

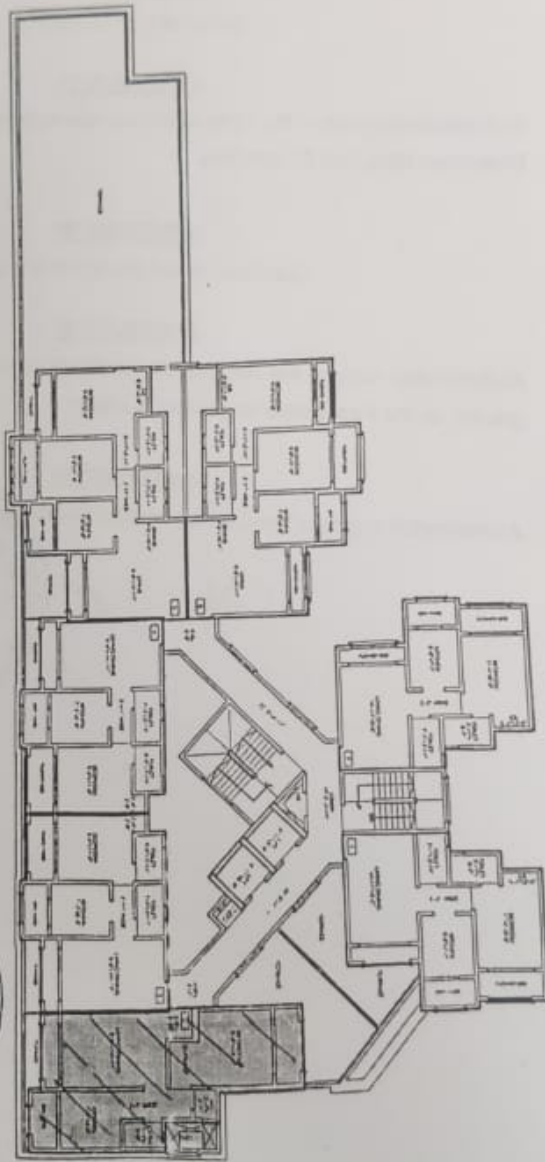
FLAT NO :  
FLOOR :  
WING :

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PURCHASER'S SIGNATURE

2ND FLOOR PLAN



RAJ HERITAGE I



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SIGNED AND DELIVERED  
by the within named the SELLER  
RAJESHKUMAR P SINGH (HUF)



in the presence of .....

Witness

- 1. Asnaag
- 2. W21Goh121

SIGNED AND DELIVERED



by the within named the PURCHASER  
MR YASH SURENDRA NAG  
through his Power of Attorney  
holder MR SURENDRA

RAMNARAYAN NAG



MRS SANGEETA SURENDRA NAG



MR SURENDRA RAMNARAYAN NAG



in the presence of.....

Witness

- 1. Asnaag
- 2. W21Goh121



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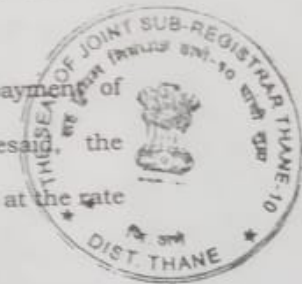
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Only) and after depositing the amount with the Government treasury shall forthwith handover the FORM 26QB to the SELLER as per the payments made to them. This Form 26QB will be treated as an integral part of payment towards the proceeds for the sale/purchase of the Flat.

c) Rs. 59,58,578/- (Rupees Fifty-Nine Lakhs Fifty-Eight Thousand Eight Hundred Seventy-Eight Only) being the Part Consideration amount to be paid by the Purchaser to the SELLER by availing Housing / Mortgage Loan from Any Bank or Financial Institutes within 30 days from the Date of Execution of these present.

3. The SELLER shall abide by the terms and conditions of the said original agreement.
4. It is agreed that if the Purchaser fails to make the payment of consideration price within the stipulated time aforesaid, the Purchaser shall be liable to pay to the SELLER the interest at the rate of 18% per annum on delay.
5. It is agreed that the Purchaser herein shall be entitled to receive all other title deeds from the SELLER on the day of the payment of the balance consideration amount stated in clause 2(c) hereinabove.
6. If the SELLER fails to complete the contract as per this agreement and the Purchaser is willing to pay and fulfil his part of the agreement then the SELLER shall abide by the terms herein and shall be bound to complete the contract on his part.
7. It is agreed between the parties that if there is any delay or default on the part of the SELLER in performing his part of the contract then the Purchaser shall be entitled to specific performance of this Agreement



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1. The SELLER hereby declares and confirms that what is recited hereinabove in respect of the said Flat shall be treated as representations and irrevocable declarations on his part as if the same are reproduced herein in verbatim and form part of this clause. The SELLER hereby confirms that the Purchaser has agreed to purchase the said flat relying upon the correctness of the declarations and representations made by the SELLER in these presents.

