

AGREEMENT FOR SALE

**NAVGHAR PURVARANG CO-OP.HSG.SOC.LTD.,
"PROMOTER"**

&

**MR. ROHIT SHIVAJI GURAV
MR. SANKET SHIVAJI GURAV,
"BUYERS"**

**Flat No. B-101, 1st Floor, B Wing,
Navghar Purvarang CHS Ltd.,
Veer Savarkar Marg, Near Tata Colony,
Mulund (East), Mumbai- 400 081**

Document No.KRL-2/21159/2024

Dated:- 09/10/2024

Sudhakar Shinde: 93235 73721/8097409181

Sudhakar Associates

- * Online Registration
- * All Types of Documentations
- * Intimation of Mortgage
- * Deemed Conveyance
- * Stamp Duty & Registration.
- * Adjudication Consultant
- * Real Estate Consultant
- * Stamp Duty Refund

24, 1st Floor, Haria Niwas, Sant Tukaram Road, Mulund (East), Mumbai 400 081

sudhakarshinde817@gmail.com

Wednesday October 09, 2024
11:44 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn 39M

पावती क्र. 22676 दिनांक 09/10/2024

गावाचे नाव मुलुंड
दस्तावेजाचा अनुक्रमांक: करल2-21159-2024
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: रोहित शिवाजी गुरव.

1) :

नोंदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 2320.00

पृष्ठांची संख्या: 116

एकूण:

₹ 32320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:03 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹.13863653.4/-

मोबदला ₹.24828914.64/-

भरलेले मुद्रांक शुल्क : ₹. 1490000/-

सह दु.निबंधक कुर्ला 2

सह दुय्यम निबंधक कुर्ला

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: ₹.320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024084720598 दिनांक: 09/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹.2000/-

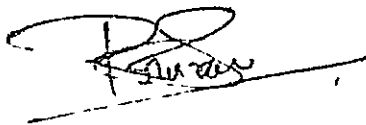
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024089220551 दिनांक: 09/10/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009479857202425E दिनांक: 09/10/2024

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 11.10.2024

CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----|--------------------|---------|---------------------|------|---------------------|---------|-----|
| GRN | MH0004 064620 1424 | BARCODE | 08/10/2024-20 26 58 | Date | 08/10/2024-20 26 58 | Form ID | 252 |
|-----|--------------------|---------|---------------------|------|---------------------|---------|-----|

Department: Inspection General of Registration
 Stamp: 1.6
 Type of Payment: Stamp 1.6
 Office Name: KRI 2 OF SUB REGISTRAR KURIA NO 2
 Location: MUMBAI
 Year: 2024-2025 (One Time)
 Account Head Details: 0030045501 Sale of NonJudicial Stamp

Payer Details

TAX ID / TAN (If Any)
 PAN No (If Applicable)
 Full Name: Navghar Purvarang Co-operative Housing Society Ltd
 Flat/Block No: FLAT NO B-101, 1ST FLOOR B WING
 Premises/Building: NAVGHAR PURVARANG CHS LTD
 Road/Street: VEER SAVARKAR MARG, NEAR TATA COLONY
 Area/Locality: MULUND EAST, MUMBAI
 Town/City/District
 PIN: 4 0 0 0 8 1



Remarks (If Any)
 SecondPartyName=Rohit Shivar Guray and Sanket Sriva...
 करल - २
 २९९९ २ ९९९
 २०२६
 Fourteen Lakh Ninety Thousand Rupees Only

Total: 14,90,000.00
 Words: Fourteen Lakh Ninety Thousand Rupees Only

| | | | | |
|-------------------|-------------------|---------------------------|---|--|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 69103332024100910228 2893164362 | |
| Cheque/DD No | Bank Date | RBI Date | 08/10/2024-20.27 41 Not Verified with RBI | |
| Name of Bank | Bank-Branch | IDBI BANK | | |
| Name of Branch | Scroll No. , Date | Not Verified with Scroll | | |

Department ID:
 NOTE: This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document
 Mobile No: 9321906989

[Handwritten signatures and marks]

मुल्यांकन पत्रक, शहरी क्षेत्र, वाधीव

| | | | |
|---------|-----|-----|-----|
| क्र. 1 | ... | ... | ... |
| क्र. 2 | ... | ... | ... |
| क्र. 3 | ... | ... | ... |
| क्र. 4 | ... | ... | ... |
| क्र. 5 | ... | ... | ... |
| क्र. 6 | ... | ... | ... |
| क्र. 7 | ... | ... | ... |
| क्र. 8 | ... | ... | ... |
| क्र. 9 | ... | ... | ... |
| क्र. 10 | ... | ... | ... |
| क्र. 11 | ... | ... | ... |
| क्र. 12 | ... | ... | ... |
| क्र. 13 | ... | ... | ... |
| क्र. 14 | ... | ... | ... |
| क्र. 15 | ... | ... | ... |
| क्र. 16 | ... | ... | ... |
| क्र. 17 | ... | ... | ... |
| क्र. 18 | ... | ... | ... |
| क्र. 19 | ... | ... | ... |
| क्र. 20 | ... | ... | ... |

1. 1988 constructed after circular of 0-11-7018

... = 100% apply to rate - Rs 133330-

अहमदशाह मिळकतीची प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी, खुल्या जांमनीचा दर

