub Registrar of Assurances at Panvel-5 under Receipt No.-5300, Document No. PVL5-4964-2018 on 27/04/2018, the owners of the aforesaid land (1) SMT. ARCHANA RAGHUNATH

: 13 :

& 87 Sq. Mts. has gone into 15 Mts. wide road, portion of the land bearing Survey/Hissa No.-1/6A, admeasuring 413 Sq. Mts. has gone into 12 Mts. wide road and the portion of the land bearing Survey/Hissa No.-1/2/1B, 1/2/2, 1/6A, 1/6C, 1/6D, 111/1 & 111/2, totally admeasuring 3469 Sq. Mts. has gone into 24 Mts. wide DP road, making the total area of 4191 Sq. Mts. gone for the roads of which the Promoters have availed the FSI and used in the aforesaid building projects.

And whereas the Promoters initially got the plan sanctioned and approved for construction of the residential buildings on the said property having Ground plus 4 (Four) upper floors vide **Commencement Certificate bearing reference number 2018/PMC/TP/BP/109/2018, dated 29/09/2018** and obtained Development Permission for the same, issued by the Assistant Director of the Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad;

And whereas the Promoters thereafter got the plan sanctioned and approved for construction of the residential buildings on the said property comprising 3 (Three) buildings bearing Nos.-1, 2 & 3 having Ground plus 6 (Six) upper floors and 4 (Four) buildings bearing Nos.-4, 5, 6 & 7 having Ground plus 4 (Four) upper floors vide **Commencement Certificate bearing reference number 2019/PMC/TP/BP/905/2019, dated 22/03/2019** and obtained Development Permission for the same, issued by the Assistant Director of the Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad;



**And whereas the Promoters subsequently obtained the modified** development plan approved for the project land consisting of 5 (Five) **buildings bearing Nos.-1, 2, 3, 4 & 7 having Ground plus 6 (Six) upper** floors and 2 (Two) buildings bearing Nos.- 5 & 6 having Ground plus 4 (Four) upper floors vide amended Development permission and

**Commencement Certificate bearing reference number** **2019/PMC/TP/BP/1526/ 2019, dated 24/06/2019** from the

Assistant Director of the Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad;

**And whereas the Promoters further obtained the amended** development permissions and commencement certificate and got the plans sanctioned and approved for construction of the residential buildings on the said property consisting of 7 (Seven) buildings i.e. building bearing No.-1, 2 & 3 having Stilt plus 11 (Eleven) upper floors, Building bearing No.-4 comprising Stilt plus 14 (Fourteen) upper floors, Building bearing No.-5 comprising Stilt plus 7 (Seven) upper floors and Building Nos.-6 & 7 comprising Ground floor having commercial units vide **amended**

**Commencement Certificate bearing reference number** **2020/PMC/TP/BP/1000/2020, dated 29/06/2020** from the

Assistant Director of the Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad;

And whereas the Promoters further obtained the amended development permissions and commencement certificate and got the plans modified, sanctioned and approved for construction of the residential buildings on the said property consisting of 4 (Four) buildings comprises building bearing Nos.-4, 5, 6 & 7 which has been renamed as 4, 5A, 5B & 5C respectively of

: 15 :

which Building No.-4 having Stilt plus 14 (Fourteen) upper floors, Building bearing No.-5A, 5B & 5C have been approved as Ground + 1<sup>st</sup> Floor Commercial + 2<sup>nd</sup> to 10<sup>th</sup> Floor Residential + Intermediate Stilt + 4 level podium + 5<sup>th</sup> Landscape Podium vide **amended Commencement Certificate bearing reference number PMC/TP/BP/Rohinjan/1/3, 1/2, 1/6A & Others/21-21/16035/1226/2021, dated 11/06/2021** from the Assistant Director of the Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad;

