

गावाचे नाव : मिरा

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 5326500

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार तें नमुद करावे) 5168900

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मौजे मिरा, वॉर्ड-क्यु, विभाग क्रमांक:-5/22 मध्ये, सदनिका क्रमांक:-1203, 12 चा मजला, ए-विंग, रिडी सिडी बिल्डिंग, नित्यानंद नगर, सेंट. पौल्स स्कूल, मिरारोड पूर्व, ठाणे, 401107, जुना सर्वे नं. 156, नवीन सर्वे नं. 27, हिस्सा नं. 3, जुना सर्वे नं. 156, नवीन सर्वे नं. 27, हिस्सा नं. 4, क्षेत्रफळ:-44.74 चौ.मी रेरा कारपेट. ((Survey Number : 27, हिस्सा नं. 3 ;))

(5) क्षेत्रफळ 1) 44.74 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मेसर्स हेतल इफ्रा रियलटर्स एल.एल.पी चे भागीदार उमेश शशिकांत कोठारी तर्फे कु.मु. म्हणून निखिल ठकर -- वय:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 601,6 वा मजला, हरी होम आय.टी.पार्क, महाजनवाडी, एम.आय.डी.सी. टॅक जवळ, मिरारोड पूर्व, ठा, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAMFH0360C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- प्रफुल्ल भगवानदास कॉन्स्ट्रक्टर -- वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं.150, बी-21, म्हाडा फेस-2, सुटी कॉम्प्लेक्स जवळ, मिरारोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AGUPC0625K

2): नाव:- जीशाशा पी. कॉन्स्ट्रक्टर -- वय:-50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं.150, बी-21, म्हाडा फेस-2, सुटी कॉम्प्लेक्स जवळ, मिरारोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ALNPC2315G

(9) दस्तऐवज करून दिल्याचा दिनांक 24/04/2024

(10) दस्त नोंदणी केल्याचा दिनांक 24/04/2024

(11) अनुक्रमांक, खंड व पृष्ठ 7308/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 373000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

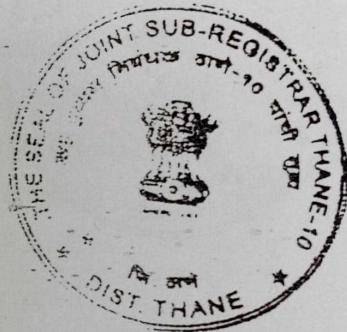
(i) within the limits of any Municipal Corporation or any Cantonment or any area annexed to it.



सुबिन घाडवाल

सह दुय्यम निबंधक दर्जा-२

ठाणे क्र. १०



AGREEMENT

THIS AGREEMENT made and entered into at Bhayandar on this 24 day of April 2024, BETWEEN : **M/s. HETAL INFRA REALTORS LLP**, a partnership firm registered under the Indian Partnership Act having its office at 601, 6th Floor, Hari Om I.T. Park, Mahajanwadi, Near MIDC Tank, Mira Road (East), Thane - 401 107, through its one of the partners **SHRI UMESH SHASHIKANT KOTHARI**, hereinafter referred to as "PROMOTER" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART

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AND

SHRI/SMT./M/s. PRAFUL BHAGWANDAS
CONTRACTOR and SMT. JIGNASHA P. CONTRACTOR
 having address at ROOM NO. 150, B-21, MHADA
PHASE - 2, NR. SRUSHTI COMPLEX, MIRA
ROAD (E), THANE- 401107.

hereinafter referred to as "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART

WHEREAS:



