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GOVERNING LAW: That the rights and obligations of the parties where or करल ४ arising out of this Agreement shall be construed and endaced in accordance with the laws of India for the time being in force and the Mumbai Courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of affesting witness, signing as such on the day first above written.

> First Schedule Above Referred to Description of the freehold land

All that piece and parcel of land bearing CTS no. 210/38 All admensioning 800 sq. mtrs. area lying and situated at Village Bhandup, Taluka Kurla, Mumbai Suburban District.

> Second Schedule Above Referred to Common areas and facilities.

Third Schedule Above Referred to Description of Flat

A Flat bearing No.903 of the type 356 sq. ft of carpet area admeasuring 33.07 sq. metres on 9th floor in the building known as "SAINATH RESIDENCY" constructed on the Plot of land as stated in the First Schedule hereinabove.

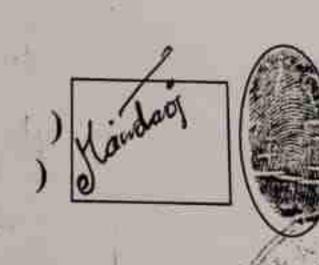
SIGNED AND DELIVERED BY THE WITHIN NAMED Allottee: (Including joint buyers)

(1) MRS.MANDA MANOJ CHAVAN PAN NO: ACTPC8258M

in the presence of WITNESSES:

1. Name Signature Mohyh mungker July

2. Name Signature Sagar Charry My





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Surendra Sawant	Chintesh Jain	Susmit More	Manda Chavan
2024, 16:41	Ch	6/.	Vindavi

Thursday, September 05, 2024 6:41 PM

Original/Duplicate नॉदणी क्रं.:39म

विनांक: 05/09/2024

Regn.:39M

गावाचे नाव: मांबुप

दस्तऐवजाचा अनुक्रमांकः करल4-20340-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नावः मंदा मनोज चव्हाण

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 95

₹. 30000.00

₹. 1900.00

एकूण:

पानती कं.: 21783

₹. 31900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 7:00 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.5107081.77 /-

मोबदला रु.6810280/-

भरलेले मुद्रांक शुल्क : रु. 340600/-

प्रह बुटक्क निवंधक •र्ग-२ लक्का-४, विवद विवस्तर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924053913020 दिनांक: 05/09/2024

बँकेचे नाव व पत्ताः

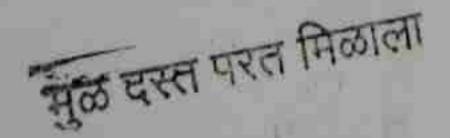
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007817706202425E दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

 Mudrank 2021/UOR12/CR107/M1 (Policy): For Women: Mudrank 2021/UOR12/CR107/M1 (Policy): For Women - Corporations Area

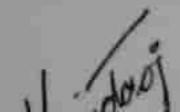


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		PAN No.(If Applicable)									
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						Account Head Details	Amount In Rs.		२	०२.६	
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nt ID :
Mobile No. : 7039411234
his challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
न केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे . नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु





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AGREEMENT FOR SALE

Two Thousand and Twenty Four between M/s. SAINATH BUILDCON, a registered Partnership firm duly constituted under the provisions of Indian Partnership Act 1932, having its office at Shop No. 4, Aditi Apartment, Mithagar Road, Mulund (East), Mumbai – 400 081, having PAN No.ACRFS2431C, through its Partners (1) Shri.Surendra Chandrakant Sawant (2) Shri. Chintesh Sanjay Jain 3) Shri Susmit Sudhakar More hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm M/s. Sainath Buildcon, their survivors or survivor and the heirs, executors and administrators of such last survivor) of One Part, AND

(1) Mrs.Manda Manoj Chavan aged about 54 years, having PAN No. ACTPC8258M Indian Inhabitants, residing at B/601, Marigold, Meridian, Lake Road, Near Bhandup Police Station, Bhandup West, Mumbai-400078. hereinafter referred to as the "ALLOTTES/PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and includes his/her/their, heirs, executors, administrators and legal representatives) of the Other Part.