And whereas the Promoters have further obtained the amended development permissions and commencement certificate and got the plans modified and approved for construction of the residential buildings on the said property consisting of 7 (Seven) buildings comprises building bearing Nos.-1, 2, 3, 4, 5A, 5B & 5C of which Building No.-1 & 2 having Stilt plus 12 (Twelve) upper floors, Building No.-3 having Stilt plus 15 (Fifteen) Upper Floors, Building No.-4 having Stilt plus 3 (Three) podium plus 23 (Twenty Three) Upper Floors, Building bearing No.-5A bearing Ground plus 18 (Eighteen) Upper Floors, Building No.- 5B having Ground plus 25 (Twenty Five) Upper Floors & Building No.- 5C having Ground plus 10 (Ten) Upper Floors, vide **amended Commencement Certificate bearing reference number PMC/TP/BP/Rohinjan/1/3, 1/2/2, 1/6A & Others/21-21/16035/2416/2021, dated 26/11/2021** from the Assistant Director of the Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad;

And whereas the Promoters now have further obtained the amended development permissions and commencement certificate and got the plans modified and approved for construction of the residential buildings comprising building Nos.- 5A, 5B & 5C only, all having Ground plus 25

: 16 :

Upper Floors, vide amended Commencement Certificate bearing reference number PMC/TP/BP/Rohinjan/1/2/1, 1/2/2, & Others/21-23/16035/1679/2023, dated 26/06/2023 from the Deputy Director of the Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad, keeping the other buildings in the project as it is as per the approved plans.

And whereas the Promoters are developing the said Property and constructing buildings thereon in such phases and in such manners as they may deem fit and proper and the **entire scheme of such development in part or full shall always be known as "ANANDAM"**;

And whereas the Promoters have informed the Allottee(s) and the Allottee(s) is/are aware that the Promoters have not yet completely finalized the entire scheme of development thereof and have reserved to itself the right to amend from time to time the layout of the said property and provide for construction of one or more buildings/floors than those at present envisaged and to amend the building plans and/or construct additional floors and/or buildings/structure on the said property;

And whereas the Allottee(s) is/are aware that development of the said property shall be completed over a lengthy period of time and that although the building in which the Flat/Other premises hereby agreed to be allotted may be completed and the Promoters may permit the Allottee(s) to use the Flat/Other premises. However, only on completion of the entire work of development of the said property and construction of all the buildings in the layout, the Promoters shall take steps to obtain conveyance of the said

: 17 :

property in favour of a Co-operative Society or federation of the co-op societies and/or any other corporate body to be formed of the Allottee(s). This Agreement is entered into by the Allottee(s) on a specific understanding and agreement that the Allottee(s) shall not insist upon the Deed of Conveyance in respect of the said property being executed until the development of the entire property is completed;

And whereas the Promoters have floated the ownership scheme on the said land under the name and style of "**ANANDAM**" comprising of various buildings consisting of residential flats and other units. Though the Promoters herein have right to develop the entire project land, the promoters have decided to carry out construction/development in phases and presently developing the portion out of the project land in 2 (Two) phases namely Phase-I & Phase-II comprising 7 (Seven) buildings wherein Phase-I consists of 3 (Three) buildings bearing No.-1, 2 & 3 and Phase-II consists of building Nos.-4, 5A, 5B & 5C with provisions for adding one or more upper floors. The Promoters have registered the Phase-I of the project and in Phase-II the Promoters registered the project for construction of Building No.-4, 5A, 5B and 5C and the said entire project shall be known as "**ANANDAM**" hereinafter referred to as "THE SAID PROJECT" and more particularly described in the "**Second Schedule**" hereunder written and in the subsequent phases, the Promoters have proposed the future expansion by utilizing the balance FSI, additional Premium paid FSI, TDR/Staircase premium, road width additional FSI as per the rules and regulations of competent authority by constructing the Additional Floors and/or by constructing the additional buildings on the aforesaid land in the next Phase of the Project;

: 18 :

And whereas the Promoters declare that the above referred agreements permissions and sanctions are still valid, subsisting and completely in force;

**And whereas the Promoters are entitled and enjoined upon to construct the residential buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the competent authorities including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. The copy of the Development Permission/ Commencement Certificate is annexed herewith and marked as "Annexure-A";**