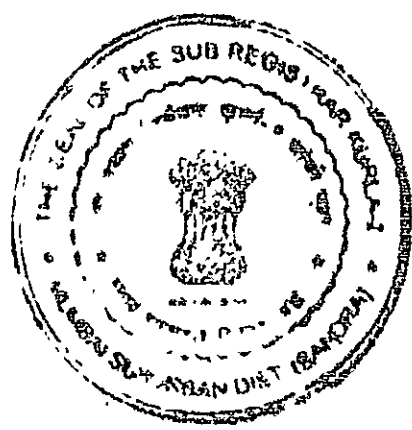
$(133330 - 67520) * (100 - 100) = 67520$
 = Rs 133330-

करल - 2
 2994E 3 199E
 2028

A. मुख्य मिल्क तीच मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 133330 * 103.98
 = Rs 13863653.4-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + लकषराचे मूल्य + मईनाईन मजला क्षेत्र मूल्य + नाल्या मालीचा दर + ...

$A + B + C - D + E - F + G + H + I - J$
 $13863653.4 + 0 + 0 - 0 + 0 + 0 + 0 + 0 + 0 - 0$
 = Rs 13863653.4-



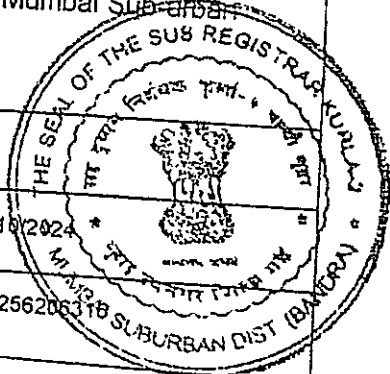
सह ...
 हुबहु

| | |
|---|----------------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 1024089220551 | Date 08/10/2024 |
| Received from Rohit Shivaji Gurav and Sanket Shivaji Gurav, Mobile number 9920369852, an amount of Rs 2000/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S R Kurla 2 of the District Mumbai Sub-urban District | |
| Payment Details | |
| Bank Name SBIN | Date 08/10/2024 |
| Bank CIN 10004152024100819489 | REF No. 428256199263 |
| This is computer generated receipt, hence no signature is required. | |

कॉपी - २

| | | |
|-------|---|-----|
| 2994E | ४ | 99E |
| २०२४ | | |

| | |
|---|----------------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 1024084720598 | Date 08/10/2024 |
| Received from Rohit Shivaji Gurav and Sanket Shivaji Gurav, Mobile number 9920369852 an amount of Rs 320/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 08/10/2024 |
| Bank CIN 10004152024100819527 | REF No. 428256206318 |
| This is computer generated receipt, hence no signature is required. | |



Payment Details

| Sl | Purchase Type | Vendor no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|----|-------------------------------|-------------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | Operative Housing Society Lto | eChallan 69103332024100910228 | MH009479646202425E | 1490000.00 | SD | 0005226720202425 | 09/10/2024 |
| 2 | | | | | | | |
| 3 | DHC | | 1024084720598 | 320 | RF | 1024084720598D | 09/10/2024 |
| 4 | DHC | | 1024089220551 | 2000 | RF | 1024089220551D | 09/10/2024 |
| | eChallan | | MH009479857202425E | 30000 | RF | 0005226737202425 | 09/10/2024 |

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

सूची क्र.2

दुय्यम निबंधक महानगर कर्ला 2

दस्ता क्रमांक: 21159/2024

नोंदणी

Regn 63m

गावाचे नाव : मुलुंड

(1) भवितेखाचा प्रकार

करारनामा

24828914.64

(2) भोवडला

13863653.4

(3) बाजारभावा/भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका न फ्लॅट न वी-101, माळा नं पश्चिम मजला वी. विंग,, इमारतीचे नाव: नवघर पुर्वरंग को-ऑप हौ सोसा. लिमिटेड, ब्लॉक न विर मावळकर मार्ग टाटा कॉलनी जवळ, रोड . मुलुंड पूर्व, मुंबई 400081, इतर माहिती: एकूण क्षेत्र 916 12 चौ फुट रेग कार्पेट व बाळकनी 100.97 चौ.फुट एकूण क्षेत्र 1017.09 चौ.फुट रेग कार्पेट ((C.T.S Number 1287 (part)))

(5) क्षेत्रफळ

1) 103.98 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-नवघर पुर्वरंग सीएचएस लिमिटेड तर्फे सोसायटीचे सदस्य अनिल मधुकर हडकर वय -64, पत्ता नं: फ्लॅट नं 53/12, माळा नं: ., इमारतीचे नाव: पुर्वरंग सीएचएस लिमिटेड, ब्लॉक न नवघर रोड टाटा कॉलनी रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पं न-AAAAAN4967C
2): नाव:-नवघर पुर्वरंग सीएचएस लिमिटेड तर्फे सोसायटीचे सदस्य संजयकुमार रामचंद्र धाडीगावकर वय -63, पत्ता:-प्लॉट नं: फ्लॅट नं 53/31, माळा नं: ., इमारतीचे नाव: पुर्वरंग सीएचएस लिमिटेड, ब्लॉक न नवघर रोड, टाटा कॉलनी, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पं न-AAAAAN4967C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-रोहित शिवाजी गुरव . वय:-38; पत्ता:-प्लॉट नं. फ्लॅट न.16, माळा नं 3 रा मजला , इमारतीचे नाव कोस्टा ब्लॉका , ब्लॉक नं: मुरवाड रोड , रोड नं: कल्याण पश्चिम , महाराष्ट्र, THANE पिन कोड -421301 पं न:-AQCPG8288J
2): नाव:-संकेत शिवाजी गुरव . वय:-33; पत्ता:-प्लॉट नं: फ्लॅट न.16, माळा नं 3 रा मजला, इमारतीचे नाव कोस्टा ब्लॉका, ब्लॉक नं: मुरवाड रोड , रोड नं: कल्याण पश्चिम , महाराष्ट्र, THANE पिन कोड -421301 पं न:-BNYPG3451R

