

AGREEMENT FOR SALE

NAME :- MR. NITIN NANDU NAGARE
MRS. SIMA NITIN NAGARE

FLAT NO. :- C-511

PROJECT NAME : ROONGTA ELEGANTE APARTMENT

341/3334

पावती

Original/Duplicate

Thursday, March 28, 2024

नोंदणी क्र.: 39म

2:49 PM

Regn.: 39M

पावती क्र.: 4419 दिनांक: 28/03/2024

गावाचे नाव: आडगांव

दस्तऐवजाचा अनुक्रमांक: नसन4-3334-2024

दस्तऐवजाचा प्रकार: अॅप्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: नितिन नंदू नागरे

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1280.00

पृष्ठांची संख्या: 64

एकूण: रु. 31280.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:09 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 2195000/-

मोबदला रु. 3589150/-

भरलेले मुद्रांक शुल्क : रु. 215400/-

Joint Sub Registrar, Nashik 4

सह. दुय्यम विबधक वर्ग-२
नाशिक-४.

1) देयकाचा प्रकार: DHC रकम: रु. 1280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324043421299 दिनांक: 28/03/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018279910202324E दिनांक: 28/03/2024

बँकेचे नाव व पत्ता:

मूळ दस्त हात

3/28/2024





28/03/2024

सूची क्र.2

दुय्यम निबंधक : मह. द. नि. नाशिक 4

दस्ता क्रमांक : 3334/2024

नोंदणी :

Regn:63m

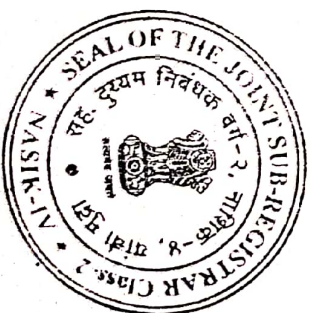
गावाचे नाव : आडगांव

(1) विनेगाचा प्रकार	अंशिमंट दू मेन	
(2) मोंदरा	3589150	
(3) याजारमात्र(भाडेपट्टयाच्या जायतपट्टयाकार आवाणी देतो फी पट्टेदार न मसूर करणे)	2195000	
(4) भू-मापन, गोंदहिम्मा व परकमांक(अमत्यास)	1) पातिबेचें नाव:नाशिक म.नं.पा. इतर वर्णन : इतर माहिती: तुकडी चिन्हा नाशिक गोंद तुकडी नावका नाशिक फेकी माशिक महामाराशासिका नाशिक हद्दीतील मोंड आडगांव येथील गट नं. 309/1/2/3/प्लॉट नं/16 नं 22 यार्नी क्षेत्र 8095.35 चौ.मी. या मिळकतीवर राशिय लागू गिनियंट अगार्टमेंट मधील मी गिन मधील पाचव्या मज्यावरून प्लॉट नं. मी-511 यार्नी कार्टे क्षेत्र 46.28 चौ.मी. गन्कॉन्ड बाल्कनी क्षेत्र 8.19 चौ.मी. बाल्कनी क्षेत्र 5.72 चौ.मी. हि मिळकत (Plot Number : 16 to 22 ; GAT NUMBER : 309/1/2/3 ;)	
(5) क्षेत्रफळ	1) 60.19 चौ.मीटर	
(6) आकारणी किंवा चुडी देण्यात असेल तेव्हा.		
(7) दम्नपंच करून देणा-या/निवृत्त ठेवणा-या पध्दताने नाव किंवा दिवाणी न्यायानुषंगी हद्दमसामा किंवा आदेश हद्दमसामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रंगटा रेंडुडगाईस एज्युलसी नॉक श्री. अखिल ललित लाटा नॉक वि.मु. श्री. वनन मुंश फार्मेशी बय:- पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: श्री विरुमाला आशिवीर अगार्टमेंट, प्लॉक नं: गेंडनगर गेंड, गेंड नं: नाशिक , महाराष्ट्र, पार्स:ईक. पिन कोड:-422009 पंन नं:-ABAFR0106M	
(8) इन्फॉर्म करून घेणा-या पध्दताने व किंवा दिवाणी न्यायानुषंगी हद्दमसामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नितिन नंदू नागरे बय:-33; पत्ता:-प्लॉट नं: एक 1, 503, , माळा नं: मधुवन बाळ्यानी गेंड, , इमारतीचे नाव: मंदारटिडवाळा (इ), प्लॉक नं: कल्याण, ठाणे, , रोड नं: महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-421605 पंन नं:-AWTPM4593J 2): नाव:-सिमा नितिन नागरे बय:-29; पत्ता:-प्लॉट नं: एक 1, 503, , माळा नं: मधुवन बाळ्यानी गेंड, , इमारतीचे नाव: मंदारटिडवाळा (इ), प्लॉक नं: कल्याण, ठाणे, , रोड नं: महाराष्ट्र, महाराष्ट्र, THANE. पिन कोड:-421605 पंन नं:-AFUP1761F	
(9) दम्नपंच करून दिल्याचा दिनांक	28/03/2024	सुधा क्र.11
(10) इन्फॉर्मेशन केल्याचा दिनांक	28/03/2024	नोंदणी नंतरची प्रथम प्रत
(11) अनुक्रम क्र. खंड व पृष्ठ	3334/2024	संवाणकीय अभिलेखातील प्रत
(12) याजारमात्राप्रमाणे मूदाक शुल्क	215400	अदरसल बरहुतुपुन जवदार
(13) याजारमात्राप्रमाणे नोंदणी शुल्क	30000	मह. दुय्यम निबंधक वर्ग-२
(14) शंग		नाशिक-४