WHEREAS:

Chintesh Jain	Susmit More	Manda Chavan	
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	Chintesh Jain	Chintesh Jain Susmit More	

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2038 Pursuant to the Deed of Conveyance dated 26th October, 1994 duly But and executed by and between (1) Smt. Janabai Ramchandra Gawand Shrikant Ramchandra Gawand, (3) Mrs. Vasanti Shrikant Gawand, (4) Shrikant Ramchandra Gawand, (5) Wils. Shrikant Gawand, Nos. 4 & 5 then minors below the said Shrikant of the Shrikant of the Shrikant of the Shrikant of the Said Shrikant of the Shrikant Gawand, (5) Nikhii Shrikani Gawandian the said Shrikani Rames age of 18 years by their father and natural guardian the said Shrikani Rames. Gawand, (6) Smt.-Suman Chandrakant Gawand, (7) Kumari Sujila Chandrakant Gawand, (9) Shashank Chandrakant Gawand, (9) Shashank Chandrakant Cawand, (19) Shashank Chandrakant Chandrakant Cawand, (19) Shashank Chandrakant Chandrakant Cawand, (19) Shashank Chandrakant Chandr Gawand, (6) Smt. Suman Chandrakant Gawand, (9) Shashank Chandrakant Gawand, (8) Kumari Gauri Chandrakant Gawand, (9) Shashank Chandrakant Gawand, (11) Mrs. Leela Vijay Garanda Gawand, (8) Kumarr Gauri Chandrakani, (11) Mrs. Leela Vijay Gawand, (10) Vijay Ramchandra Gawand, (11) Mrs. Leela Vijay Gawand, (14) S Ajay Ramchandra Gawand, (13) Mrs. Nirupa Ajay Gawand, (14) Sujay Gawand, (15) Kumari Sarichita Ajay Gawand, Nos. 14 and 15 then minors A the age of 18 years by their father and natural guardian the said Ajay Rameh Gawairi (16) Mrs. Mangala Pandharinath Thakur, (17) Mrs. Sushila Ramcha. Patil, (18) Sont Shebba Narayan Patil, (19) Mrs. Pramila Pandurang Patil and Mrs. Smita Ramesh Thakur, as the Vendors therein and Mr. Jagjeet Singh Sach son of Late Gian Singh Sachdev as the Purchaser therein, duly stamped registered with the Sub Registrar of Assurances at Bombay vide Registration BBJ/1751 of 1994 in respect of the property more particularly described in a First Schedule hereunder written, (hereinafter referred to as the said Property) said Vendors jointly sold, transferred, conveyed and assigned the said proper more particularly described in the First schedule hereunder written unto the Purchaser therein.

- 2. Pursuant to the Deed of Conveyance dated 25th July, 2017 duly executed by and between Mr. Jagjeet Singh Sachdev as the Owner/Vendor therein and Missianath Buildcon, a partnership firm represented through its partners (1) Shi Sudhakar Amrut More, (2) Shri Surendra Chandrakant Sawant and (3) Shi Chinteshkumar S. Jain as the Purchasers therein (Promoters herein) duly stamped and registered vide Document Registration No. KRL-1/7361 of 2017 registered on 25th July, 2017 in respect of the said property, the said Mr. Jagjeet Singh Sachder sold, transferred, conveyed and assigned all ownership rights, title and interest in hereinunder written free from all encumbrances to the said M/s. Sainath Buildcon for consideration and upon the terms and conditions more particularly set out
- 3. Pursuant to the Deed of Rectification dated 16th July, 2018 duly executed by and between Mr. Jagjeet Singh Sachdev as the Owner/Vendor therein and M/s. Sainath Buildcon, a partnership firm represented through its partners (1) Shri Sudhakar Amrut More, (2) Shri Surendra Chandrakant Sawant and (3) Shri

Surendra Sawant	Chintesh Jain	Susmit More	
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id Shrikant Rameh minors below nari Sujila Chandha Shashank Chandra la Vijay Gawand and, (14) Sujay 15 then minors he aid Ajay Ramchan Sushila Ramchan durang Patil and (S gjeet Singh Sachus duly stamped le Registration described in the said Property) the said proper en unto the

ily executed by erein and Ma tners (1) Sha and (3) Shri duly stamped registered on igh Sachder I interest in st schedule n Buildcon

cuted by nd M/s. 1) Shri 3) Shri

ly set out

Chinteshkumar S. Jain as the Purchasers therein duly stamped and registered vide Document Registration No. KRL-1/7361 of 2017 registration on 25th July, 2017 in respect of the abovementioned property, rectification was carried out thereby correcting certain mistakes in the said Deed of Conveyance dated 25th July 2017.

