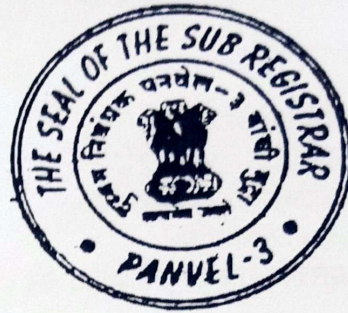


प ३ ७७ - ३  
८८८८ २०२३  
५ ८०



AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at Mumbai on <sup>18<sup>th</sup></sup> [•] day May, 2023

*[Signature]*  
*[Signature]*  
*Anshu Kumari*

**PERSIPINA DEVELOPERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 and having its registered office at 514, Dalamal Towers, 211, Free Press Journal Marg, Nariman Point Mumbai 400 021, hereinafter referred to as "DEVELOPER" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title) of the **ONE PART;**

And

*[Signature]*

*Anshu Kumari*  
1

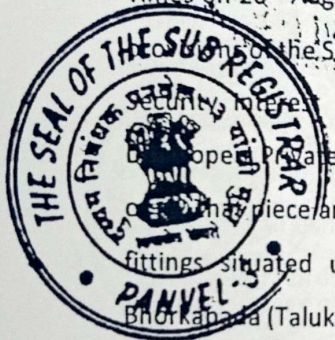
*[Signature]*

Mr/Mrs/Miss/M/s Om Prakash Choudhary, Ravi Choudhary and Anshu Kumari residing / having its address at Plot No.15, Lane No.2, Oslan Life Lands, MIDC Takwe Road Kanhe 412106. and assessed to Income Tax under Permanent Account Number (PAN) ACZPC8286D/ARZPC2196F/FFCPK6839H hereinafter referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual, such individual's heirs, executors and administrators and assigns; In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and In case of a Company, its successors and permitted assigns) of the OTHER PART.

(The Developer and the Purchaser are hereinafter individually referred to as "Party" and

०७०३-३	collectively referred to as "Parties")
८८८	२०२३
WHEREAS:	६८०

A. Pursuant to the E-Auction Sale Notice dated 19<sup>th</sup> August, 2014 published in Hindustan Times on 20<sup>th</sup> August, 2014, Punjab National Bank (PNB) conducted e- Auction under the supervision of the Securitization and Reconstruction of Financial Assets and Enforcement of Creditors' Rights Act, 2002 ("SARFAESI Act") and Rules made thereunder. Persipina Developers Private Limited the Developer herein has acquired the secured assets/property consisting of one piece and parcel of land, building, structure, installations, erection, fixture and fittings situated under the various survey nos. in Villages Barwai (Taluka Panvel), Bhorkanana (Taluka Panvel), Panshil (Taluka Khalapur), Ris (Taluka Khalapur), and Talegaon (Taluka Khalapur) District Raigad admeasuring 588.01 acres (hereinafter referred as "the Entire Larger Land") from PNB on 24<sup>th</sup> September 2014 under e-Auction.



B. Punjab National Bank (PNB) issued a Sale Certificate dated 30<sup>th</sup> October, 2014 in favour of Persipina Developers Private Limited, the Developer herein, conveying the title of the Entire Larger Land (Land along with the structures therein). The Sale Certificate was registered on dated 26<sup>th</sup> April 2017 bearing serial no.4437/2017 before the Sub-Assurances, Panvel-2.

C. The Developer has proposed to construct a residential Building on all that piece and parcel of land more particularly described in the First Schedule hereunder written (hereinafter referred to as "said Project Land").

*[Handwritten signature]*

*Anshu Kumari*

*[Handwritten signature]*

D. The aforesaid residential Building named known as 'Iris' will be having still/podium and upper floors more particularly described in the Second Schedule hereunder written (hereinafter referred to as 'said Building').

E. Real Estate Regulatory Authority (RERA) Registration Certificate for registering the said Building is Annexed hereto and marked as "Annexure A".

F. Certificate of Title in respect of the said Project Land, Annexed hereto and marked as Annexure "B".

G. Key Approvals as sanctioned and approved by MSPDC Local Authority as set out in Annexure "C".

H. The Developer has engaged the services of Architects and Structural Engineers for the preparation of the structural design and drawings of the said Building and the same shall be under the professional supervision of the Architect and the Structural Engineer as required under the byelaws of the local authorities to the time in force till the completion of the said Project Land.

I. The Purchaser has also demanded from the Developer and the Developer has furnished/given to the Purchaser inspection and where ever applicable, copies of documents relating to the title, plans, designs, and specifications prepared by the Developer's Architect Gunisha Sanyal 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 made thereunder.