2. The SELLER with the confirmation of the Said Promotor shall sell, transfers, assigns and assures to the Purchaser and the Purchaser shall purchase and acquire the said Flat Viz. Flat No. 202 on 2<sup>nd</sup> floor

Building known as "RAJ HERITAGE 1" situated at Near SVBP School, Ramdev Park Road Mira Road (East) Thane at Village Goddeo Taluka & District Thane, more particularly described in the schedule herein under written free from all encumbrances at or for the price of



Rs. 74,48,598/- (Rupees Seventy-Four Lakhs Forty-Eight Thousand Five Hundred Ninety-Eight Only) being the Full and Final consideration to be paid by the Purchaser to the SELLER in the following manner:

a) Rs. 14,15,234/- (Rupees Fourteen Lakhs Fifteen Thousand Two Hundred Thirty-Four Only) being the Part Consideration amount paid by the Purchaser to the SELLER on or before the execution of this agreement, the receipt whereof the SELLER doth hereby admits, acknowledges, and confirms at the foot of this agreement.

b) The Purchaser shall deduct a sum equivalent to 1% of the consideration amount towards TDS amounting to Rs. 74,486/- (Rupees Seventy-Four Thousand Four Hundred Eighty-Six

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*[Handwritten Signature]*



material facts and circumstances in respect of the said premises and said benefits without making any untrue, incorrect, dishonest, and/or fraudulent and non-bona fide representations (or any misrepresentation to or concealment from the Purchaser in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

- e) The SELLER herein has approached the said Developer herein and have sought their N. O. C. for transfer of the said Flat and in the name of the Purchaser herein and to include and accept them as members of the society.

AND WHEREAS upon the strength of the representation and declaration made by the SELLER to the Purchaser, the parties have negotiated for sale and purchase of the said Flat in the said building and said benefits with all incidental benefits and right, title, interest, claim, estate, and provisions rights in respect thereof at law, equity and otherwise at or for the highest price of Rs. 74,48,598/- (Rupees Seventy-Four Lakhs - Forty-Eight Thousand Five Hundred Ninety-Eight Only) payable to the SELLER with legal right to have and call for all relevant deeds, documents, papers and writings from the SELLER and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat in the said building on the said property with said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

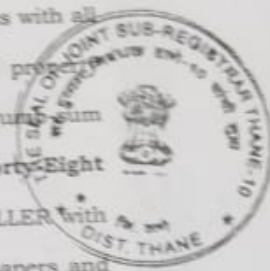
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11, Navkar Building, 5<sup>th</sup> Floor, Flat No. 67, S N Road No. 8, Nutan Laxmi CHS Ltd, Vile Parle (West) Mumbai 400 049, therein called as the "First Promoter" of the First Part and **RAJESHKUMAR P SINGH (HUF)** (the SELLER herein), therein called as the "Purchaser" of the Other Part, the latter has agreed to purchase and acquire a premises on ownership basis viz. Flat No. 202 admeasuring **414 Sqft Carpet area along with 34 Sqft. (Enclosed balcony) totaling 448 Sqft Carpet (equivalent to 41.62 Sq Meters)** on 2<sup>nd</sup> floor in the building known as "**RAJ HERITAGE 1**" situated at Near SVBP School, Ramdev Park Road Mira Road (East) Thane at Village Goddeo Taluka & District Thane more particularly described in the schedule hereunder written (hereinafter referred to as "**the said Flat**")



- b) That the said buildings construction work is completed and obtained Occupation Certificate from Mira Bhayander Municipal Corporation vide No MNP/NR/1787/2022-2023 dated 4<sup>th</sup> August 2022 and the SELLER has taken possession from the M/s Shah Enterprises vide Possession Letter dated 14<sup>th</sup> September 2022 of the said Flat with the full lock and key control with the actual custody.
- c) That in the premises aforesaid the SELLER is legally entitled to the said premises together with benefits attached to it and that neither the SELLER herein either personally or through any of his agent/s or constituted attorney has/have or had at any time heretofore either created or agreed to create any third-party rights or right, title, interests or claim whatsoever in respect of the said premises.
- d) That in the manner aforesaid the SELLER has truly, honestly, Bonafide and in good faith disclosed to the Purchaser, all the

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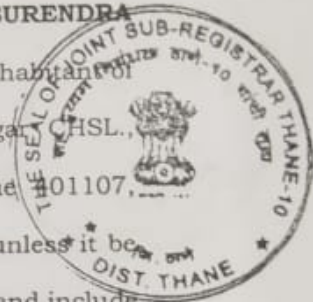
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 14<sup>th</sup> day of August, 2024 BETWEEN