मुल्याकरनामार्ती विवागन घेननेना नपथीन:-

मुदाक शुल्क आकारनामा निवडनेना अनुच्छेद :-

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



Zone No. :- 2.11
 Govt. Valuation Rs. :- 21,95,000/-
 Consideration Rs. :- 35,89,150/-
 Stamp Rs. :- 2,15,400/-
 Registration Fees Rs. :- 30,000/-

AGREEMENT FOR SALE OF FLAT NO. C-511

SITUATED IN "ROONGTA ELEGANTE APARTMENT"

This Agreement for Sale ("Agreement") made and executed at Nashik on this 10 day of March 2024.

BY AND BETWEEN

ROONGTA LANDMARKS LLP

A LLP, registered under the Limited Liability Partnership Act 2008

LLP identification No. AAP-9160

Having its registered office at- Shree Tirumala Ashirwad Apartment,
 Pethe Nagar Road, Indira Nagar, Nashik – 422009.

PAN – ABAFR 0106 M

Through its partner

MR. AKHIL LALIT ROONGTA.

Age: - 35, Occ. :- Business

Hereinafter called as "PROMOTER/BUILDER/DEVELOPER," (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns); **PARTY OF THE FIRST PART,**

AND

1. MR. NITIN NANDU NAGARE

Age: 33,

PAN NO: AWTPN4593J

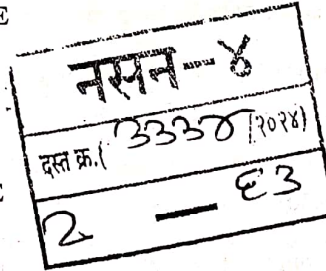
AADHAR No. 8975 1548 1550

2. MRS. SIMA NITIN NAGARE

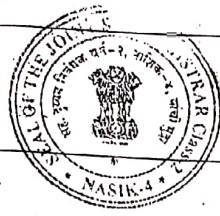
Age: 29,

PAN NO: AFUPI1751F

AADHAR No. 2774 3886 7441



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दस्त क्र. (3330/2021)
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Both R/At: F1, 503, Madhuban Balyani Road, Manda-Titwala (E),
Kalyan, Thane, Maharashtra-421605.

Hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE SECOND PART.**

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties".