(9) दस्तऐवज करून दिल्याचा दिनांक

09/10/2024

(10) दस्त नोंदणी केल्याचा दिनांक

09/10/2024

(11) अनुक्रमांक, खंड व पृष्ठ

21159/2024

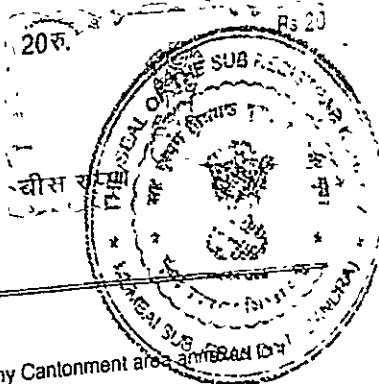
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1490000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



मन्याकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

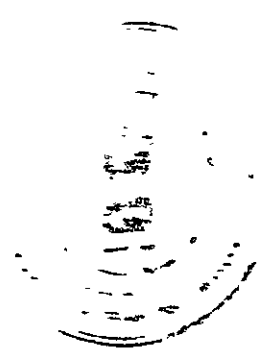
मुलम व्यवहारासाठी नागरिकाचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document
Details of this transaction have been forwarded by Email (dated 09/10/2024) to Municipal Corporation of Greater Mumbai
No need to spend your valuable time and energy to submit this documents in person

सह दुय्यम निबंधक कुर्ला -२
मुंबई तपनगर जिल्हा

11

12



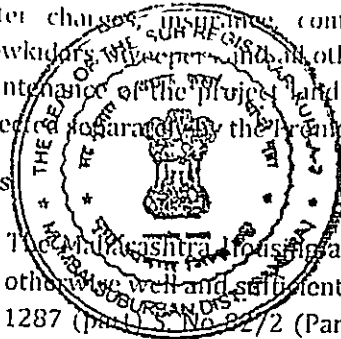
13

14

- 8 "THE STATUTORY CHARGES" Shall mean all kinds of taxes and statutory charges viz Goods and Service tax (GST), various kinds of cess, registration charges or such other taxes/charges as may be applicable in respect of the said FLAT and to these presents during the tenure of the project i.e. construction of said Building and up to handing over of the said Building to the respective Society that may be formed in future.
- 9 "PAYMENT PLAN" is payment made/to be made by the buyer which is linked to progress of construction, which PROMOTER proposes as per RERA and buyer agrees. Annexure A
- 10 "Society maintenance charges" Shall mean the proportionate share (i.e. in proportion to the carpet area of the FLAT) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, common lights, repairs and salaries of clerks bill collectors, chowkidars, etc. and other expenses necessary and incidental to the management and maintenance of the project land and building, and GST or any other tax as applicable will be collected separately by the promoter society for maintenance of the society

Whereas

- A The Maharashtra Housing and Area Development Board (M.H.A.D.A.) is the owner of or otherwise well and sufficiently entitled to inter alia the plot of land bearing City Survey No 1287 (Part) S. No. 22/2 (Part) admeasuring 1501.81 Sq. Mtrs. at Village Mulund, Mulund (East) District and Sub-District of Mumbai City and Mumbai Suburban District within the limits of the Municipal Corporation of Greater Mumbai and more Particularly described in the First Schedule hereunder written and delineated on the plan thereof hereto annexed and marked as ANNEXURE "B" and thereon shown surrounded by red colour boundary line and hereinafter referred to as the "SAID PROPERTY".
- B In the year 2000 Maharashtra Housing and Area Development Authority (hereinafter called "MHADA") constructed housing being 56 Tenements on the said Property. All residents of the 56 tenements in total formed and registered a Co-operative Societies being Navghar Purvarang Co-operative Housing Society Limited registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under No. MUM/MHADB/W-T/HSG/(TC)/11356/2001-2002 (hereinafter referred to as the "SAID SOCIETY")
- C By Indenture of Lease dated 23/05/2013 duly registered at Sub registrar Kurla, between MHADA and the Navghar Purvarang Co - Operative Housing Society Ltd, MHADA granted the lease of the said Property for the period of 30 years, commenced from 01/07/2000 on the terms and conditions mentioned therein in favor of the "said Society".
- D By Deed of sale dated 23/05/2013 duly registered at sub registrar Kurla; made between MHADA and Navghar Purvarang Co-Operative Housing Society Limited, MHADA sold and conveyed the respective Buildings standing on the said property on the terms and conditions mentioned therein in favor of said Society.
- E In the circumstances mentioned above Society is well and sufficiently entitled to and in absolute possession of the said property.
- F The copies of Property card in respect of the said property are annexed hereto and marked as ANNEXURE "C"; The Titbit area of 116.56 Sq Meter, offered by MHADA vide letter No CO/MB/REE/NOC/F-1013/1641/2018 Dt 5 Oct 2018 will be leased after completion of conveyance before the Occupation Certificate.

