









# AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made on the date mentioned in First Schedule of Annexure "I" at Thane

## BETWEEN:

1. **PROVIDENT HOUSING LIMITED** (PAN: AAACP 8877 D) (CIN: U 45200 KA 2008 PLC 048273), a public company registered under the provisions of the Companies Act, 1956; having its registered office at #130/1 Ulsoor Road, Bangalore - 560 042, Karnataka; and its Mumbai branch office located at 1307, 13th floor, C wing, One BKC, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, represented here by its signatory as provided in the Second Schedule of Annexure "I", duly authorized by a resolution of the Board of Directors dated as provided in the Second Schedule of Annexure "I", (hereinafter referred to as "Promoter 1", which term includes its successors-in-interest and permitted assigns) of the First Part
2. **GLORY TOWNSHIP LLP**, a registered limited liability partnership (PAN: AAKFG 1621 K) (LLPIN: AAA - 4365), represented through its partners, Mr. Gope Madhavdas Rochlani and Mr. Raja Gope Rochlani, having office at Krishna Villa, Ground Floor Near Brahmakumari Peace Park, Netaji Chowk, Ulhasnagar-421004 represented here by its duly registered power of attorney holder Provident Housing Limited (notarized and registered at Serial No. 15512/2017 dated 16.11.2017) (hereinafter referred to as "Promoter 2", which term includes its successors-in-interest and permitted assigns) of the Second Part
3. The Persons set out in the First Schedule hereunder written, represented by their power of attorney holder Glory Township LLP ("the Other Owners")

Promoter 1 and Promoter 2 collectively shall be referred to as "Promoter"

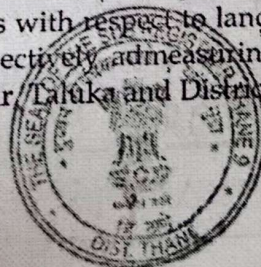
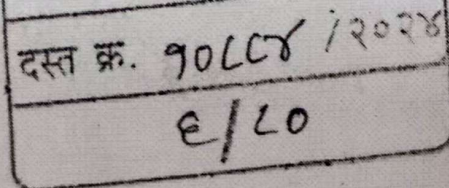
## AND

Priyanka Rahul Bhosale, Pan No. AQOPM7656C and Rahul Anil Bhosale Pan No. AIAPB0642B residing at Nisarga, Plot no. 12, Saudagar Housing Society, Dhankwadi, Pune City, Maharashtra - 411043, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART

## WHEREAS:

- A. Promoter 2 is the owner of the lands bearing Sy. No. / Hissa No. 88/4, 90/1, 90/4/2, 90/2/5, 101/2 & 101/3 collectively admeasuring approximately 15,801.81 square meters situated at Village Diaghar, Taluka and District Thane, ("Glory Ownership Lands"). Promoter 2 has also acquired development rights with respect to land parcels bearing Sy. No./Hissa No. 89, 90/2/4 and 101/3/B collectively admeasuring approximately 10,709.62 square meters situated at Village Diaghar, Taluka and District Thane, ("Glory

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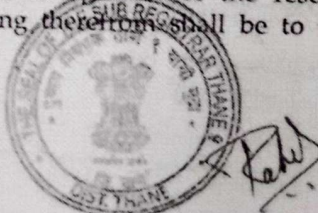
Development Lands"). The Glory Development Lands are owned by the Other Owners as per the details set out in the Part 1 of the First Schedule hereunder written and as per the details of the development agreements and powers of attorney as set out in the Part 2 of the First Schedule ("Other Owners' Development Documents"). The Glory Ownership Lands and Glory Development Lands collectively measuring 26, 511.43 square meters are hereinafter referred to as "Larger Project Land" and morefully described in the Second Schedule. The Larger Land is washed in blue colour on the plan attached hereto and marked as Annexure "A". The title of the Promoter 2 with respect to the Larger Project Land is more particularly described in the Title Certificate 17<sup>th</sup> November 2017 is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.