1. Smt. Asha Jayraj Kapadia, Shri Vipul Jayraj Kapadia, Shri Mahendra Devidas Alias Mahendra Devidas Kapadia, Shri Chaturabhuj Dwarkadas Khatau Alias Chatrabhuj Dwarkadas Kapadia, Shri Hemant Ranjit, Alias Hemant Ranjit Khatau, Shri Dilip Padamshi Khatau Alias Dilip Padamshi Kapadia, Shri Rahul Harish Kapadia, Smt. Kusum Kishore Khatau, 9) Shri Yogesh Krishnakumar Alias Yogesh Krishnakumar Khatau, Shri Bharat Dharamshi Alias Bharat Dharamshi Khatau, Shri Dhiren Dharamshi Alias Dhiren Dharamshi Khatau, Shri Vinay Dharamshi Alias Vinay Dharamshi Khatau, Smt. Chanda Dharamshi Khatau, Shri Janak Hansraj, Alias Janak Hansraj Khatau, Smt. Krishna Hansraj, Alias Krishna Hansraj Khatau, Shri Jayant Kumar Tulsidas, Shri Ashwin Kumar Tulsidas, Shri Rajendra Khatau (HUF), Shri Dipen Khatau (HUF) (for short hereinafter referred to as the " **First Owners** ") are the owners of land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter referred to as the "**First Property**").

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2. The first owners had agreed to grant and assign the development rights of the first property to M/s. Hetal Infra Realtors-LLP, being the Promoter herein and has agreed to acquire the development rights of the first property from the first owners and accordingly, the parties hereto have agreed to execute these presents as hereinafter appearing.
3. By a Development Agreement, dated 9th April '21 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN- 4-6367/2021, the first owners had agreed to sell the first property to the Promoter herein at the price and on the terms and conditions stipulated therein.
4. In pursuance of an Development Agreement, dated 9th April '2021, the first owners had executed an Irrevocable General Power of Attorney, dated 9th April '21 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4-6367/2021 in favour of the partners of the Promoter herein conferring upon them several powers inter-alia power to sell and/or develop the first property by constructing buildings thereon.
5. Shri Anandrao Hiraji Bhoir, Shri Sanjay Kesarinath Bhoir, Smt. Chandravati alias Chandradevi Kesarinath Bhoir, Smt. Yashoda Anandrao Bhoir, Shri Avinash Anandrao Bhoir, Shri Suryakant Anandrao Bhoir, Shri Prakash Anandrao Bhoir, Shri Subhash Anandrao Bhoir, Smt. Meera Dayanand Kasar alias Meera Anant Bhoir, Smt. Kusum Pandurang Tandel alias Kusum Anant Bhoir, Smt. Shakuntala Bhimraj Bhoir alias Shakuntala Anant Bhoir and Smt. Dwarkabai Baburao Tombare (for short hereinafter referred to as the "**Second Owners**") had owned the land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter referred to as the "**Second Property**").



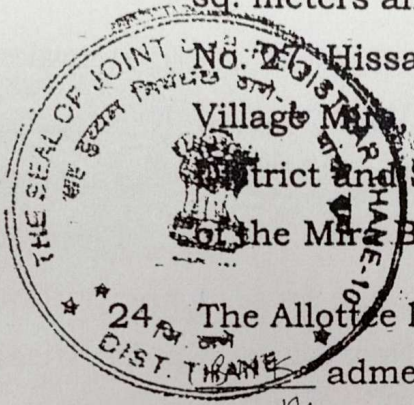
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22. The Promoter are entitled and enjoyed upon to construct the building on the said property as per the plan sanctioned and approved by the Mira Bhayandar Municipal Corporation.

23. Based upon the permissions and sanctions granted/to be granted by the authorities concerned as referred in the foregoing recitals, the Promoter has undertaken the work of construction of the said building Building No. A consisting of Part Ground + 16 Upper Floors on an area admeasuring 4288.63 sq.meters and Building No.B consisting of Part Stilt+ 7 Upper Floor on an area admeasuring 1491.69 sq.meters forming the portion of the land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters and land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.



The Allottee has offered a Flat/Shop/Office No. 1203, type admeasuring 44.74 sq meters RERA carpet area on the 12^m floor in Building No. , Wing 'A', being constructed in the layout of the said property, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Said Flat/Shop/Office" for the sake of brevity and convenience). Hereto annexed and marked as **Annexure-B** is the description of the Flat/Shop/Office along with boundaries in all four directions.

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25. The Promoter has 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.