J. As per the provisions of the RERA Act, 2016 the Developer is required to execute a written Agreement for Sale in respect of said Flat in favour of the Purchaser, being in fact these presents and to register said Agreement under the Registration Act, 1908.

K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developer hereby agrees to sell, and the Purchaser hereby agrees to purchase the said Flat from the Developer.

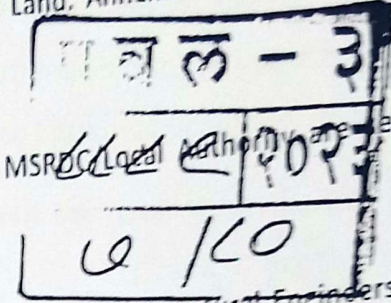
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. The above Recitals shall form an integral part of the operative portion of this agreement, as if the same are set out herein verbatim.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*





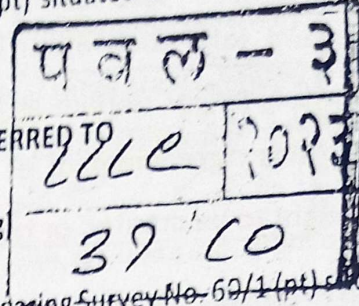
THE FIRST SCHEDULE ABOVE REFERRED TO

Said Project Land

All that piece and parcels of land bearing Survey No. 60/1 (pt) situated in Village Bhokarpada, Taluka Panvel, and District Raigad.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of said Building)

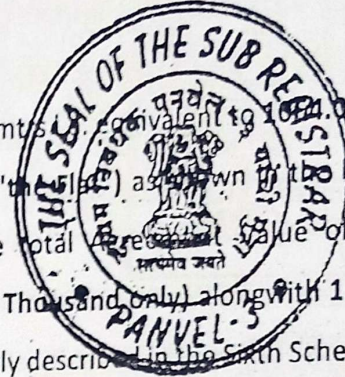


Building Name IRIS to be constructed on the said Project Land bearing Survey No. 60/1 (pt) situated in Village Bhokarpada, Taluka Panvel, and District Raigad.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said Flat and car parking space/s)

Flat bearing No. 1104 of carpet area admeasuring 98.86 sq. mtrs. (Equivalent to 1072.08 sq. ft) on 11<sup>th</sup> floor in the building (hereinafter referred to as "the Flat") as shown in the Floor plan hereto annexed and marked Annexure "F" for the total present value of Rs. 1,50,78,000/- (Rupees One Crore Fifty Lakhs Seventy Eight Thousand and only) along with 1 unit of mechanical car parking space(s) which are more particularly described in the Sixth Schedule annexed herewith. There is a balcony carpet area adm 6.33 sq. m trs and utility carpet area adm 1.64 sq. mtrs (other Areas). The exact location and identification of such car parking space/s in the basement/podium/stilt/mechanized will be finalized by the Developer only upon completion of the said Project Land i.e. the said Building.



THE FOURTH SCHEDULE ABOVE REFERRED TO

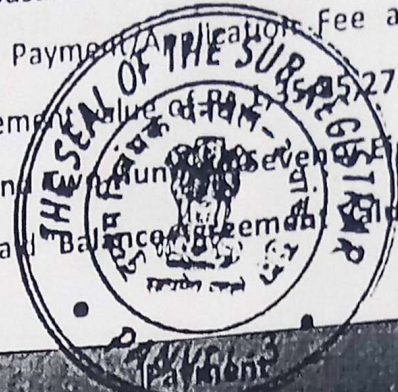
(RERA ACCOUNT NUMBER)

ACCOUNT NAME	PERSIPINA DEVELOPERS PVT LTD IRIS COLLECTION A/C
BANK NAME	AXIS BANK LTD
ACCOUNT NO.	923020010763290
BRANCH ADDRESS	Ventura Building, Ground Floor, Hiranandani Business Park, Powai, Mumbai 400076.
IFSC CODE	UTIB0000246
MICR NO.	400211027

(TOTAL AGREEMENT VALUE AND PAYMENT SCHEDULE)

1. Total Agreement Value - Rs.1,50,78,000/- (Rupees One Crore Fifty Lakhs Seventy Eight Thousand only)
2. The Purchaser/s has paid on or before execution of this Agreement, a sum of Rs.14,92,722/- (Rupees Fourteen Lakhs Ninety Two Thousand Seven Hundred Twenty Two Only) as Token Amount/Earnest Money/Advance Payment/Auction Fee and hereby agrees to pay to the Developer the balance agreement value of Rs.1,35,85,278/- (Rupees One Crore Thirty Five Lakhs Eighty Five Thousand Eight Hundred Fifty Seven Eight Only) in the following manner (hereinafter referred to as said "Balance Agreement Value").

