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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at VIRAR, on this 24th day of **October** in the Christian year Two Thousand Eighteen (2018).

BETWEEN

MR. SANDEEP MADHAVAN aged about **45** years [**Pan No. BEZPM6084A**] Residing at C/1905/6, Oberoi Woods, Oberoi Garden City, Goregoan (East), Mumbai - 400063, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **FIRST PART:-**



1) **INDRA NARAYAN JHA** aged about **50** years [**Pan No. AIEPJO125H**],
2) **SNEHA INDRANARAYAN JHA** aged about **22** years [**Pan No. AYWPJ6458K**] the Residing at Room No. 09, R. C. Marg, Opp. Navjeevan Society, Kokan Nagar, Mumbai - 400074, hereinafter called "**THE TRANSFEREE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **SECOND PART:-**

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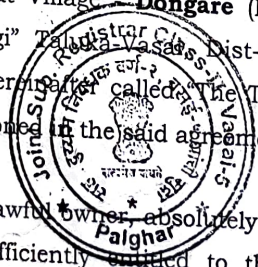
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WHEREAS:-

A. **M/S. ENIGMA CONSTRUCTIONS PRIVATE LIMITED**, therein referred to as the "**DEVELOPER**" and between **M/S. EVERSHPINE DEVELOPERS** therein referred to as the "**JOINT DEVELOPERS**" had constructed Building No. **62, AVENUE "J", RUSTOMJEE EVERSHPINE GLOBAL CITY**, constructed on N.A. Land bearing Survey No. 5, 5B, 5D, 5F, and 5G., lying being and situated at **Village - Dongare** (Dongar Pada) also known as "Village Narangi", Taluka-Vasai, Dist-Palghar (Formerly known as Thane), within the area of Sub-Registrar Vasai.

B. By an Agreement for Sale dated **14th Day of December, 2012** duly registered with the Sub. Registrar **Vasai-2**, bearing Registration No. **VASAI-2-145-2012, Dated - 17/12/2012** Between **ENIGMA CONSTRUCTIONS PRIVATE LIMITED**, therein referred to as the "**DEVELOPER**" and between **M/S. EVERSHPINE DEVELOPERS** therein referred to as the "**JOINT DEVELOPERS**" of the First part had sold, transferred and assigned all the rights, title in the residential premises aforesaid **Flat No. 604**, Admeasuring **36.42 Sq. Mtr. equivalent to 392 Sq. ft. of Carpet Area**, on the **SIXTH FLOOR**, in **Building No. 62**, Within the Building Known as **AVENUE "J" RUSTOMJEE EVERSHPINE GLOBAL CITY** Constructed on Land bearing Survey No. 5, 5B, 5D, 5F, and 5G, lying being and situated at Village **Dongare** (Dongar Pada) also known as "Village Narangi" Taluka-Vasai, Dist- Palghar, to **MR. SANDEEP MADHAVAN** (hereinafter called "the Transferor") on the terms and condition mentioned in the said agreement.



C. The **TRANSFEROR** is the lawful owner, absolutely seized, possessed and otherwise well & sufficiently entitled to the **RESIDENTIAL PREMISES**, bearing **Flat No. 604**, Admeasuring area **36.42 Sq. Mtr. equivalent to 392 Sq. ft. of Carpet Area** on **SIXTH Floor**, in **Building No. 62**, within the Building Known as **AVENUE "J" RUSTOMJEE EVERSHPINE GLOBAL CITY** Constructed on Land bearing **Survey No. 5, 5B, 5D, 5F, and 5G**. Lying being and situated at **Village-Dongare** (Dongar Pada) also known as "Village

(Signature)

(Signature)

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Narangi" Taluka-Vasai, Dist- Palghar. (Herein referred to as "**THE SAID FLAT**").

D. The Transferors are members of the Society Known as "**RUSTOMJEE EVERSHINE GLOBAL CITY AVENUE "J" BLDG NO. 62 TO 64 CHSL.**" which is registered with the Registrar of Co-operative Societies, vide Registration No. **TNA/VSI/HSG/(TC)/26170/2014** & has it's Registered Office situated at Global City, Society Office - Avenue J__, Narangi Bypass Road, Virar (West), 401 303. (for brevity's sake hereinafter called and referred to as "**THE SAID SOCIETY**") And as such member the TRANSFEROR is entitled to ___ shares having **Certificate No.** _____ distinctive Numbers starting from Sr. No. ___ to ___ of the said society and of the face value of Rs. 50/- each, (hereinafter for brevity's sake collectively referred to as "the said shares").