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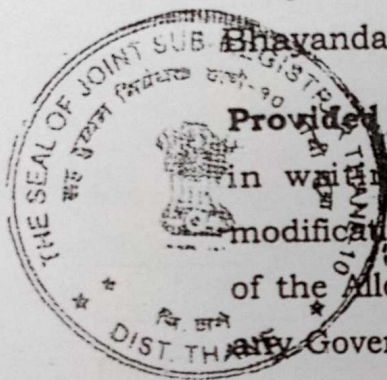
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parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat/Shop/Office and the covered parking.

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

1. The Promoter shall construct Building No. A consisting of Part Ground + 16 Upper Floors on an area admeasuring 4288.63 sq.meters and Building No.B consisting of Part Stilt+ 7 Upper Floor on an area admeasuring 1491.69 sq.meters forming the portion of the said property in accordance with the plans, designs and specifications as approved by the Mira

Bhayandar Municipal Corporation from time to time



Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat/Shop/Office of the Allottee except any alteration or addition required by Government authorities or due to change in law.

1 (a) (i) The Allottee hereby agrees to purchase and the Promoter hereby agrees to sell to the Allottee Flat/Shop/Office No. 1203 of the type 1BHK of RERA carpet area admeasuring 44.74 sq. meters on 12th floor in the Building No. — known as RIDDHI SIDDHI in Wing 'A' (hereinafter referred to as the "Flat/Shop/Office"), more particularly described in the Schedule 'B' hereunder written as shown in the floor plan thereof hereto annexed and marked **Annexures C-1 and C-2** for the consideration of Rs. 53,26,500 /- excluding Rs. — /-

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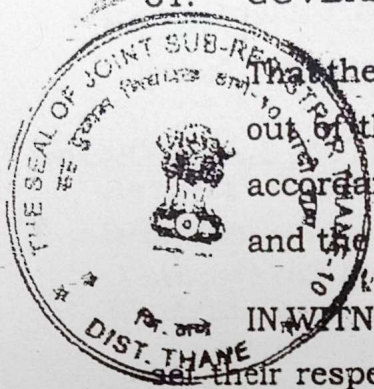
being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule hereunder written (the price of the Flat/Shop/Office excluding the proportionate price of the common areas

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29. Stamp duty and Registration: The charges towards stamp duty and registration of this agreement shall be borne by the Allottees.

30. Dispute Resolution : Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.

31. GOVERNING LAW :



That the rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this agreement.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

Building No. A consisting of Part Ground + 16 Upper Floors on an area admeasuring 4288.63 sq.meters and Building No.B consisting of Part Stilt+ 7 Upper Floor on an area admeasuring 1491.69 sq.meters forming the portion of land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters and land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters,