11.11.23 - 3  
1111 1023  
24 10



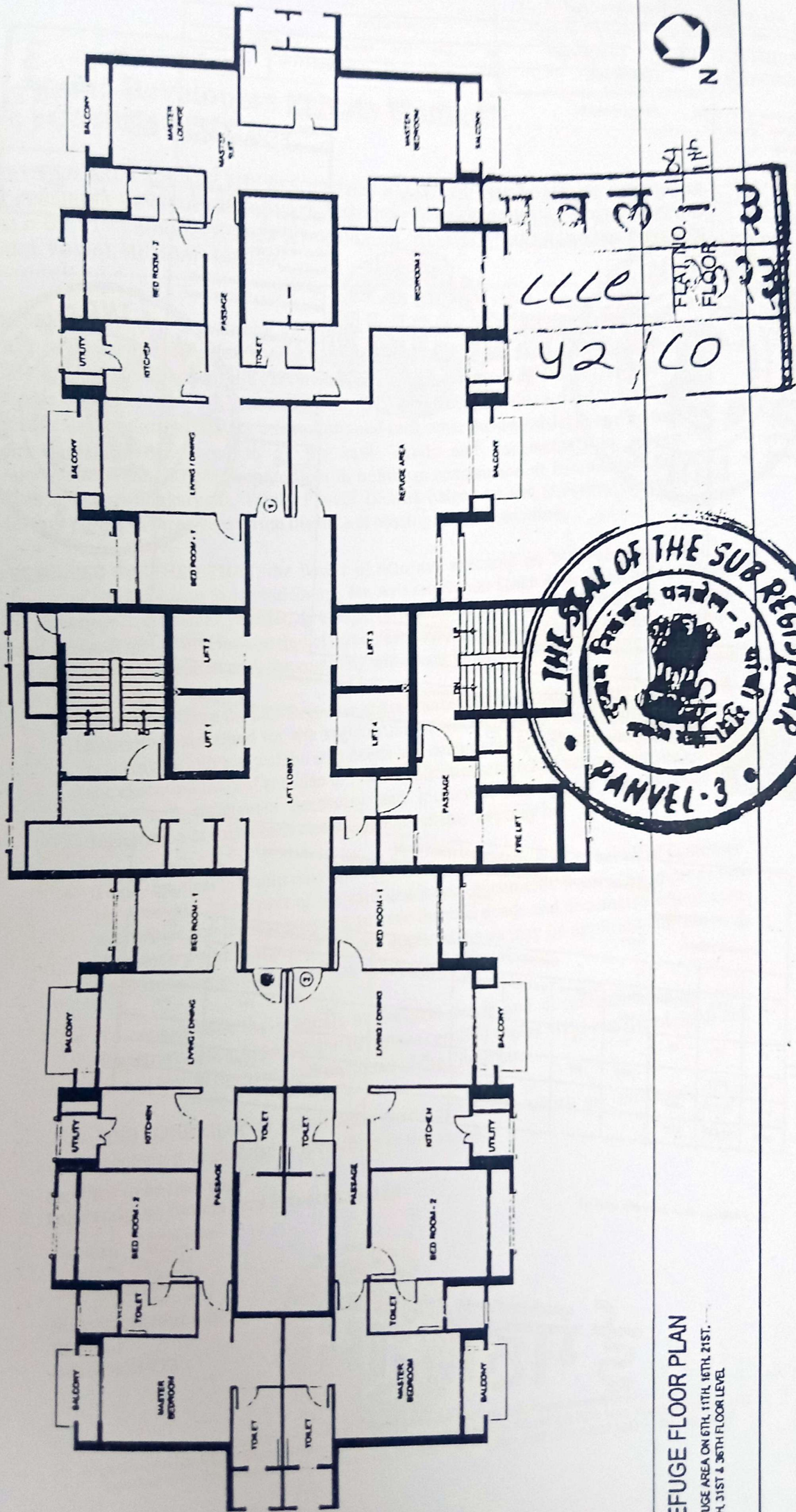
Payment Schedule		Milestone
1	Earnest Amount	10%
2	On Execution of Agreement - 60 days	10%
3	On Completion of Footing	10%
4	On Completion of Plinth	10%
5	On Completion of 1st Podium Slab	5%
6	On Completion of 4th Floor Slab	5%
7	On Completion of 9th Floor Slab	5%
8	On Completion of 14th Floor Slab	5%
9	On Completion of 19th Floor Slab	5%
10	On Completion of 24th Floor Slab	5%
11	On Completion of 29th Floor Slab	5%
12	On Completion of 34th Floor Slab	5%
13	On Completion of Terrace Floor Slab	5%
14	On Completion of OHT & LMR	5%
15	On Completion of Finishing (Blockwork, flooring, GVP, Concealed MEP works)	5%
16	On Possession	5%
Total Percentage		100%

Time Being the Essence of this Agreement. The balance Agreement Value above excludes the other charges mentioned in Annexure A. The Purchaser shall pay the respective payments as stipulated above along with the applicable tax, other charges within 7 days of the Developer sending Demand Notice of the completion of each milestone.