WHEREAS the property mentioned in Schedule "I" herein below bearing G. No. 309/1/2/3/Plot no/16 to 22 area admeasuring 8095.35 sq. mtrs lying and being at Adgaon Shiwar, Dist Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property" is owned by the Promoter. (Hereinafter referred to as "the project land").

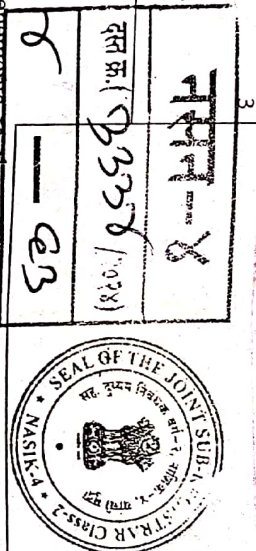
AND WHEREAS the said Property is purchased by the said Promoters from Mr. Gangadhar Karbhari Jadhav and others two by registered agreement for sale and Sale Deed which has been duly registered at the office of Sub-Registrar, Nashik 4 at document Sr. No. 3880 on 22.03.2021 and at document Sr. No. 4817 on 22.04.2021 respectively. On the basis of the said Sale Deed, M.E. No 25849 is certified for recording the names of the Promoters in the "Ownership" column of 7/12 extract.

AND WHEREAS the said property is converted to Non-Agricultural use and a permission U/s. 44 of Maharashtra Land Revenue Code from Collector, Nashik, Bearing No. Kra.Maha/Kaksha-3/4/NAPN/43/2012 Nashik dated 21.12.2012 and also Tahsildar Nashik has issued non-agricultural sanad vide their order no Jama-1/SR/113/2013 Nashik dated 19.10.2013. Accordingly, the N.A. cess and taxes are paid up-to-date.

AND WHEREAS the said property is from the final layout which is approved and Sanctioned by the Nashik Municipal Corporation vide their letter no. Jawak No. / Nagar Rachana Vibhag /Final/Panchavati/C-5/57 dated 10.10.2013.

AND WHEREAS by virtue of the said Sale deed in respect of the said property, the Promoter as owner of the said property has absolute right to develop the said property by constructing a project thereon and enter into





Agreement for Sale of the tenements to the prospective Purchasers at such price and to decide the terms and conditions as the Promoter may deem fit and right to construct a project on the said property and sell the Flats and other constructions and to appropriate the sale proceeds thereof.

AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for causing development on it by constructing a building of Residential tenements thereon:

AND WHEREAS the plan for the construction of the project consisting of residential premises is approved by the Nashik Municipal Corporation by their **Commencement Certificate No. LND/BP/C2/117/2021** dated 17.06.2021.

AND WHEREAS the Promoters are entitled and enjoined upon to construct project on the project land in accordance with the recitals herein above;

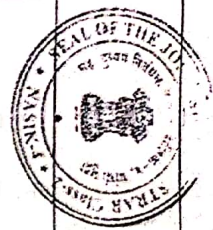
AND WHEREAS the said Promoter, pursuant to the right, title and interest conferred upon it by the aforesaid documents, has decided to implement Construction Scheme on the said Project Land/s and to sell out the Tenements/ Flats/Units, etc., to accept the consideration by any mode and to execute and to get registered the requisite documents, such as Agreements for Sale, Sale Deeds, etc., in favour of the intending Allottee/s;

AND WHEREAS the Promoter has entered into a standard agreement with its Architects, viz Mr Pankaj Jadhav (hereinafter referred to as "the Architect"), who are registered with the Council of Architecture and the Promoter has appointed a structural engineer Mr. Shailesh Dhumne for the preparation of the structural design and drawings of the said project, and the Promoter accepts the professional supervision of the Architect and structural engineer till the completion of the said project.

AND WHEREAS the Promoter has proposed to construct the said project named as **"ROONGTA ELEGANTE APARTMENT"** consisting of flats in the three wings i.e. A Wing, B Wing and C Wing on Ground + Podium + Thirteen floors as per the plans sanctioned by Nashik Municipal Corporation.

