

Sheth Zuri



Payment Schedule- Construction Linked Plan

Flat Details		Sheth Zuri E 2704	
Tower	Sheth Zuri E	Band	Band 3
Configuration	2 BHK Grand	Floor	27
Podium Unit No	NA	Unit No	4
MOFA CA in Sq Ft	650	View	Non Garden View
RERA CA in Sq Ft	622	Car Park	1
Agreement Value (A)	1,42,99,556		
STAMP DUTY (APPROX)	0%		
REG & SCANNING (APPROX)		30,000	
GST on Flat Cost	12%	1,715,947	GST Passback 7% 1000969
Processing fee		10,000	
TOTAL (B)		17,55,947	
One time club house charges towards membership		200,000	
Share Money Application		600	
Society Formation Charges		5,000	
Legal Expenses		40,000	
Electric Connection Charges		35,000	
Water charges		15,000	
12 Months advance maintenance		74,880	
Infrastructure / Development Charges		156,000	
Amenity Charges		104,000	
Tap Line Gas Connection		15,000	
			Net Payable
TOTAL (C)	6,45,480		1,57,00,014
GRAND TOTAL (A+B+C)	1,67,00,983		

Payment Schedule						
Payment Schedule- Construction Linked Plan	Percentage %	Amount	TDS	Payable after TDS	GST	
Earnest Money	10%	1,42,99,556	14,300	1,415,656	171,595	
Agreement	10%	1,42,99,556	14,300	1,415,656	171,595	
On Completion of 1st Basement Slab	10%	1,42,99,556	14,300	1,415,656	171,595	
On Completion of 1st Podium Slab	10%	1,42,99,556	14,300	1,415,656	171,595	
On Completion of 3rd Podium Slab	7%	1,00,09,69	10,010	990,959	120,116	
On Completion of Top Podium Slab	6%	85,79,73	8,580	849,394	102,957	
On Completion of 5th Slab	6%	85,79,73	8,580	849,394	102,957	
On Completion of 10th Slab	6%	85,79,73	8,580	849,394	102,957	
On Completion of 15th Slab	6%	85,79,73	8,580	849,394	102,957	
On Completion of 20th Slab	6%	85,79,73	8,580	849,394	102,957	
On Completion of 25th Slab	5%	71,49,78	7,150	707,828	85,797	
On Completion of Top Slab	4%	57,19,82	5,720	566,262	68,638	
On Completion of Internal Brickwork & Plastering	3%	42,89,87	4,290	424,697	51,478	
On Completion of Flooring	3%	42,89,87	4,290	424,697	51,478	
On Completion of Sanitation	4%	57,19,82	5,720	566,262	68,638	
On Completion of Cuts	4%	57,19,82	5,720	566,262	68,638	
Grand Total	100%	1,42,99,556	1,42,996	1,41,56,560	17,15,947	
Bank Name	Sheth Developers Pvt. Ltd.					
Account No.	02120350001008					
Branch	Sheth Developers Pvt. Ltd.					
IFSC	02120350001059					
Branch Address	Bank- HDFC Bank Limited, Goregaon East Branch, Mumbai-400063, IFSC Code-HDFC0000212					

Subject to change without prior notice. APPROX CALCULATION FOR REFERENCE
 Stamp Duty, Registration Charges & Scanning Charges are indicative and will be applicable as per actuals
 Property Taxes will be as per actuals
 Other charges will be payable as applicable rate at time of possession
 INDICATIVE MAX CHANGE AS ON ACTUAL
 In the event, if there being any increase in the amounts mentioned in "other charges" hereinabove and/or any other amounts/deposits/expenses which are
 payable to them become payable, for any reason, then the Purchaser/s shall be liable to bear and pay the same within seven days from receipt of the
 Customer Signature

Original Stamp
 05/02/2024

15700014

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Society Formation Charges		5,000	
Legal Expenses		40,000	
Electric Connection Charges		35,000	
Water charges		15,000	
12 Months advance maintenance		74,880	
Infrastructure / Development Charges		156,000	
Apex Body Charges		104,000	
Pipe Line Gas Connection		15,000	
TOTAL (C)		6,45,480	Net Payable
GRAND TOTAL (A+B+C)		1,67,00,983	1,57,00,014