And whereas the Allottee(s) is/are offered a **Flat No. 1401 on 14<sup>th</sup> FLOOR** in **Building No. 5C** (hereinafter referred to as "the said Flat") of the buildings' project to be known as "**ANANDAM**" (hereinafter referred to as "the said Building") being constructed of the said project, by the Promoters;

And whereas the Promoters have 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 the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building(s);

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: 23 :

made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat/Shop of the Allottee(s) except any alteration or addition required by Government authorities or due to change in law. In subsequent phases, the Promoters propose to construct the additional floors on the aforesaid Buildings and future expansion by utilizing the balance FSI (Floor Space Index), additional Premium paid FSI, TDR (Transfer of Development Rights) premium, Staircase premium, road width additional FSI as per the rules and regulations of the competent authority.

- 3) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said **Flat bearing number 1401 admeasuring 76.438 Sq. Mts. carpet area on the 14<sup>th</sup> Floor of Building No.- 5C project to be known as "ANANDAM"**, hereinafter referred to as "THE SAID FLAT" as shown on the floor plan thereof hereto annexed and marked as "**Annexure-F**" and more particularly described in the **Third Schedule hereunder written for a lump sum price of Rs. 1,11,20,089/- (Rupees. One Crore Eleven Lakh Twenty Thousand and Eighty-Nine Only)** being and inclusive 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**" written hereunder.



The Promoters hereby agree(s) to allot one covered car parking space being constructed in the layout to the allottee(s) without any monetary consideration and the same shall be allotted to the allottee(s) at the time of handing over of the possession. The total aggregate consideration amount for the Flat including covered parking spaces is thus **Rs. 1,11,20,089/- (Rupees. One Crore Eleven Lakh Twenty Thousand and Eighty-Nine Only)** As mutually discussed and agreed between the promoters and the purchaser/s, the said total consideration shall be paid by the purchaser/s to the promoters as per the payment schedule hereunder written (time being essence of the contract). The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the purchaser/s over and above the consideration mentioned herein on their respective due dates.

- 4) The Allottee(s) has/have paid on or before execution of this Agreement a sum of **Rs. 1,08,000/- (Rupees. One Lakhs Eight Thousand Only)** as advance payment and hereby agree(s) to pay to the Promoters the balance amount of **Rs. 1,10,12,089/- (Rupees. One Crore Ten Lakh Twelve Thousand and Eighty-Nine Only)** as per the Payment Schedule set out in the Fourth Schedule hereunder written. Subject to the terms of the Agreement and the Promoters abiding by the construction milestones, the Allottee(s) shall make all payments, on demand by the Promoters, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment in favour of **"TODAY GLOBAL HOMES". TDS at 1%** of the

Sr. No.	Particulars	Percent	Amount in Rs.
1	EMD at the time of booking	10%	11,12,009/-
2	Upon execution of Agreement	20%	22,24,018/-
3	Completion of Plinth	15%	16,68,013/-
4	On completion of 1 <sup>st</sup> Slab	4%	4,44,804/-
5	On completion of 2 <sup>nd</sup> Slab	3%	3,33,603/-
6	On completion of 4 <sup>th</sup> Slab	3%	3,33,603/-
7	On completion of 8 <sup>th</sup> Slab	3%	3,33,603/-
8	On completion of 12 <sup>th</sup> Slab	3%	3,33,603/-
9	On completion of 16 <sup>th</sup> Slab	3%	3,33,603/-
10	On completion of 20 <sup>th</sup> Slab	3%	3,33,603/-
11	On completion of 26 <sup>th</sup> Slab	3%	3,33,603/-
12	On completion of walls, internal plaster	5%	5,56,004/-
13	On completion of staircases, lift wells & lobbies	5%	5,56,004/-
14	On completion of external plumbing, external plaster, elevation & terraces	5%	5,56,004/-
15	On completion of flooring, doors & Windows and sanitary fitting	5%	5,56,004/-
16	On completion of lifts, water pumps, electrical fittings, paving etc.	5%	5,56,004/-