AND WHEREAS having come to know about the commencement of construction of the said proposed project, the Allottee/s/ approached the Promoter herein, with a view to purchase one of the flat out of the proposed project;

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- c) Changes in project/ wing/ building /layout plan due to instructions received from local authority.
- d) Minor additions or alterations.
- e) To make changes in floor plans of other Flats/Units/ floors.

Shyama

(Signature of Allottee)

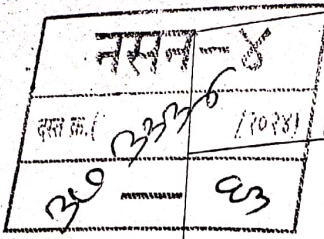
(This consent shall be construed as informed consent)

2. CONSIDERATION/PRICE OF THE SAID FLAT:-

2.1. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. C-511 in C Wing of carpet area admeasuring 46.28 sq. mtrs i.e. 497.97 sq. feet along with balcony area admeasuring 5.72 sq. mtrs i.e. 61.55 sq. feet along with enclosed balcony area admeasuring 8.19 sq. mtrs i.e. 88.12 sq. feet on Fifth Floor in the project ROONGTA ELEGANTE APARTMENT (hereinafter referred to as "the FLAT" for the sake of brevity and convenience which is more particularly described in Schedule II hereunder written) for the consideration of Rs. 35,89,150/- (Rupees Thirty Five Lakhs Eighty Nine Thousands One Hundred Fifty Only) and this amount is inclusive of the price for the carpet area of the said Flat and proportionate share in the common areas and facilities but excluding all other expenses, charges and statutory taxes separately mentioned herein below.

2.2. The Allottee/s agrees and understands that timely payment towards purchase of the said Flat as per payment plan/schedule hereto is the essence of the Agreement. The Allottee has paid on or before execution of this agreement a sum of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousands Only), as advance payment as mentioned hereunder and hereby agrees to pay to Promoter the balance amount of Rs. 32,39,150/- (Rupees Thirty Two Lakhs Thirty Nine Thousands One Hundred Fifty Only) in the following manner:-

Amount (Rs.)	Particulars
Rs. 25,000=00	(Rupees Twenty Five Thousands Only) Recd by Electronic Transfer dated 18/09/2023.
Rs. 75,000=00	(Rupees Seventy Five Thousands Only) Recd by Electronic Transfer dated 08/10/2023.



On or towards South : Plot No. 15, 23 and 24
 On or towards North : Open Space

SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

Carpet area about admeasuring carpet area admeasuring 46.28 sq. mtrs i.e. 497.97 sq. feet along with balcony area admeasuring 5.72 sq. mtrs i.e. 61.55 sq. feet along with enclosed balcony area admeasuring 8.19 sq. mtrs i.e. 88.12 sq. feet.

1. Flat No: C-511
2. Wing : C
3. Floor : Fifth
4. In the Project Known as : **ROONGTA ELEGANTE APARTMENT**

The boundaries of the said flat is as under :

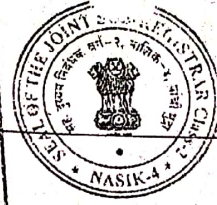
- On or towards East :
- On or towards West : AS PER APPROVED BUILDING PLAN
- On or towards South :
- On or towards North :

SCHEDULE- III

COMMON AREAS AND FACILITIES:

- a. The Overhead terrace
- b. The staircase available to the building.
- c. The overhead water Tank constructed on the top of **ROONGTA ELEGANTE APARTMENT** Building.
- d. The underground water Tank, constructed on ground space along with the electrical motor fittings and plumbing system thereof in the **ROONGTA ELEGANTE APARTMENT** Building and Municipal water connection.
- e. Plumbing network throughout the said **ROONGTA ELEGANTE APARTMENT**.
- f. Electric wiring at all the common spaces up to the entrance of each family unit along with main electric supply up to meter box.
- g. Compound wall with gates.
- h. Foundation columns and roofs along with all common walls
- i. Bore well with electric pump, Rain water harvesting near borewell
- j. Lift with Genset
- k. Common electric meter for elevator, lights of staircase, lobby etc. if any