Payment Schedule

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On Completion of 20th Slab	6%	857,973	8,580	849,394	102,957
On Completion of 25th Slab	5%	714,978	7,150	707,828	85,797
On Completion of Top Slab	4%	571,982	5,720	566,262	68,638
On Completion of Internal Brickwork & Plastering	3%	428,987	4,290	424,697	51,478
On Completion of Flooring	3%	428,987	4,290	424,697	51,478
On Completion of Sanitation	4%	571,982	5,720	566,262	68,638
On Fit Outs	4%	571,982	5,720	566,262	68,638
Grand Total	100%	1,42,99,556	1,42,996	1,41,56,560	17,15,947

Cheque Favoursing	Sheth Developers Pvt. Ltd.
A/C no.	02120350001008
GST Favoursing	Sheth Developers Pvt. Ltd.
GST A/C no.	02120350001059
Bank- HDFC Bank Limited, Goregaon East Branch, Mumbai-400063,IFSC Code-HDFC0000212	

*Note-
 Rate subject to change without prior notice APPROX CALCULATION FOR REFERENCE
 Stamp Duty, Registration Charges & Scanning Charges are indicative and will be applicable as per actuals
 Municipal, Property Taxes will be as per actuals
 GST on 'other charges' will be payable as applicable rate at time of possession.
 TAX ARE INDICATIVE MAY CHANGE AS ON ACTUAL
 In the event, if there being any increase in the amounts mentioned in "other charges" hereinabove and/or any other amounts/deposits/expenses which are referred to therein become payable, for any reason, then the Purchaser/s shall be liable to bear and pay the same within seven days from receipt of the bill.

Customer Signature
 Digital Sign
 05/02/2024

5-Feb-24

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this _____ day of _____, 20_____

BETWEEN Voltas Limited, having CIN No. L29308MH1954PLC009371, (PAN _____) a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Voltas House "A", Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai – 400 033, hereinafter called "**the Owner**" (which expression shall unless it be repugnant to the context or meaning thereof, include its successors and assigns) of the **First Part AND**

SHETH DEVELOPERS PRIVATE LIMITED, a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at Sheth House, Next to Dindoshi Fire Station, Gen. A. K. Vaidya Marg, Off. Western Express Highway, Malad (E), Mumbai – 400 097 hereinafter referred to as "**the Developer**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors in title and assigns) of the **ONE PART**

AND

Mr/Mrs/Miss/Messrs. Anjul Anpit
&
Subhasree Behra.

_____ of Indian
Inhabitant(s) residing at _____

_____ a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

(Signature of the Developer)

(Signature of the Purchaser)



admeasuring 6910.00 sq. mtrs and 83/5 admeasuring 2560.00. sq. mtrs. or thereabout situated at village Panchpakhadi Tal. & Dist. Thane within the limits of Thane Municipal Corporation to the Owner. (**hereinafter referred to as "Freehold Land 2"**).