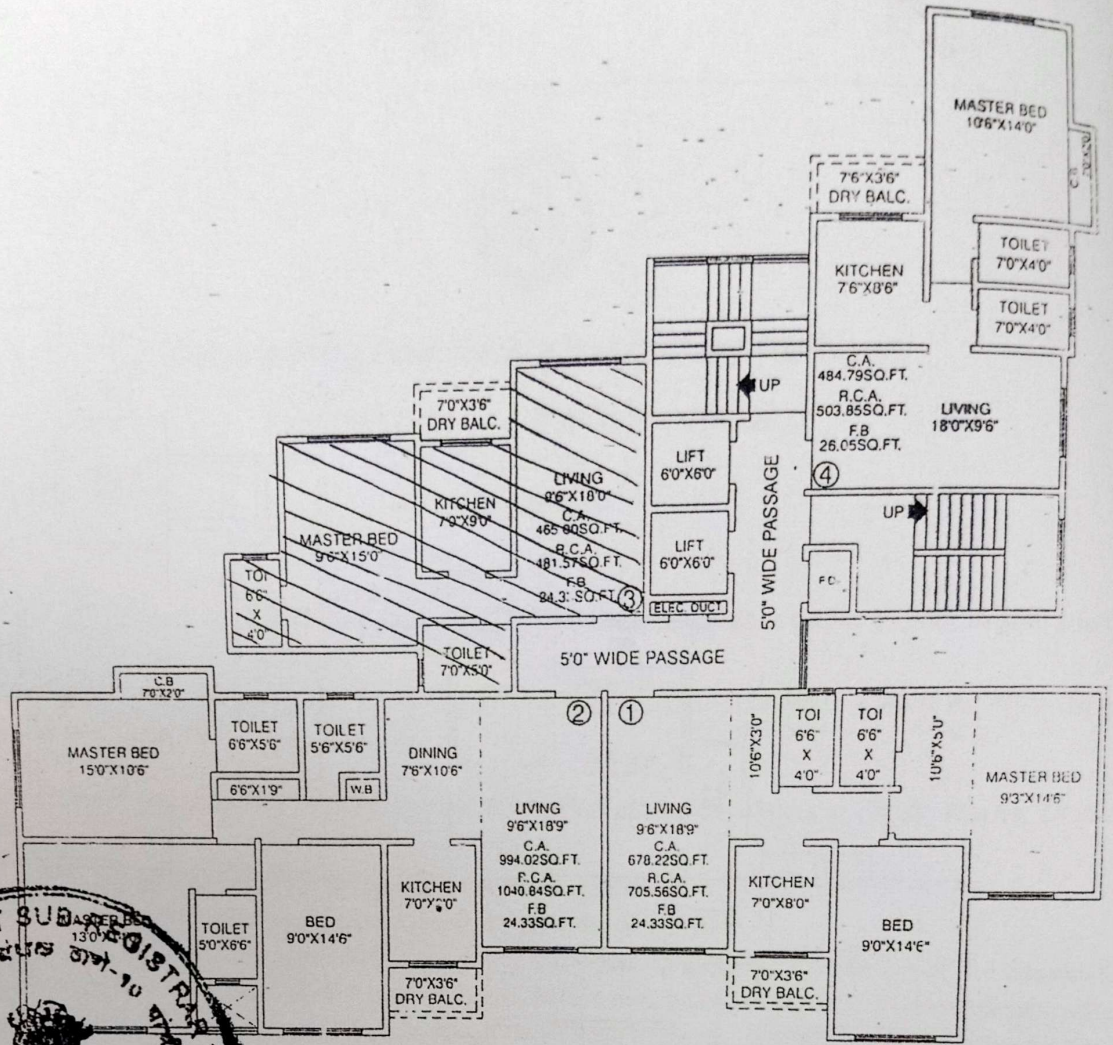
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situated at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation

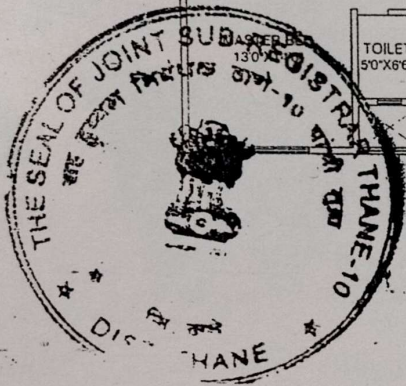
SECOND SCHEDULE ABOVE REFERRED TO

Flat/Shop/Office No. 1203, Type 1B1K admeasuring 44.74 sq. meters RERA CARPET AREA on the 12th floor in Building No. 2, Wing A, building named as RIDDHI SIDDHI, located at Survey no. 156 (old), New Survey no. 27, Hissa no. 3 and 4, Nityanand Nagar, Near St. Paul's School, Mira road, Thane-401107.