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- Pursuant to the said Deed of Conveyance dated 25th July, 2012 and the said Deed of Rectification dated 16th July, 2018, both duly statebed and street with the concerned Sub-Registrars of Assurances, the name of MA Saturate Buildeon is duly recorded vide entry dated 13.08,2017 in the Property Cardingued by the City Survey Office in respect of the said property (hereinafter referres the project land").
- AND WHEREAS thus the Promoters herein are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;
- 6. AND WHEREAS the Promoter is in possession of the project land.
- AND WHEREAS the Promoter has proposed to construct on the project land a building consists of Ground + 18 upper floors.
- AND WHEREAS the Allottee is offered an Apartment bearing number 903 on the 9th floor, (herein after referred to as the said "Apartment") in the Building called SAINATH RESIDENCY (herein after referred to as the said "Building").
- AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- AND WHEREAS the Promoter has registered the Project under the 10. provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing No. P51800051943; authenticated copy is attached in Annexure 'A';
- AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

Surendra Sawant	Chintesh Jain	Susmit More	Manda Chavan
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कार्य पारहिस्सा व धरकसाक

1) पालिकेचे लाव:मुखड़े मनपा इतर वर्णन :सदिनिका म. फलंट ल. 903, माळा म. 9 वा माजला इमारतीचे नावः साइनाथ रेसिडेसी, ब्लॉक नं लेक रोड, रोड भाडुप पश्चिम मुंबई - 400078, इतर माहिती. एकुण क्षेत्रफळ 356 ची. फुट रेश कारपेट म्हणजेव 33.07 ची. मी. रेश कारपेट मि टी एस स 210/38-ए/2,स्ट्रिलेज भाइप शासन आदेश कमांक मुदाक - 2021/ अली स. क. 12/ प्रकाण कमांक 107/एम -1(धोरण),टिनाफ 31/03/2021 अन्तये महिला खरेदीकरता 1% मुदाक शुन्काची सवलत देण्यात आलेली आहे.((C.T.S. Number : 210/38-A/2 .))

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भाव करून देणा-वा/लिहन ठेवणा-वाचे नाव किया दिवाणी ाप कुलनामा किवा आदेश गर्धनिवादिचे नाव व पत्ना.

- 1): नाव:-साईनाथ विल्डकॉन चे पार्टनर्स सुरेट चंदकांत सावृत तर्फ कबुलीजबाबाकरिता मुखल्यार म्हणून विनोद कृष्णा पेजे वय:-43, पत्ता:-प्लॉट न शॉप न 4 माळा न -, इमारतीचे नाव अदिती अपार्टमेंट , ब्लॉक मं: मिठागर रोड , रोड नं: मुलुड पूर्व मुंबई : महाराष्ट्र, MUMBAL पिन कोड:-400081 पंस सं:-ACRFS2431C
- 2): नाव:-साईनाथ विल्डकॉन चे पार्टनर्स चीन्तेश संजय जैन तर्फ कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे वय:-43: पत्ता:-प्लॉट नं: शॉप नं 4 , माळा नं: -, इमारतीचे नाव: अदिती अपार्टमेंट , ब्लॉक ने मिठागर रोड , रोड ने: मुलुड पुर्व, मुंबई, महाराष्ट्र, MUMBAI, पिन कोड:-400081 पॅल स -ACRFS2431C
- 3): नाव:-साईनाथ विल्डकॉन चे पार्टनर्स सुस्मित सुधाकर-मोरे तर्फ कबुलीजबाबाकरिता मुखत्यार महणून विनोद कृष्णा पेजे वया-43; पत्ता -प्लॉट न शॉप न 4 , माळा न -, इमारतीचे नाव: अदिती अपार्टमेंट , ब्लॉक नं मिठागर रोड, रोड नं: मुलुड पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन न:-ACRFS2431C

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1) नाव:-मदा मनोज चव्हाण वय:-54, पत्ना:-प्लॉट न फलंट न बी/601 , माळा न: -, इमारतीचे नावः मेरीगोल्ड मेरिडियन, ब्लॉक नं लेक रोड, भाइप पोलिस स्टेशन जवळ, रोड नः भाइप पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन न -ACTPC8258M

वन महन दिल्याचा दिनाक

05/09/2024

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