- iii. By and under an Indenture of Conveyance dated 26th June 1968 which is registered in the office of Sub-Registrar Thane under serial no. THN-671 of 1968 made between Kisan R. Kabadi as "the Vendor" therein and Jagannath R. Kabadi, Ramchandra R. Kabadi and Kashibai R. Kabadi referred therein as "the Confirming Parties" and the Owner therein referred as "the Purchaser" of the Third Part, the Vendor sold, transferred and conveyed various properties bearing Survey No. 83/2 admeasuring 770 sq. mtrs. situated at village Panchpakhadi Tal. & Dist. Thane within the limits of Thane Municipal Corporation to the Owner. (**hereinafter referred to as "Freehold Land 3"**).
- iv. By an Indenture of Conveyance dated 14th March 1969 registered in the office of Sub- Registrar of Assurances at Thane under serial no. THN/241 of 1969 made between Joana Mary Aguiar as "the Vendor" therein as the First Party and the Owner as the Purchasers of the Other Party, the Vendor sold, transferred and conveyed to the Owner various pieces and parcels of the land bearing Survey No. 85/2 admeasuring 3590.00 sq. mts. and 85/5 admeasuring 720.00. sq. mts. or thereabout situated at village Panchpakhadi of Tal. & Dist. Thane within the limits of Thane Municipal Corporation. (**hereinafter referred to as "Freehold Land 4"**).
- v. Gopikabai Jagannath Satghare and 11 others were seized and possessed of various properties in village Panchpakhadi of Tal. & Dist. Thane. By and under an Indenture of Conveyance dated 10th November, 1969 registered with the Sub-Registrar of Assurances at Thane under serial no. THN/96 of 1970 between the said Gopikabai and others as "the Vendors" therein of One Part and the Owner therein referred as "the Purchaser" of the other part, the Vendors sold, transferred and conveyed to the Company land bearing survey nos. 85/3 admeasuring 2000 sq. mtrs. or thereabout and 85/4 admeasuring 1150.00 sq. mts. or thereabout situated at village Panchpakhadi of Tal. & Dist. Thane within the limits of Thane Municipal Corporation. (**herein after referred to as "Freehold Land 5"**)
- vi. **Hereinafter, Freehold Land 1, Freehold Land 2, Freehold Land 3, Freehold Land 4 and Freehold Land 5 are hereinafter collectively referred to as "Freehold Lands"**
- vii. By an Agreement dated 28th July 1965 made between the Owner of the One Part and the Governor of Maharashtra of the Other Part and in pursuance of a Sanad dated 9th September 1967 ("Sanad"), inter-alia land bearing Survey No. 85/1 (part) admeasuring 2-30-0 (A-G-As) equivalent to 11094.00 sq. mtrs. situate at village Panchpakhadi, Thane (**herein after referred to as "Sanad Lands"**) were vested in the name of Owner for holding it on the terms and conditions therein contained.
- viii. In Pursuance of the aforesaid, the Owner became entitled to inter-alia, the Freehold Lands and the Sanad Lands, hereinafter collectively referred to as the "**Larger Property**"

(Signature of the Developer)

(Signature of the Purchaser)



xiv. Presently, the Developer intends to construct and develop a portion of Larger Property admeasuring 15164.45 sq mtrs ("the **Layout Property**") as more particularly described in the **FIRST SCHEDULE** hereinafter written. The portion of Layout Property falls under reservation of Municipal Housing, an area admeasuring 6065.78 sq mt being 40% of the Layout Property, has to be handed over to the TMC as reserved area for municipal housing (hereinafter referred to as the "**Reserved Area**").

Accordingly, the actual extent of Layout Property available for development of the Layout Project to the Developer is admeasuring 9098.67 square meters situate, lying and being at Village of Panchpakhadi, Taluka & District- Thane (hereinafter referred to as the "**Balance Property**"), more particularly described in the **SECOND SCHEDULE** hereunder written. It is however, clarified that the FSI attributable to the Reserved Area shall be available to be utilized for the development of the Layout Project;

xv. The Developer has contemplated development of the Balance Property to be known as "**Sheth Zuri**" in phasewise manner by consuming thereupon Floor Space Index (FSI) and/or Transferable Development Rights (TDR) and/or fungible FSI and/or parking FSI and/or premium FSI and/or FSI/TDR of howsoever and whatsoever name arising/generated in whatsoever and howsoever form and manner from the Layout Property or TDR from outside properties ("**Layout Project**") and accordingly through their Architects submitted the layout plans in respect of the Balance Property to Thane Municipal Corporation ("**TMC**") for sanction thereof and the said plans have been amended and approved from time to time;

xvi. In the layout project, the Developer is proposing to develop three buildings i.e Building No. 1, Building No. 2 and Building No. 3 with two wings each (i.e Wings A and B for Building No.1; Wings C and D for Building No. 2 and ;Wings E and F for Building No.3) as "**Sheth Zuri**" on a Balance Property Comprising of Basement+stilt/Ground floor + Podium 1 to 6 + 1st Floor to 28th Floor and more upper floors (hereinafter referred to as the said Building). The said proposed as an independent "real estate project" ("**Project**"). The Project has been registered with the Real Estate Regulation Authority ("**Authority**", under section 5 of the Real Estate (Regulation and Development) Act, 2016 read with the rules and regulations made thereunder ("**Act**") and received Certificate of Registration bearing No. _____ dated _____

xvii. While sanctioning the said plans, the TMC and other concerned local bodies and authorities and/or the Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Project and upon due observance and performance of which, the Occupation Certificates in respect of the Project shall be granted by TMC/the concerned local bodies and authorities;