17	On Possession upon receipt of the Occupancy Certificate	5%	5,56,004/-
<b>Total</b>		<b>100%</b>	<b>1,11,20,089/-</b>

5) The Promoters hereby covenant with the Allottees that all the incentives and exemptions received by them from Panvel Municipal Corporation/Competent Authority has been passed on to the Allottees and the purchase price determined herein is by taking into account, the incentives received and passed on by them. The Purchaser herein categorically accept and agrees that the benefits of the said incentives i.e. reduction of premium has been passed on to them in terms of payment of stamp duty by the Promoters. The Allottees hereby agree to sign, execute and register all the documents, affidavits, bonds as may be required by the plan passing authority or any government authority whatsoever it may concern to confirm the receipt of such benefits by the Allottees. In case of any break up given for the price/consideration it is only for the purpose of understanding and explanation to the concerned authority and the Allottees shall not raise any objection and/or dispute or claim any amount/difference of amount whatsoever explained in the break up now or in future or make any issue of this any time in future.

6) The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the

**Description of the Lands/Property**

All those pieces and parcels of land (1) Survey/Hissa Nos. 1/2 admeasuring 0-07-50 H.R.P. (2) Survey/Hissa Nos.- 1/2, admeasuring 0-07-50 H.R.P. (3) Survey/Hissa No.- 1/3, admeasuring 0-04-00 H.R.P. (4) Survey/Hissa No.- 1/4 admeasuring 0-19-00 H.R.P. (5) Survey/Hissa No.- 1/6A admeasuring 0-25-60 H.R.P. (6) Survey/Hissa No.- 1/6B admeasuring 0-16-50 H.R.P. (7) Survey/Hissa No.-1/6C admeasuring 0-16-30 H.R.P. (8) Survey/Hissa No.- 2/1 admeasuring 0-25-80 H.R.P., (9) Survey/Hissa No.-2/2 admeasuring 0-27-30 H.R.P. (10) Survey/Hissa No.- 5/3 admeasuring 0-16-50 H.R.P. (11) Survey/Hissa No.- 3/5A admeasuring 0-11-10 H.R.P. (12) Survey/Hissa No.- 3/5B admeasuring 0-13-10 H.R.P. (13) Survey/Hissa No.-111/1 admeasuring 0-28-20 H.R.P. (14) Survey/Hissa No.-111/2 admeasuring 00-14-80 H.R.P (15) Survey/Hissa No.-1/6D admeasuring 00-05-20 H.R.P & (16) Survey/Hissa No.-1/2/1, admeasuring 0-09-00 H.R.P, totally admeasuring 2-47-40 H.R.P. equivalent to 24470 Sq. Mts., all situate, lying and being at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**Description of the Flats/Shops**

All that residential/commercial premises bearing **Flat bearing number 1401** admeasuring **76.438 Sq. Mts.** carpet area on the **14<sup>th</sup> Floor** of **Building No.- 5C** in the proposed buildings' project known as **"ANANDAM"** being constructed on Survey/Hissa Nos. 1/2, 1/2, 1/3, 1/4, 1/6A, 1/6B, 1/6C, 2/1, 2/2, 5/3, 3/5A, 3/5B, 111/1, 111/2, 1/6D & 1/2/1 situated at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

: 67 :

Received of and from the within named Purchaser(s) **MR. SUBRAT KUMAR PATRA AND MRS. ALAKA PATRA** the day and the year first herein above written the sum of **Rs. 1,08,000/- (Rupees. One Lakhs Eight Thousand Only)** being part/full payment of the consideration amount against the sale of **Flat bearing number 1401**, admeasuring **76.438 Sq. Mts.** carpet area on the **14<sup>th</sup> Floor of Building No.- 5C** project to be known as "**ANANDAM**" being constructed on Survey/Hissa Nos. 1/2, 1/2, 1/3, 1/4, 1/6A, 1/6B, 1/6C, 2/1, 2/2, 5/3, 3/5A, 3/5B, 111/1, 111/2, 1/6D & 1/2/1 situated at Village-Rohinjan, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the details mentioned below:

Date	Cheque/ D.D. No.	Drawn on (Bank & Branch)	Amount Rs.
25-02- 2024	405618636937	Card Swipe	₹ 50,000
25-02- 2024	405618637255	Card Swipe	₹ 50,000
25-02- 2024	405619637938	Card Swipe	₹ 8,000
<b>(Rupees. One Lakhs Eight Thousand Only)</b>			<b>₹ 1,08,000</b>

We say received

For M/S. TODAY GLOBAL HOMES

(Partner)

Price Sheet -		Bldg-SC-1401
Date	25-Feb-24	
Project Name	ANANDAM - Next to Reliance petrol pump. Rohinjan, Upper Kharghar Navi Mumbai - 410210	
Client Name		
Residence Details	Tower No.	Bldg-SC
	Flat No.	1401
	Typology	3 BHK
	Usable Carpet Area (Sq. Ft.)	915
	Flat / Apartment Cost	1,11,20,089
	Agreement Value	1,11,20,089
Statutory Charges	Stamp Duty@7%	7,78,406
	Registration Fee	30,500
	GST on Agreement Value	5,56,004
	Legal Charges	15,000
	Total-Statutory Charges	13,79,910
<b>Total Cost</b>		<b>1,25,00,000</b>

**TERMS & CONDITIONS :-**

- \* Rates are subject to change without any prior notice.
- \* Maintenance Charges is excluding the above costs and payable @ Rs.4/- per sq.ft. for 2 years at the time of possession. TDS 1% if applicable.
- \* Property Tax will be payable on actuals at the time of possession
- \* One stilt car park will be allocated along with this unit
- \* All Govt. Taxes/ Levies, as may be applicable, shall be borne separately by the purchaser.
- \* All Payments can be made by Choque / DD/ RTGS/ NEFT/ CC Swipe in favour of "TODAY GLOBAL HOUSING"

1,16,91,093 / -

  
Sales Manager Signature

25 Feb 2024  
Date

AKHIL K P...  
(ALAKA PATRA)  
Subodh Kumar Patra  
(SUBODH KUMAR PATRA)  
Customer Name & Signature

# 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 :  
**P52000021559**

Project: **ANANDAM PHASE - I** Plot Bearing / CTS / Survey / Final Plot No.: **PORTION OF LAND OUT OF GUT N-13, 122, 16A, 16B, 16C, 14, 21, 22, 35A, 35B, 53 AND 1111 at Rohinjan, Panvel, Raigarh, 410206;**

1. **Today Global Homes** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400614**.

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 (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 **08/07/2019** and ending with **30/12/2024** 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: 04-01-2022 12:51:36

Dated: **08/07/2019**

Place: **Mumbai**

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



CODENAME  
**BELLE VUE**  
KHARGHAR

**TODAY**  
GLOBAL DEVELOPERS  
TODAY'S PROMISE TOMORROW'S REALITY

Date: 24/02/24

Place: Kharghar

To:

TODAY GLOBAL HOMES

SUBJECT: Request for allotment of Flat / Apartment / Shop No. 1402 of the proposed building no. 5C PROJECT - "BELLE VUE" located at Navi Mumbai

Dear Sir/Madam,

I / We, Sudat Kumar Patil, intend to purchase from you the above referred Flat. My offer is as under:

No.	PARTICULAR	AMOUNT
1	Flat / Apartment No. <u>1402</u> Building No. <u>5C</u> admeasuring Carpet Area of <u>915</u> Sq. Fts. on floor <u>14</u> , in the project known as "BELLE VUE" located at Navi Mumbai	
2	Flat / Apartment Cost	Rs. <u>1,11,20,000/-</u>
3	Stamp Duty	Rs. <u>7,48,400/-</u>
4	Registration @ 1% not exceeding Rs.30,500/-	Rs. <u>45,500/-</u>
5	GST @	Rs. <u>5,56,004/-</u>
6	TOTAL (Rupees in words) :	Rs. <u>1,29,79,904/-</u>