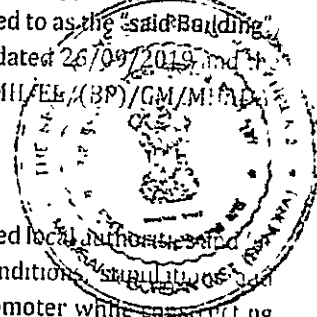


Amr
Shale

RD
Shirav

करल - २
२०१५/१०/११६
२०२४

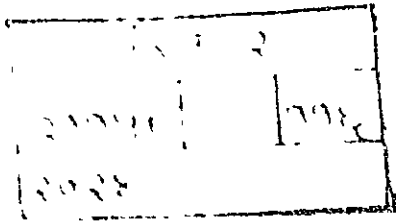
- G The buildings on the said property were constructed in or about the year 1998-2000 Due to various reasons which were discussed among the Society members and accordingly it was duly resolved to adopt Self redevelopment by the Society / PROMOTER for reconstruction on the SAID PROPERTY in the Special General Body meeting held on 11 June 2017
- H Vide Offer letter (sharing) CO/MB/REE/NOC/F-1013/1041/2018 dated 05/10/2018 and revised letter (Premium) CO/MB/REE/NOC/F-1013/054/2021 dated 11/May/2021 as annexed in ANNEXURE "D" was issued by MAHADA to the Society, allotting and confirming additional Built up area and 50% discount in the premium subject to payment as per deadline, as per the terms and conditions laid down by MHADA and also complied or cause to comply such other terms and conditions as laid down by the MHADA.
- I Thereafter by letter dated 12/04/2019 bearing no. CO/MB/REE/NOC/F-1013/571/2019 MHADA granted NOC for self- redevelopment of the said society on the said property as annexed in ANNEXURE "E" subject to terms and conditions mentioned therein.
- J The Promoter proposes to construct on the said Property building consisting of Stilt + 2 level Podium Parking & mechanical Parking + Podium Garden + 20 Upper habitable Floors to be known as "Navghar Purvarang CHS LTD. (hereinafter referred to as the "said Building" as per IOA bearing No. EE/BP Cell/GM/MHADA-12/375/2019, dated 26/09/2019, and the Commencement Certificate being No. MH/EE/(BP)/GM/MHADA/12/0375/2020/CC/1/NEW dated 28/07/2020 The Rera Registration number is P51800026043 ANNEXURE "F"
- K While sanctioning the said plans for the said building, the concerned local authority and government have laid down/ may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while constructing the said building and upon due observance and performance of which only, the Occupation and the Completion Certificate in respect of the said building shall be granted by the concerned local authority,
- L The Promoter has appointed, (a) Project Management Consultant, (PMC) the (b) Architects, and also appointed (c) Structural Consultant, License holder for preparing structural designs and drawings and specifications of the said building/s. and the BUYER/s accepts/accept of professional supervision of the said PMC, Architect and the said Structural Engineer or any such competent person or entity who may be substituted or replaced in their place by the PROMOTER, till the completion of the said building;
- M The BUYER/s hereby agrees that PROMOTER is fully authorized to utilize and consume the potential of the said property i.e. FSI as may be permissible according to building rules and regulations However, it is hereby specifically agreed that the Promoter shall have to obtain prior consent in writing from the BUYER/s in respect of such variations or modifications which may materially and adversely affect the FLAT agreed to be purchased by the BUYER Except that no further consent of the BUYER/s is/are required for any modifications, alterations, variations, or amendments of the plans including for additions in the said Building to be constructed on the said property or any alteration or addition required by any Government authorities or due to change in law,



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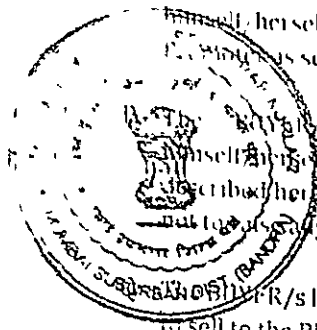
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N On demand from the BUYER/s, the PROMOTER has given for inspection and made full and complete disclosures to the BUYER/s of all the documents of title relating to the said property the plans designs and specifications, sanctions, permissions, approvals obtained from planning concerned authorities and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "RERA Act") and the Rules and Regulations made there under,

O The BUYER/s has/have duly verified the title of the said property and the rights of the Promoters to develop and construct the said buildings and after having satisfied himself/herself and itself about the same have agreed to purchase the said FLAT from the Promoters as set out hereunder



P The BUYER/s has prior to the execution of this Agreement, satisfied himself/herself and themselves about the Title of the Society / MHADA to the said property as mentioned herein above and in the First Schedule hereunder written, and has/have agreed to purchase the said FLAT from the Promoters without further requisitions or any objections in relation thereto hereafter

Q BUYER/s has/have hereby agree/s to purchase and the PROMOTER hereby have agreed to sell to the BUYER/s "SAID FLAT" is as defined below :-

| Description | SQM | SQF |
|-------------------------|-------|---------|
| Flat No | B-101 | |
| Carpet Area as per RERA | 85.11 | 916.12 |
| Private Balcony | 9.38 | 100.97 |
| Total Area | 94.49 | 1017.09 |

Floor No "1" in Wing B of the said Building.