**RAJESHKUMAR PHOOLRAJ SINGH (HUF) (PAN NO AAJHR8922D)**,  
having address at 19,20/A, Viceroy Park, Thakur Village, Kandivali (East),  
Mumbai 400 101, hereinafter called "**THE SELLER**" (which expression shall  
unless it be repugnant to the context or meaning thereof be deemed to mean  
and include his heirs, executors, administrators, and assigns) of the **FIRST**  
**PART A N D**

**MR YASH SURENDRA NAG (PAN NO AYVPN3651K)** through his Power of  
Attorney holder **MR SURENDRA RAMNARAYAN NAG, MRS SANGEETA**  
**SURENDRA NAG (PAN NO AGGPN8691Q) AND MR SURENDRA**  
**RAMNARAYAN NAG (PAN NO ABZPN5136A)** an adult, Indian Inhabitant of  
Mumbai, presently having address at B-111, Nityanand Sagar CHSL,  
Sheetal Nagar, Near Rassaz Theatre, Mira Road (East) Thane 401107,  
hereinafter called "**THE PURCHASER**" (which expression shall unless it be  
repugnant to the context or meaning thereof be deemed to mean and include  
his heirs, executors, administrators and assigns) of the **SECOND PART.**



**WHEREAS THE SELLER HEREBY EXPRESSLY REPRESENTS AND**  
**DECLARES TO THE PURCHASER AS FOLLOWS:**

- a) By an Agreement dated 11-12-2020 registered before the Sub Registrar of Assurances under Sr. No. TNN-10-6456/2020 dated 11-12-2020 made & entered into between **M/S. SHAH ENTERPRISES** a Partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 and having its office at

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14/08/2024

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दुय्यम विबंधक - मर दू वि. ठाणे 10

दस्त क्रमांक : 14739/2024

नोंदणी :

Regn 63m

साक्षात्चे नाव : सांडण

(1) विवेकाचा उच्चार	करारनामा
(2) नोंदरणा	7448598
(3) बाजारभावा/बाहेरपट्टाबाध्या बाबतिलपट्टाकार आकाराची देणे की पट्टेदार ते नमुन करावे	4363100
(4) मू-मरपन, पोरद्विष्ठा व मरकमांक (असल्यास)	1) पातिकेचे नाव, पिरा-साईरर मजरा इतर वर्णन , इतर माहिती: सौजे-गोडदेव, जुना सर्वे न.380, नवीन सर्वे न.67, द्विष्ठा न.10, जुना सर्वे न.381, नवीन सर्वे न.66, द्विष्ठा न.3.5, वार्ड क्र.एम, विभाग क्र.3/18, सदतिका क्र.202, दुमरा मजला, विंगडी न.1, राज हेरीटेज-1, रामदेव पार्क रोड, एम व्ही पी स्कूल जवळ, मिरारोड, पु. शेव. 448 वी. फूट कार्पेट. ( Survey Number : 67/10. 66/3.5. ; )
(5) क्षेत्रफळ	1) 448 वी.फूट
(6) आकाराची किंवा जुनी देण्यात जमेत देणा.	
(7) दस्तऐवज करत देणा-या/नित्युन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-राजेशकुमार कुमराव सिंह (एचयुएफ) -- बय-53; पत्ता-प्लॉट नं: 19, 20 ए, माळा नं: -, इमारतीचे नाव: विसिरोप पार्क , ब्लॉक नं: डाकूर विलेज , रोड नं: काटीकती, पु. महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAJHR8922D
(8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव-यश सुरेंद्र नाग तर्के डू. मु. म्हयून सुरेंद्र रामनारायण नाग -- बय-53; पत्ता-प्लॉट नं: बी-111, माळा नं: -, इमारतीचे नाव: नित्यानंद सागर कॉ.हो.सो.ती., ब्लॉक नं: शीतल नगर, रसास घेटर जवळ , रोड नं: मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AYVPN3651K 2): नाव-सुरेंद्र रामनारायण नाग -- बय-53; पत्ता-प्लॉट नं: बी-111, माळा नं: -, इमारतीचे नाव: नित्यानंद सागर कॉ.हो.सो.ती., ब्लॉक नं: शीतल नगर, रसास घेटर जवळ , रोड नं: मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABZPN5136A 3): नाव-संगीता सुरेंद्र नाग -- बय-48; पत्ता-प्लॉट नं: बी-111, माळा नं: -, इमारतीचे नाव: नित्यानंद सागर कॉ.हो.सो.ती., ब्लॉक नं: शीतल नगर, रसास घेटर जवळ , रोड नं: मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AGGPN8691Q
(9) दस्तऐवज करत दिव्याचा दिनांक	14/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14739/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	521410
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम विबंधक वर्ग २ ठाणे - १०