E. The Transferee has approached the Transferors for the purchase of the said Flat.

F. THE TRANSFEROR is ready and willing to sell, assign and transfer his/her right, title and interest of the said Flat to the TRANSFEREE/S which the TRANSFEREE/S have agreed to purchase for a lump sum price of **Rs. 24,20,000/- (Rupees Twenty Four Lakh Twenty Thousand Only).**

G. THE TRANSFEROR herein has obtained permission from the Builder/Society to sell the said Flat to the TRANSFEREE/S herein.

H. The said Flat is being purchased by the TRANSFEREE/S for Residential purpose and to which the provisions of the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and transfer) Act, 1963 apply.

I. The TRANSFEREE/S have prior to the execution of this agreement satisfied about the title of THE TRANSFEROR to the said Flat and have agreed to purchase the said Flat and the right, title and interest on the terms and conditions hereinafter appearing;

[Signature]

[Signature]

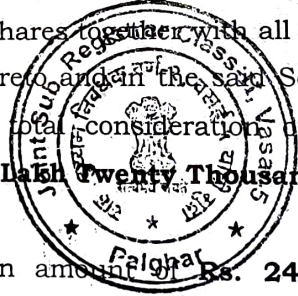
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J. THE TRANSFEROR have agreed to transfer the right, title and interest to the TRANSFEREE/S in the said Flat for a total consideration of **Rs. 24,20,000/- (Rupees Twenty Four Lakh Twenty Thousand Only)** which the TRANSFEREE/S have agreed to acquire for the said price.

• **NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

1. The Transferors hereby agrees to sell to the Transferee and the Transferee hereby agrees to purchase from the Transferors the said Flat, namely aforesaid **Flat No. 604**, Admeasuring area **36.42 Sq. Mtr. equivalent to 392 Sq. ft. of Carpet Area** on **SIXTH Floor**, within the Building Known as **AVENUE "J"**, **Building No. 62, "RUSTOMJEE EVERSHPINE GLOBAL CITY"** & The Society Known as **"RUSTOMJEE EVERSHPINE GLOBAL CITY AVENUE "J" BLDG NO. 62 TO 64 CHSL"** Virar (West) 401303, Constructed on Land bearing Survey No. 5, 5B, 5D, 5F, and 5G. Lying being and situated at Village - **Dongare** (Dongar Pada) also known as "Village Narangi" Taluka-Vasai, Dist-Palghar. (more particularly described in the Schedule hereunder written) and the said Shares together with all rights, benefits and privileges attached thereto and in the said Society, free from all encumbrances, for a total consideration of **Rs. 24,20,000/- (Rupees Twenty Four Lakh Twenty Thousand Only)**.



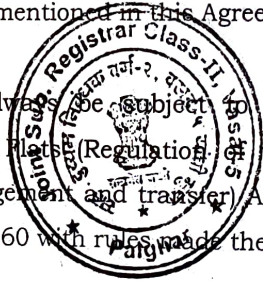
2. The said consideration amount of **Rs. 24,20,000/- (Rupees Twenty Four Lakh Twenty Thousand Only)** shall be paid by the Transferee to the Transferors as follows :

2.1 **Rs. 10,20,000/- (Rupees Ten Lakh Twenty Thousand Only)** as part consideration, shall be paid by the Transferee to the Transferors on execution hereof and against registration of this Agreement for Sale, the payment and receipt whereof the Transferors doth hereby admits and acknowledges;

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title and interest in the said society or in the said premises or in the said shares to the TRANSFEREE/S.

17. Save as otherwise provided herein above all out of pocket costs, charges and expenses of and incidental to this agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the TRANSFEREE/S alone and each party shall bear and pay their own Advocate's fees.
18. Further it has been agreed by Transferee that the transfer fees of the Builder/Society shall be borne and paid by alone.
19. The Possession of Key, Possession letter, Share Certificate will be handed over to Purchaser only after full and final payment, realization of cheques.
20. It is hereby expressly provided and agreed by the parties hereto that both parties are entitled to enforce SPECIFIC PERFORMANCE of the Agreement against each other in case of breach of any conditions mentioned in this Agreement.
21. This agreement shall always be subject to the Provision of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and transfer) Act, 1963 And Co-operative Societies Act, 1960 with rules made there under.