50' 0" WIDE D. P. ROAD

TYPICAL FLOOR PLAN
10th to 12th & 14th to 16th Floor



Shop/Flat/Office No.:	1203
on Floor :	12 th
in Wing :	A
Area :	44.74 sq. mtr

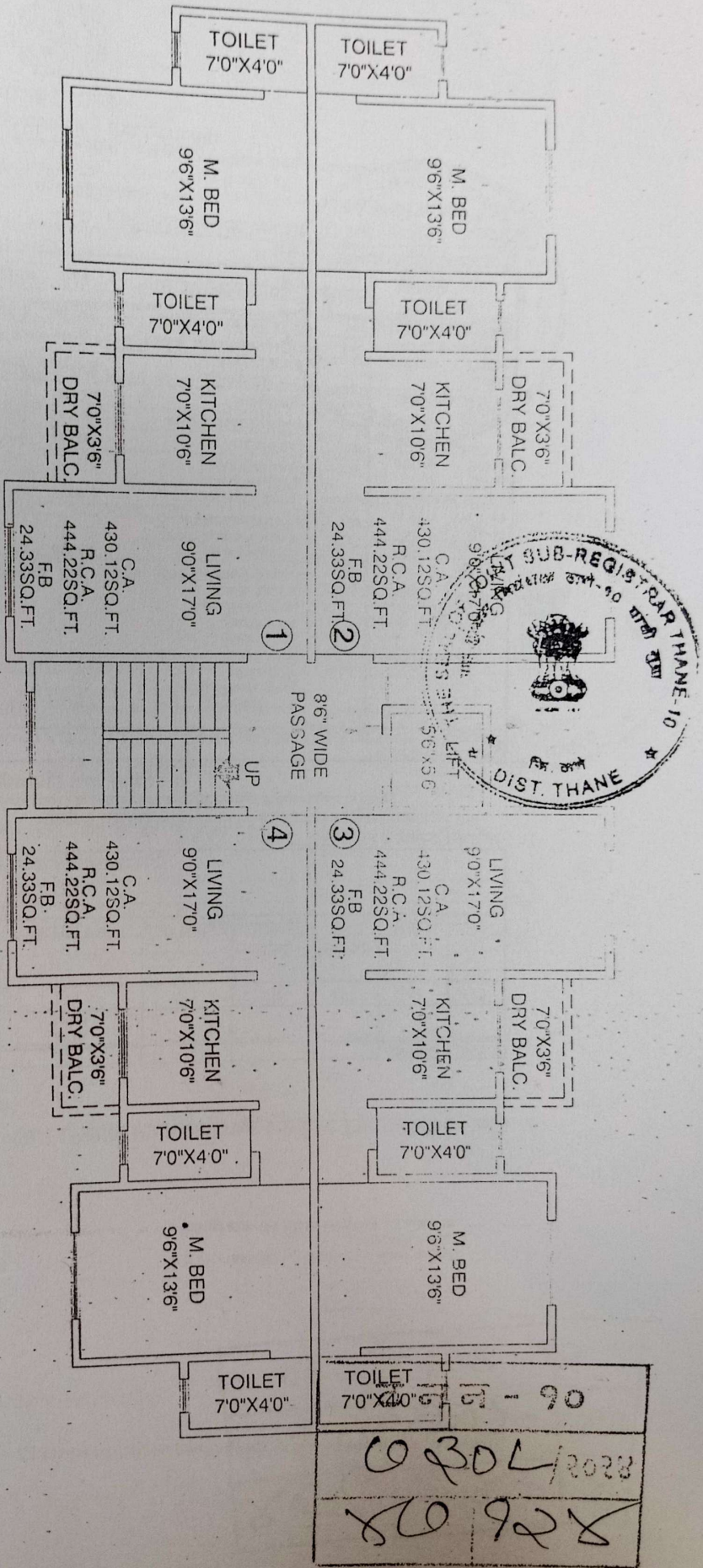
Builders Sign

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Purchaser's Sign

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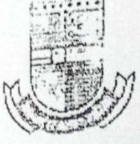
TYPICAL FLOOR PLAN (WING B)



Shop/Flat/Office No.:	
On Floor :	
In Wing :	
Area :	

Builders Sign : _____

Purchaser's Sign : _____

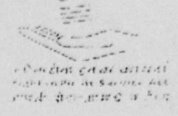


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (5.)

जि. नणे - 401 107. दूरध्वनी : 022-28121455. • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 9284 / 2022 - 2023

दिनांक :- 20/08/2022

-: सुधारीत बांधकाम परवानगी :-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्ये करण्यासाठी /

पारंपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील

मजि - मिरा भाईंदर क्र./हिस्सा क्र. (जुना) 156 (नविन) 27 हि.क्र. 03 व 04 या जागेतील

बांधकाम नकाशांस आपणांकडून खालील अटी व शर्तीचे अनुपालन होण्याची अपेक्षा राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवाश + वाणिज्य वापरासाठी करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणताही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिकक मूजि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशा व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / सालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजूला जे पूर्वीचे नकाशा मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कागा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.

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