- B. By way of a Joint Development Agreement dated 16.11.2017, registered at the office of the Sub-Registrar, Thane - 1, at Serial No. 15511/2017 (hereinafter referred to as the "JDA"), Promoter 1 has acquired development rights with respect to the Larger Project Land.
- C. The Promoters have disclosed to the Allottee and the Allottee is aware of and acknowledges that the Larger Project Land is being developed pursuant to the Sanctioned Master Layout Plan ("Master Layout") copy whereof is annexed hereto and marked as Annexure "B". As per the terms of the JDA, the Promoter 2 is developing one part of the building (Towers/ Wing A1 & A2) (referred to as "Other Building" in the JDA) on a portion of land in the Larger Project Land at its own cost and expense. The said portion is highlighted in green in Annexure "B". The Promoter 2 alone shall be responsible in fulfilling its obligation with respect to such building (Towers/ Wings A1 & A2) and does not affect any of the rights of the Promoter 1. Purchasers of Towers/ wings A1 & A2 shall however be entitled to use all the common areas, amenities and facilities provided in the Whole Project.
- D. The Larger Project Land will be developed as a single layout in a phase-wise manner. The principal and material aspects of the development on the Larger Project Land ("Whole Project") as disclosed by the Promoter are briefly stated below: -
- (a) Subject to the receipt of approvals/sanctions from the Thane Municipal ("TMC") and/or other competent authority(ies), the Promoter may carry out construction on the Larger Project Land by consuming such FSI as may be available from time to time upon the Larger Project Land if any, or due to change in the applicable law or policy of TMC, or otherwise, on any other portion of the land comprising the Larger Project Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part as may be required / permissible under the applicable law from time to time. The Promoter is putting up additional 6 floors (25<sup>th</sup> Floor to 30<sup>th</sup> Floor) in the Tower / Wing C2. The Promoter has prepared and the Allottee has perused the proposed building plan (collectively referred to as "Proposed Plan") of the Larger Project Land which is annexed hereto as Annexure - "B1", The Promoter has obtained Amended Sanctioned Plans for the Larger Project Land which is annexed hereto as Annexure - D.
- (b) The Promoter is developing the Larger Project Land in a phase wise manner as provided below :-
- (i) 4 buildings comprising 10 Residential Towers / Wings being Wings A1, A2, B1, B2, C1, C2, D1, D2, D3 and D4; and
- (ii) Retail Shops in 3 Towers / Wings being Wing B1, B2, C1 and C2.

It is clarified that the Promoter shall be entitled to deal with the concerned authorities with respect to the development and handing over of the reservations and any relaxations or benefits accruing or arising therefrom shall be to the benefit of the

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Terrace Area in each tower	Lifts in each tower
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Part C  
(Common Areas of the Project)

Entrance Lobby	Meter Room
Stilt Area for Parking	Servants Toilet
Drivers Room	Lift Machine room
Over Head Tank	Typical Lift Lobby
Staircase	Lifts
Refuge Area	Terrace Area

Part C  
(Common Areas to be shared / utilised by Residential and Retail Shops)

Society office	Transformers/ Electric Sub-Station
Sewage Treatment Plant	Under Ground Water Tank with Pump Room
Organic Waste Convertor	Diesel Generators
Entrance Gate	Parking areas as per allotment

THE THIRD SCHEDULE ABOVE REFERRED TO:  
(Description of "the Project")

An area measuring 402.54 Sq. Meters of land on which the Project is being constructed on those pieces and parcels of Survey No/Hissa No. 88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/B, 101/2 and 101/3 totally measuring 26, 511.43 square meters, of Village Daighar, Taluka and District Thane

Residential Building: Tower / Wing D4

THE FOURTH SCHEDULE ABOVE REFERRED TO:  
(Description of "Units and Premises/Flats and Tenements in the Project")

Building Nos.	Total No. of Flats/Units	Floors
D4	120 residential units	Basement+ Stilt+ Podium + 30 Floors

THE FIFTH SCHEDULE ABOVE REFERRED TO:  
(Description of "the said Premises")

All that the Flat/Unit morefully provided in the Fourth Schedule of Annexure "1" in the Project to be known as "Provident Palm Vista", to be constructed on a portion of the Larger Project Land, more particularly described in the First Schedule hereinabove.