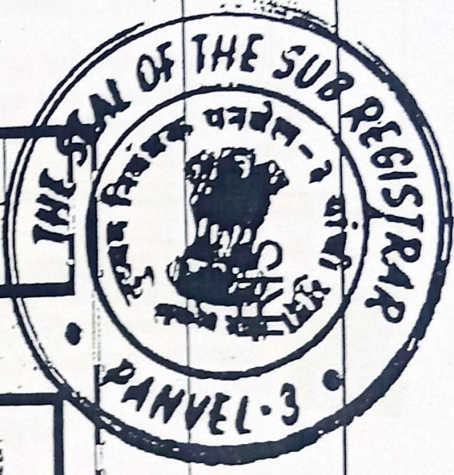
ANNEXURE "E"

(AMOUNTS/OTHER CHARGES TO BE PAID BY THE PURCHASER)

1. Rs.15,000/- towards expenses for formation of the Society/Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance deed including the share money(Structure/Federation Conveyance);
2. Rs.20,698.2/- estimated interest free adhoc advance Township maintenance charges for 3 years.



444  
 42/CO  
 PLAN NO. 1118  
 FLOOR 3



**REFUGE FLOOR PLAN**  
 REFUGEE AREA ON 6TH, 11TH, 16TH, 21ST,  
 26TH, 31ST & 36TH FLOOR LEVEL

398/8889

Thursday, May 18, 2023

11:32 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 9944

दिनांक: 18/05/2023

गावाचे नाव: भोकरपाडा

दस्तऐवजाचा अनुक्रमांक: पवल3-8889-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ओम प्रकाश चौधरी - -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 80

रु. 30000.00

रु. 1600.00

एकूण:

रु. 31600.00

आपणास मूळ दस्त, धनवेल प्रिंट, सूची-२ अंदाजे  
11:50 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु. 7448500/-

मोबदला रु. 15078000/-

भरलेले मुद्रांक शुल्क : रु. 455000/-

सह दुज्यम निबंधक बर्ग-२,  
धनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1705202317335 दिनांक: 18/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

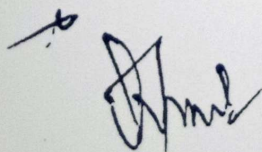
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001871569202324R दिनांक: 18/05/2023

बँकेचे नाव व पत्ता: Panjab National Bank

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Special Township Project : Mudrank-2006/UOR 53/CR536/M1 Dated 15.01.2008. and

Mudrank 2012/R.R. 36/C.R. 22/M1 dated 06.01.2015







Existing Customer:  Yes  No

CIF No/ Account No. 3 1 8 0 6 7 5 2 6 8 2

First Name

Middle Name

Last Name

RAVI

CHOUDH

Date of Birth: 1 5 0 3 1 9 9 2

PAN: ARZPC2196F

8 6 6 9 1 3 2 1 9 0

choudhary3257@yahoo.co.in

Name of Spouse: ANSHU KUMARI

Name of Father: OM PRAKASH CHOUDHARY

Male

Female

Third Gender

Status:  Single

Married

Divorced

Widowed

Documents of KYC (Minimum one to be filled)

Passport / UID No. 9 9 2 8 2 9 8 9 6 7 1 5

Driving License No.

Vehicle Registration No.:

License No.

CGA Job card No.

Issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)

Non-Resident Indian (NRI)

Person Of Indian Origin (PIO)

Foreign Citizen

Armed Forces PERSONNEL:

Indian Army

Indian Navy

Indian Air force



# STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No.: RLMS.- 50124050500254

Application Name : ANSHU KUMARI

Co-Applicant Name : RAVI CHOUDHARY

CIF No.: 1) 88514112356 2) 86066277069

Contact Number (R) 8669132190 (O)

Loan Amount 74 lakhs

Tenure : 360 M

Interest Rate : 8.65 %

EMI :

Loan Type : TL

SBI LIFE : YES / NO

RMPB's : ATUL KUMAR

Name of RMPB's :

B's :

:

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	07/05/24	Vasatekatala
SITE		
LOAN AC		
T.D.		
D.E.		