The floor plan is annexed and marked as ANNEXURE "G" and as more particularly described in the SECOND SCHEDULE hereunder written (hereinafter for the sake of brevity referred to as the "SAID FLAT")

R The BUYER/s hereby confirms to have entered into this Agreement with full knowledge of all terms and conditions in the documents, papers, plans, orders, schemes, amenities etc recited and referred to above and those contained hereinabove and those contained herein

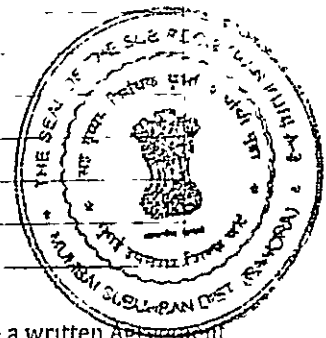
S The parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, the Promoter have agreed to sell to the BUYER/s and the BUYER/s agrees/agree to purchase the said FLAT at the price/consideration of Rs 2,48,28,914.64/- (Rupees Two Crores Forty Eight Lakhs Twenty Eight Thousand Nine Hundred Fourteen and Paise Sixty Three Only), exclusive of other amount/s mentioned hereafter and on the terms and conditions hereinafter appearing; "THE STATUTORY CHARGES" separate as applicable

T Prior to the execution of this Agreement, the BUYER/s has/have paid to the Promoters a sum as described below being a Part payment of sale consideration of the said FLAT, as Advance payment/Booking Amount (the payment and receipt whereof the Promoter do hereby admit

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and a knowledge) towards the part Consideration and the BUYER/s has/have agreed to pay to the Promoters the balance of the said sale consideration in the manner hereinafter appearing in the operative clauses.

| Chq No/NP/FT | Date | Bank | Amount | Remarks |
|--------------|-------------|------|--------------|-----------------|
| 58289 | 27 Jun 2024 | SBI | 200,000.00 | Booking Amt |
| 58292 | 21 Aug 2024 | SBI | 1,000,000.00 | 1st Installment |
| 58293 | 21 Aug 2024 | SBI | 1,000,000.00 | |
| 58294 | 21 Aug 2024 | SBI | 1,000,000.00 | |
| 58295 | 21 Aug 2024 | SBI | 1,000,000.00 | |
| 58296 | 21 Aug 2024 | SBI | 1,000,000.00 | |
| 58300 | 24 Sep 2024 | SBI | 1,000,000.00 | |
| 58297 | 24 Sep 2024 | SBI | 1,000,000.00 | |
| 58299 | 24 Sep 2024 | SBI | 1,000,000.00 | |
| Total | | | 8,200,000.00 | |



- i. Under section 13 of the RERA Act the Promoter is required to execute a written Agreement for sale of said FLAT with the BUYER/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- ii. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the BUYER hereby agrees to purchase the FLAT) on the terms and conditions appearing hereafter

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The recitals contained above and the ANNEXURES and schedules herein shall form an integral part of the operative clauses of these presents.
2. The Promoter shall construct or cause to be constructed the "said building" in accordance with the plan sanctioned and which may be sanctioned from time to time and same have been inspected and approved by the BUYER/s.
3. The BUYER/s hereby agrees/agree to purchase from the Promoter and the Promoter hereby agrees to sell to the BUYER/s the "SAID FLAT" as defined in clause Q above, in the "SAID BUILDING" as defined in CLAUSE J Above, at or for the lump sum price of Rs 2,48,28,914 64/- Rupees Two Crores Forty Eight Lakhs Twenty Eight Thousand Nine Hundred Fourteen and Paise Sixty Three Only (Govt Levies, and other taxes extra as applicable at the time of agreement registration) and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, except parking, extent and description of the common areas and facilities, which are more particularly set out in ANNEXURE "I" hereto. Parking, if any, may be allotted by the Promoter as per its discretion by separate Allotment Letter as per availability of parking spaces and is not included under this agreement.

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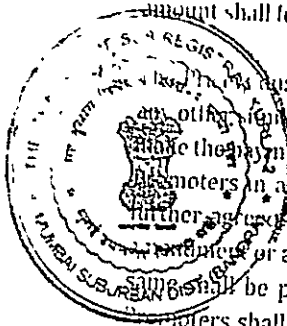
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Payment schedule covering the amount already paid and to be paid as agreed explicitly between the Parties is as Annexure "A" hereto

The first instalment if any mentioned in Payment Plan shall be paid by the MEMBER/s within 15 days from the date of intimation by the Promoter to the MEMBER/s that the said FLAT is ready for Possession (possession for the purpose of fit-out for furniture, furniture for payment of each instalment being essence of this contract)

1.1 The BUYER/s shall deduct TDS, (100% of the consideration value) as applicable under Income Tax Act 1961 from the total consideration amount of this Agreement (i.e. TDS of Rs 248,289.15/) The BUYER/s shall deposit the same in the appropriate Bank and produce TDS certificate to the Promoter within period of 15 days from such payment. The said TDS amount shall form part of the consideration amount of the said Flat.



The consideration above excludes all kinds of taxes and "statutory charges", cess or any other regional taxes and accordingly the BUYER/s shall be solely and absolutely liable to make the payment of said Statutory charges and taxes incidental thereof without holding the Promoters in any manner responsible during the tenure of the project as aforesaid. It is further agreed that if by reason of any amendment to the Constitution or enactment or any other law, this transaction is held to be liable to any additional taxes the same shall be payable by the BUYER/s to the Promoters forthwith on demand and the Promoters shall not be responsible for the same. The BUYER/s shall at all-time hereafter keep the Promoters indemnified and safe and harmless against all penalties or consequences arising on account of breach and violation of any of provision of law by the BUYER/s and further the BUYER/s undertake/s to follow and abide by all rules and regulations of law and make good for any loss and/or damage suffered and/or occasioned on account of any breach and/or violation or omission and commission by the BUYER/s in payment of said Statutory charges and taxes.