THE SCHEDULE ABOVE REFERRED TO

Flat No. 604, on SIXTH Floor, Admeasuring area 36.42 Sq. Mtr. equivalent to 392 Sq. ft. of Carpet Area Carpet Area, in Building No. 62, within the Building Known as AVENUE "J" RUSTOMJEE EVERSHINE GLOBAL CITY and the Society Known as "RUSTOMJEE EVERSHINE GLOBAL CITY AVENUE "J" BLDG NO. 62 TO 64 CHSL." Constructed on Land bearing Survey No. 5, 5B, 5D, 5F, and 5G., lying being and situated at Village - Dongare (Dongar Pada) also known as "Village Narangi"

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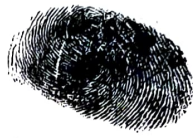
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Taluka-Vasai, Dist- Palghar. Within the area of sub Registrar of Assurances at Vasai - I to VI.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.

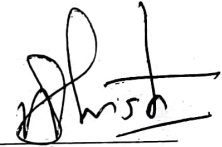
Signed Sealed and Delivered by the within named "THE TRANSFEROR"

 signature MR. SANDEEP MADHAVAN		 Left Thumb
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in presence of (Witnesses)

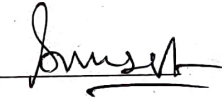
1. Name :- Aashish Yadav

signature:-









2. Name:- Akash Sush

signature:-



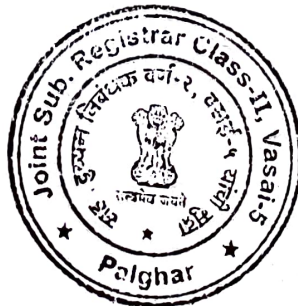
Signed Sealed and Delivered by the within named "THE TRANSFEREE/S"

 signature 1) INDRA NARAYAN JHA		 Left Thumb
 signature 2) SNEHA INDRANARAYAN JHA		 Left Thumb

in presence of (Witnesses)

1.

2.



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145534

17/12/2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 145/2012

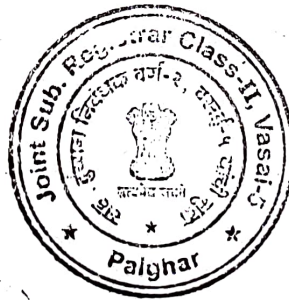
नोदणी :

Regn:63m

गावाचे नाव : 1) डोंगरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	942538
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1143000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: , इतर माहिती: मौजे-डोंगरे, विभाग-5 सर्वेनं.- 5,5ब,5ड,5ग,5फ;सदनी क्र.-604,6वा मजला -,बिल्डींग नं.-62,एव्हेन्यु जे, रुस्तमजी एव्हरशईन ग्लोबल सिटी.
(5) क्षेत्रफळ	1) 43.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हां.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईनिग्मा कन्स्ट्रू.चे सन्यालक श्री चंद्रेश मेहता तर्फे कु.मु.माधव बर्वे - - वय:-39; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: नटराज, ब्लॉक नं: -, रोड नं: एम व्ही रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AABCE9090J 2): नाव:-एव्हरशईन डेव्ह. चे भागीदार श्री संतोष ल्हाणी तर्फे कु.मु.विजय रॉड्रीगज - - वय:-39; पत्ता:-प्लॉट नं: 215, माळा नं: -, इमारतीचे नाव: वीणा बीना शॉपिंग सेंटर , ब्लॉक नं: -, रोड नं: गुरु नानक रोड , , , पिन कोड:-400050 पॅन नं:-AABFE6729P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संदीप - माधवन वय:-39; पत्ता:-प्लॉट नं: सी/1905/6, माळा नं: -, इमारतीचे नाव: ओबेराय, ब्लॉक नं: ओबेराय गार्डन सिटी , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-BEZPM6084A
(9) दस्तऐवज करून दिल्याचा दिनांक	14/12/2012
(10) दस्त नोंदणी केल्याचा दिनांक	17/12/2012
(11) अनुक्रमांक, खंड व पृष्ठ	145/2012
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	68600