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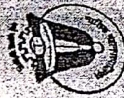
SCHEDULE- IV

1. **R.C.C:** RCC Frame structure, External wall 6" thick & internal walls 4" thick block.
2. **Plaster:** External Sand faced & internal neeru finish plaster.
3. **Doors:** Lamination coating 35 mm main Door and Internal Door with ply wood Door frame, Lamination coating door 35 mm with granite frames for Toilet.
4. **Windows:** 3 track aluminium power coated sliding windows with mosquito net, safety grills & granite frames.
5. **Toilets:** Plumbing/Sanitary fittings. Designer glazed tile up to 8 feet and anti-skid tiled floor.
6. **Flooring:** 24 X 24 vitrified tiles. Rustique ceramic tiles in balcony.
7. **Electrification:** Concealed electrification, Polycab /Anchor or equivalent switches, adequate electrical points in every Flat.
8. **Lift:** Lift of Kone Elevators India Pvt Ltd / Otis Elevators Co India Ltd /Thyssenkrupp Elevators India Pvt Ltd / equivalent with Genset
9. **Paint:** Internal oil bound distemper. External waterproof apex paint.
10. **Parking:** Paved with Paver Block on Ground Floor.
11. Top Terrace in Brick Bat Coba waterproofing.

Due to constant developments the above specifications and amenities are subject to change without any notice on account of non-availability of amenity, non-availability of material or non-feasibility.

SCHEDULE- V

1. The expenses of maintaining, repairing, redecoration etc. of the main structure in particular the roof, gutter, rain, water pipes, gas pipes, if any, passage, entrances, landings and staircase used and enjoyed by the Allottee in common with others as aforesaid.
2. The cost of cleaning and lighting the passage, landings, staircase and other parts of the building as enjoyed or used by the Allottee in common as aforesaid.
3. The cost of the decorating exterior of the building.
4. The cost of the salaries of Clerks, Bill Collectors, Chowkidars , sweepers etc. appointed by developers / Co-op. Society to manage and look after the building.
5. The cost of maintenance of other light and service charges.
6. Municipal and other charges of taxes to be paid in common for common areas. Vacant Plot tax/ House tax for common area after completion of the project
7. Insurance of the Building.



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/21/17/2021

DATE :- 17/06/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

AND COMMENCEMENT CERTIFICATE

TO, Roongta Landmarks L.L.P thro. Mr. Nikhil Lalit Roongta
C/o. Ar.Pankaj Jadhav & Stru.Engg. Shalish Dhumne Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 16 to 22 of G.No.309/1/2/3 of Adgaon Shiwar.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Inward No. C2/BP/679
2) Final Layout/Tentative layout No. C5/57 Date:10/10/2013

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential Purpose as per plan/duly amended in --- subject to the following conditions.

CONDITIONS (1 to 51)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS ७ दिवस अंदर
6. Permission required under the provision of any other Act for the time being in force shall be obtained from the concerned authorities before commencement of work viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.
7. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
9. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self-cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone meta पत्थर पापलेश should be properly laid.

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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 :
P51600033975

Project: **ROONGTA ELEGANTE APARTMENT, Plot Bearing / CTS / Survey / Final Plot No.: G NO.309/1/2/3 PLOT NO/16 TO 22 at Nashik (M Corp.), Nashik, Nashik, 422003;**

1. **Roongta Landmarks Llp** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422009.**
 2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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 (I) 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.
- o The Registration shall be valid for a period commencing from **14/03/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.

महाराष्ट्र
महाराष्ट्र
दस्तावेज क्रमांक / (NO/28)
→ →
MARRERA
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Signature valid
Digitally Signed by
Dr. Vasantrao Premchand Prabh
(Secretary, Maharashtra)
Date: 14-03-2022 17:29:58

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

Dated: 14/03/2022
Place: Mumbai