4.3 The Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the BUYER/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the BUYER/s, which shall only be applicable on subsequent payments.

4.4. The Promoters shall be entitled to and shall send to the BUYER/s, intimations/ Demand Notes, demanding payments of the relevant amounts under these presents or installments of the consideration from the BUYER/s as and when the same falls due as per Clause 5, 3, 4, 4.1 and 4.2 above or under such other clause of these presents. Such installments shall be payable by the BUYER/s strictly within the period mentioned in such intimations/Demand Notes. The BUYER/s hereby covenant/s with the Promoters that the BUYER/s shall duly and punctually pay/, cause/allow the Bank, in case of home loan to pay, without any excuse the amounts due and payable within the time and in the manner stipulated in the intimation/Demand Notes without committing any breach and/or defaults thereof Towards

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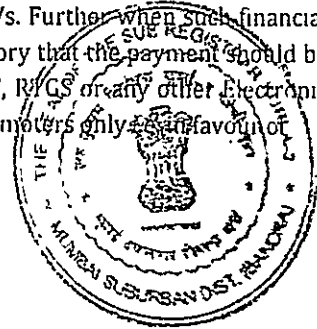
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the payment of each amounts under these presents or installments paid by the BUYER/s, the Promoters will pass separate receipt. The time for making the payment of each of the aforesaid installments and all other amounts due and payable shall be the essence of the contract. Without prejudice to other rights specified herein Promoters shall be entitled to and the BUYER/s agrees and shall be liable to pay to the Promoters, interest as specified in the Rule i.e. Highest Marginal cost of Fund of SBI plus 2% P.A or at the rate as may be applicable from time to time, on all the delayed payment which become due and payable by the BUYER/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the BUYER/s to the Promoters.

15 The BUYER/s authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the BUYER/s undertakes not to object/demand/direct the Promoters to adjust his payments in any manner

5 If the BUYER/s in order to augment the resources in his/her/their hands for the purpose of payment of consideration amount to the Promoters under this Agreement for Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said FLAT then in such a case the BUYER/s shall be required to obtain on the letterhead of the respective financial institutions/bank's, etc. the loan /pre-sanction loan letter and only against which the Promoters will issue the NOC for mortgage of the said FLAT to the BUYER/s. Further when such financial institution/ bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft or NEFT, RTGS or any other Electronic form, of the Loan amount or installment/s in the name of the Promoters only in favour of "Navghar Purvarang Co operative Housing Society ltd.,
 Accounts no. 033 111700 000001
 IFSC Code - MDCB0680033
 Mumbai District Central Co-Operative Bank Ltd
 Mulund East



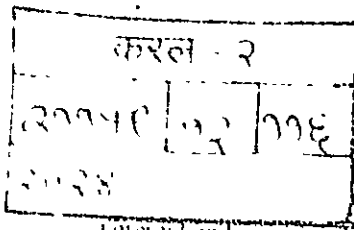
and in the event such financial institution/ bank, etc. issues Cheque/Pay Order /Demand Draft of Loan amount or installment/s in any other name or account, then such financial institution/bank, etc. shall do so at their own risk and the Promoter shall not be liable for any cost and consequences arising therefrom. Further in the event BUYER/s default in payment due to any fault at Banks/Financial Institution's part then in that case he or she shall not be absolved of payment of purchase consideration and consequences for non- payment/default in payment shall be followed.

6. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.4 above, on the BUYER/s committing defaults i.e. On receipt of demand letter/Email as mentioned above followed by 2 (Two) reminders for payment of amounts under these presents and /or installments including said Statutory charges and taxes, the Promoters shall at his own option, may terminate this Agreement, Provided that, Promoters shall give notice of fifteen days in writing to the BUYER/s, by Registered Post AD/Courier/certificate posting at the address provided by the BUYER/s and/or mail at the e-mail address provided by the BUYER/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this Agreement. If the BUYER/s fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, this agreement ipso facto come to an end without any further notice or act to be done on behalf of Promoters. However, upon termination of this Agreement as

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...and upon completion of cancellation formalities by the BUYER/s including but not limited to execution of such deeds and documents for giving effect to the termination, the Promoter shall refund Basic amount without GST and Stamp duty (if paid by Promoter) to the BUYER/s within a period of 'thirty' days, the amount without any interest towards consideration in respect of the said FLAT which may till then have been paid by the BUYER/s to the Promoters subject to forfeiture of 10% of total consideration agreed herein and after providing for adjustment and recovery of Govt taxes paid on behalf of buyer/s, liquidated damages or any other amount which may be payable to Promoters

6.1 The Promoter upon such ipso-facto termination, shall be entitled to sell, transfer and assign the said FLAT with parking separately allotted if any and all the rights, title and interest therein in favor of any third party on such terms and conditions as thought fit and proper by the Promoter without any recourse and/or reference to the BUYER/s. However if BUYER/s had secured any financial institutions/banks etc., against the security of the said FLAT after prior consent/approval of the Promoters and promoter exercise its right to terminate due to some breach of terms and conditions mentioned herein then in that case BUYER/s hereunder takes/undertake to clear the entire mortgage debt outstanding and to obtain necessary letter of confirmation stating clearance of mortgage, etc. from such financial institutions/bank, etc. and the Promoter shall directly pay the amount to the banks and to the Promoter towards the consideration amount) subject to deductions mentioned above.