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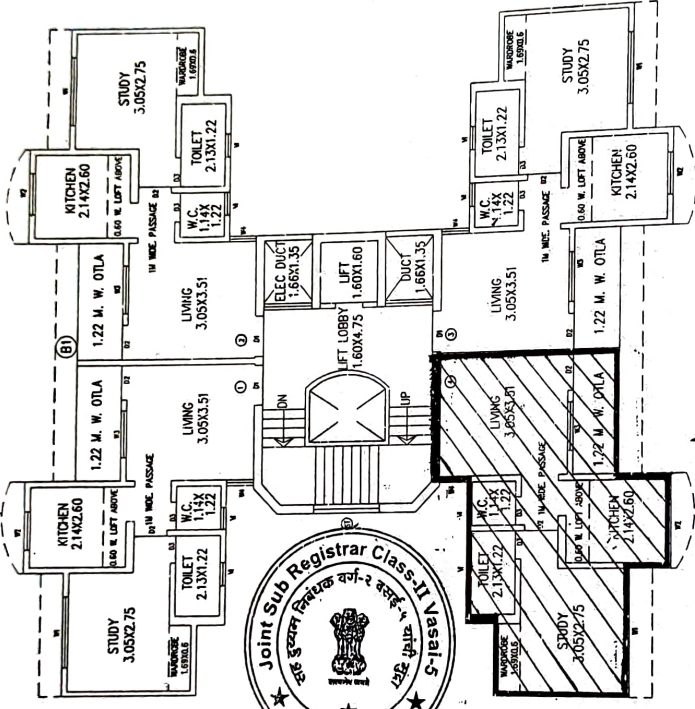
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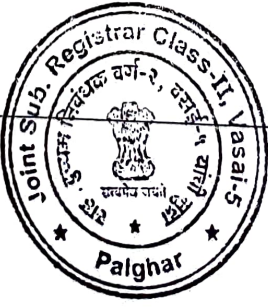


AVENUE-J
BUILDING NO. 97-99, 99, 100, 56, 58, 60, 61, 62, 68
FLOOR NO. 6th
FLAT NO. 604.....

Antarika

TYPICAL FLOOR PLAN

Dudey
Dudey



Amulya

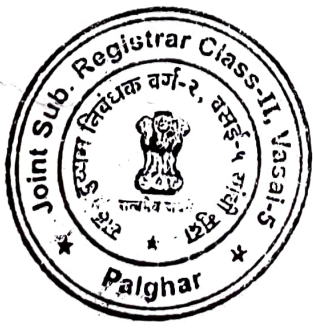
Joshi
Sachin

Valuation ID		201810244682		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)			24 October 2018,05:45:59 PM
मूल्यांकनाचे वर्ष	2018						
जिल्हा	पालघर						
मुल्य विभाग	तालुका : वसई						
उप मुल्य विभाग	5-डोंगरी क्रमांक 2 मुल्यदर विभाग ई						
क्षेत्राचे नांव	Vasai-Virar Muncipal Corporation						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		सर्व्हे नंबर / न. भू. क्रमांक :		सर्व्हे नंबर#5			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक		
14000	47900	55800	65800	55800	चौ. मीटर		
बांधीव क्षेत्राची माहिती		मिळकतीचा वापर-		निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकाम क्षेत्र(Built Up)-	43.7चौ. मीटर	मिळकतीचे वय -		0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.47900/-	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मजला -		5th to 10th Floor			
उद्दवाहन सुविधा -	आहे						
Sale Type - Resale	First Sale Date - 17/12/2012						
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	=(वार्षिक मुल्यदर * घसा-यानुसार टक्केवारी)* मजला निहाय घट/वाढ						
	=(47900 * (100 / 100)) * 105 / 100						
	= Rs.50295/-						
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र						
	= 50295 * 43.7						
	= Rs.2197891.5/-						
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझ्झाईन मजला क्षेत्र मुल्य + लागतय्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी						
	= A + B + C + D + E + F + G + H + I						
	= 2197891.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
	= Rs.2197891.5/- + 10% = 24,18,000/-						

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सह दुख्खम निबंधक वर्ग-२
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