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This registration is granted under section 5 of the Act to the following project under project registration number : P51700025842

Project: *Provident Palmvista D4* , Plot Bearing / CTS / Survey / Final Plot No.: 88/4, 89, 90/1, 90/2/4, 90/2/5, 90/4/2, 101/1/B, 101/2, 101/3 at Thane (M Corp.), Thane, Thane, 421204;

1. *Provident Housing Limited* having its registered office / principal place of business at *Tehsil: District: Bangalore, Pin: 560042.*
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 20/07/2020 and ending with 30/06/2028 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.



ANNEXURE "E"

(Commencement Certificate)



Thane Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE

<b>Building Name :</b> B2 (BLDG)	<b>Building Use :</b> Mixed Use
<b>Name of PWork :</b> B2-1 (BLDG)	
<b>Floor Name :</b> GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, TERRACE FLOOR	
<b>Building Name :</b> C1 (BLDG)	<b>Building Use :</b> Mixed Use
<b>Name of PWork :</b> C1-1 (BLDG)	
<b>Floor Name :</b> GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, TERRACE FLOOR	
<b>Building Name :</b> C2 (BLDG)	<b>Building Use :</b> Mixed Use
<b>Name of PWork :</b> C2-1 (BLDG)	
<b>Floor Name :</b> GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, Nineteenth Floor (Pt.), TERRACE FLOOR	
<b>Building Name :</b> B1 (BLDG)	<b>Building Use :</b> Mixed Use
<b>Name of PWork :</b> B1-1 (BLDG)	
<b>Floor Name :</b> GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, TERRACE FLOOR	
<b>Building Name :</b> D2 (BLDG)	<b>Building Use :</b> Residential Building
<b>Name of PWork :</b> D2-1 (BLDG)	

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## ANNEXURE "I"

Schedule	Description	Details
First	Date of the Agreement	05.06.2024
Second	1. Authorised Signatory  2. Board Resolution date	1. Name: Bakhtiyar Ahmed B Sindgi  Aadhar: 5049 9357 0577  2. 16 <sup>th</sup> Feb 2022
Third	Allottee Details	Priyanka Rahul Bhosale aged about 35 years, W/O Rahul Anil Bhosale (PAN No. AQOPM7656C), (Aadhaar No. 2098 7326 5304) and Rahul Anil Bhosale aged about 39 years, S/O Anil Maruti Bhosale (PAN No. AIAPB0642B), (Aadhaar No. 3512 5171 3178) having his/her/their /its address at Nisarga, Plot no. 12, Saudagar Housing Society, Dhankwadi, Pune City, Maharashtra - 411043.  Contact Details: 9284804186 / 8888835719  Email Id: info@araenergy.com
Fourth	Said Premises	All that the Flat/Unit being No. PV-D4-2501 admeasuring 60.50 Sq. Meter carpet area plus 0 Sq. Meter deck area and 10.45 Sq. Meter balcony area, if any on 25 <sup>th</sup> floor in Tower/Wing D4 in the Project to be known as "Provident Palm Vista", to be constructed on a portion of the Larger Project Land, more particularly described in the First Schedule
Fifth	No and type of Car Parks	1 Covered Car Parking in Mechanical Stack
Sixth	Sale Consideration	INR 7785660/-  (Indian National Rupees Seventy Seven Lacs Eighty Five Thousand Six Hundred Sixty Only)
Seventh	Advance Payment/ Earnest Payment paid	INR 1,00,000/-  (Indian National One Lac Only)
Eighth	Nominee details	Name:  Age:  Address: ट न न - ९ Contact details: वस क ९०८८४/२०२४ Email Id:  ९९/८०













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ASE	LALIT TOKHARE	7303043743
ASM	RAJAN SIR	
AQM		

LOS Number	
LOS Branch Name	
Branch Code	M.G. ROAD
Source Type	60203
Expected Disbursement Date	connected
Reference ID	
Applicant Name	PRIYANKA BHOSALE
Co-Applicant Name	RAHUL BHOSALE
Date of Birth	16/03/88
Pan Card Number	AQDPM1656E
Bank Account Number	SBI
E-mail ID	
Mobile No.	<del>8888</del> 8888835719
Loan Amount & Interest Rate	60 Lakh
Tenure	240
Connector Name & Code	
Proposal Type	Home loan
Property Final : Yes / No	Y
RACPC	Checked
RBO	✓
	✓

ISSUING OFFICER	
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6/6/24	v.s. Legal.
ATION 07106	Vastukela