6.2. The BUYER/s hereby authorizes the Promoter only in case of termination under clause 6 wherein the Promoter shall have all the right to execute and register such deeds and documents to effect of termination of these presents including but not limited to cancellation deed for and on behalf of the BUYER/s herein without any reference to the BUYER/s, subject to BUYER/s entitlement of the refund as mentioned in clause 6 and or 6.1 is made good. In such case BUYERS shall at their own efforts, cost and responsibility be entitled to apply for refund of stamp duty and GST, as applicable and as may be permissible by law. The Promoter shall not be held responsible in any manner if said refund is not received by the BUYER.

7 The BUYER/s agrees with promoters that he/she/they shall not sell/dispose of the said FLAT till the date of Possession or the date when PROMOTOR has sold all the salable inventory, which ever is "later". A written consent of the Promoter is a must which Promoters agrees to give within 10 (ten working days) from the receipt of such request;

8 It is agreed that variation cap/tolerance level for increase or decrease in area shall be maximum three percent. If there is any reduction in the carpet area beyond the defined limit then Promoter shall refund the excess money paid by BUYER/s within forty-five days with annual interest at the rate specified in clause 4.4, from the date when such an excess amount was paid by the BUYER/s. If there is any increase in the carpet area allotted to BUYER/s, beyond the defined limit, the Promoters shall demand additional amount from the BUYER/s which shall be payable within forty-five days with annual interest at the rate specified in clause 4.4., from the date such increase exist. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 5 of this Agreement. If the Flat is within variation cap/tolerance level, no separate certification of area and/or exchange of amount shall be done.

9. The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over

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possession of the FLAT to the BUYER/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the FLAT. However, Promoter shall be entitled to handover the Possession of the FLAT for fit out for furniture purpose subject to conditions that same shall not be occupied for residing purpose and no structural changes or material changes shall be affected by the BUYER/s

10 Time is essence for the Promoters as well as the BUYER/s. The Promoters shall abide by the time schedule for completing the project and handing over the FLAT to the BUYER/s and the common areas to the association of the BUYER/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the BUYER/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 4.0 herein above. (hereinafter referred to as "Payment Plan")

11. The Promoters hereby declares that the FSI/ Built up Area as on date in respect of the said property is 6665.91 Sq. mtr. Only which includes incentive FSI offered by the Government under his/her authority and Promoters plans to utilize the said entire F.S.I. and additional FSI of similar FSI as per the prevailing rules. Further the BUYER/s of the FLAT/premises shall be entitled only to F.S.I. consumed in construction of the said FLAT purchased by him/her/them in the said Building/s. The F.S.I. of any nature whatsoever available at present or in future and further and/or additional construction, shall always be the property of the Promoters i.e. the said Society, who shall be at liberty to use, deal with, dispose of, sell, transfer, etc. the same, in any manner the Promoters choose and deem fit. The document vesting the title of the said property, building/s, etc. and transfer of rights and benefits of the Promoters, as hereinafter mentioned, shall be subject inter alia to the aforesaid reservation.

12 The profit or loss arising from this project during and/or after the redevelopment shall be the sole liability or asset of the existing original 56 members , who are shareholders of the said Society. The BUYERS shall not claim any benefits/ shareholding in this redevelopment project, even though he/she is admitted as new member of the said Society in due course of time. It is specifically clarified that BUYER's claim shall be restricted to his/her Flat only.

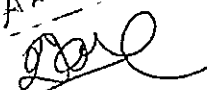
13 The fixtures, fittings and amenities to be provided by the Promoters in the said building and the FLAT as are set out in ANNEXURE "I", annexed hereto.

14 The Promoters shall give possession of the FLAT to the BUYER/s on or before 31 Dec, 2024 If the Promoters fails or neglects to give possession of the FLAT to the BUYER/s on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoters shall be liable on demand to refund to the BUYER/s the amounts already received by him in respect of the FLAT with *interest* at the same rate as may mentioned in the clause 4.4. herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of FLAT on the aforesaid date, if the completion of building in which the FLAT is to be situated is delayed on account of force majeure reasons.

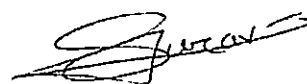
14.1 War, civil commotion or act of God.

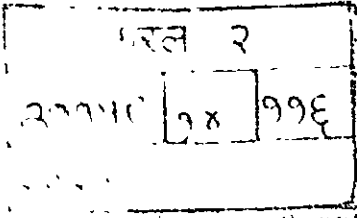
14.2 Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

14.3. Non-availability of steel, cement, other building materials, water, electric supply. etc

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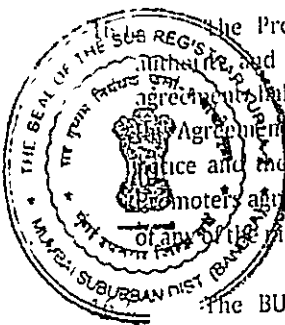


law on the part of government authorities to sanction approvals or issue certificates
viz. Occupation Certificate

14.5 Lockdown due to Pandemic disease like Corona or otherwise

If the Promoters fails to abide by the time schedule for completing the said Building and handing over the said FLAT to the BUYER/s due to any other reason not eligible for grant of extension as mentioned in clause 10 hereinaabove, then in that case Promoters agrees to pay to the BUYER/s, who does not intend to withdraw from the project, interest as specified in as specified in the Rule the Highest Marginal cost of Funding of SBI plus 2% P A or such other rates as may be applicable from time to time, on all the amounts paid by the BUYER/s, for every month of delay till the handing over of the possession

16 PROCEDURE FOR TAKING POSSESSION:



The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the BUYER/s as per the payment plan under this Agreement shall offer in writing the possession of the said FLAT, to the BUYER/s in terms of Agreement to be taken within maximum 3 (three) months from the date of issue of such certificate and the Promoters shall give possession of the said FLAT to the BUYER/s. The Promoter agrees and undertakes to indemnify the BUYER/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters.