(Signature of the Developer)

(Signature of the Purchaser)

operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. AGREEMENT:

- 2.1. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser, Flat No. E-2704 admeasuring 622 square meters carpet area (as per presently applicable development norms) and 622 square meters carpet area (as per RERA) along with 622 square meters of balcony on the 1 floor in Wing E of Skoti 2 Building of the Project (hereinafter referred to as "the Flat") for the Total consideration of Rs. 14299556/- (Rupees One lakh four thousand four hundred and fifty six thousand five hundred and fifty six only), subject to the terms and conditions mentioned herein. The said consideration amount is subject to deduction of Tax Deducted at Source (TDS) @ 1% or any other applicable rate as per the provisions of the Income Tax Act, 1961 to be paid by the Purchaser(s) to the Developer in the manner mentioned hereinafter. The Developer shall have an unpaid vendor's lien on the Flat for any amounts outstanding under this Agreement and/ or out of the Sale Consideration until the same is paid by the Purchaser(s) to the Developer and the Developer is in receipt of the same. The Purchaser(s) shall be liable and obliged to deposit the amount of TDS so deducted to the credit of the Developer with the income tax department simultaneously on the same date when amount of TDS is deducted by the Purchaser(s) and the Purchaser(s) shall immediately provide proof of deposits of the amount of TDS to the Developer. The Purchaser(s) shall also be liable and obliged to provide TDS certificate to the Developer within 15 (Fifteen) days from the date amount of TDS is deducted by the Purchaser(s) failing which the Developer shall have an unpaid vendors' lien on the said Premises for amount of TDS which are deducted and for which TDS Certificate is not provided by the Purchaser(s). Provided further that the time of handing over the possession of the Flat, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit with the Developer, which deposit shall be refunded by the Developer on the Purchaser producing such certificate within [1] month of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the [1] month, the Developer shall be entitled to appropriate the said deposit against the receivable from the Purchaser.

PAYMENTS:

3. The Purchaser has paid to the Developer a sum equivalent to i.e. % of the Total Consideration value of the Flat being Rs. /-. (Rupees only)

(the payment and receipt whereof the Developer do hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof) being the earnest money/ booking amount/part consideration on or before the execution of this Agreement and agrees to pay the balance amount of Rs. /-. (Rupees only) in the manner as more particularly set out hereinbelow, as time being of the essence of the payment:

1. Amount of Rs. to be paid to the Developer on or before the execution of Agreement for Sale,

(Signature of the Developer)

(Signature of the Purchaser)

29 PAN:

The permanent account number details of the Parties are as follows:

NAME OF THE PARTY	PERMANENT ACCOUNT NUMBER
Developer -	DETAILS
Purchaser-	

FIRST SCHEDULE ABOVE REFERRED TO:
LAY OUT PROPERTY

All that pieces and parcels of land lying being and situate at village Panchpakhadi, within Taluka and District Thane in Maharashtra State and within the limits of the Thane Municipal Corporation admeasuring about 15164.00 sq.mtrs. and bearing Survey Nos. 81/1P, 83/2P, 83/5P, 85/1P, 85/2P, 85/3, 85/4P, 85/5.

SECOND SCHEDULE ABOVE REFERRED TO:

(The Flat) E-2704 admeasuring square meters
Flat No. presently applicable (development norms) and
carpet area (as per applicable development norms) and
622 SQ. FT. square meters carpet area (as per ACT) along with
622 SQ. FT. square meters of balcony on the floor in the
Building No. known as " " to constructed and
situated in the Layout Project out of the Laganer Property.

SETH ZURI

VILLAGE - PANCHPAKHADI

Easton Exp way

THANE - 400 601

Laxmi Nagar

New Vrindana Neds

SPECIMEN COPY

(Signature of the Developer)

(Signature of the Purchaser)