The BUYER/s agree(s) to pay the maintenance charges as more specifically mentioned in clause 19.0, THE STATUTORY CHARGES, Taxes as applicable will be collected separately.

16.3. The Promoter on its behalf shall offer the possession to the BUYER/s in writing within 7 days of receiving the occupancy certificate of the Project

16.4. The BUYER/s shall take possession of the FLAT within 15 days of the written notice from the Promotor to the BUYER/s intimating that the said FLATs are ready for use and occupancy.

16.5 Failure of BUYER/s to take Possession of FLAT: Upon receiving a written intimation from the Promoter as per clause 16.1., the BUYER/s shall take possession of the FLAT from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the FLAT to the BUYER/s. In case the BUYER/s fails to take possession within the time provided in clause 16.1 such BUYER/s shall continue to be liable to pay maintenance charges as applicable and such other statutory taxes and charges as may be applicable to the said FLAT and building

16.6. If within a period of five years from the date of obtaining the Occupation Certificate, the BUYER/s brings to the notice of the Promoters any structural defect in the FLAT or the building in which the FLAT are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at his/its own cost and in case it is not possible to rectify such defects, then the BUYER/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act

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The aforesaid warranty given by the Promoter is applicable only if after occupying the FLAT the BUYER/s shall maintain the FLAT in the same condition as it was handed over to him/her by the promoter and not applicable, in case the BUYER/s makes any changes of whatsoever nature including Changing floorings, plumbing systems, electrical wiring, sanitary systems, and fittings, fixing falls ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority. In such event the Promoter SOCIETY, has right at the cost of BUYER/s to appoint a competent structural engineering consultant and audit the extent of damage and recover the money from the buyer for cost of such repairs and impose appropriate penalty as may be agreed by the General body of the " Promoter Society"

16.7 The Buyer is not allowed to make any changes of whatsoever nature including painting of the walls, doors, windows and their grills, bedrooms, kitchen, bathrooms, balcony, terrace, enclosing balconies, extending rooms. Changing floorings, plumbing systems, electrical wiring, sanitary systems and fittings, fixing falls ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority "Society" Further, cases including where the BUYER/s

- 16.7.1. installs air-conditioners on the external walls haphazardly which may destabilize the structure.
- 16.7.2 BUYER/s and/or its tenants load heavy articles, Furniture or luggage in the lift,
- 16.7.3. damage any portion of the neighbor's FLAT, or common area by drilling or hammering etc. and
- 16.7.4. does not follow the conditions mentioned in the maintenance manual, the BUYER/s shall not be entitled to invoke the aforesaid warranty given by the Promoter.
- 16.7.5. The Promoter shall maintain a separate account in respect of sums received from the BUYER/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received

16.8 On payment of full consideration and other dues mentioned under this Agreement by Buyer/s ; within period of Six months of obtaining occupation certificate by the PROMOTER, or the 1st AGM after physical possession, whichever is earlier, the BUYER/S shall be issued Shares Certificate and admitted as member of the Society

17 The BUYER/s shall use the FLAT or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking if entitle / allotted by the PROMOTER, only for purpose of keeping or parking vehicle

18 Within 15 days after notice in writing is given by the Promoters to the BUYER/s that the FLAT is ready for use and occupancy or ready for fit-out for furniture purpose whichever is earlier, the BUYER/s shall be liable to bear and pay to the PROMOTOR; from time or when demanded monthly / periodically "Society maintenance charges" The BUYER/s agrees to execute necessary indemnities, undertaking and such other documents as prescribed in this Agreement on or before taking possession/possession for fit out for furniture purpose.

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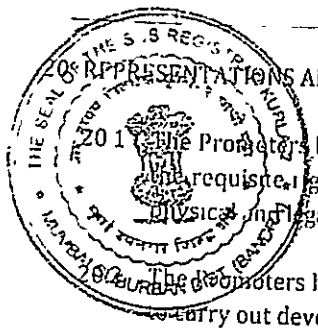
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before delivery of possession and/or possession for the purpose of Flat out for furniture purpose of the said FLAT pay to the Promoters, the following amounts:

| Amount in INR | On account of |
|---------------|--|
| 191 | 600 for Application, Entrance, Share certificate fee of the Society |
| 192 | 75,000 Legal Charges |
| 193 | 20,000 Society Registration related charges |
| 194 | 1,25,000 Infrastructure Development Charges |
| 195 | 50,000 for Deposit towards Water, Electric, and other utility and services Or at actuals |
| 196 | 61025 Provisional Property Tax amount |
| 197 | 73230 Advance Provisional monthly maintenance charges for 12 months |
| 198 | 20,000 One-time Gym membership |



REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

20.1 The Promoters have clear and marketable title with respect to the said property and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project.

20.2 The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.

20.3. There are no encumbrances upon the project land or the Project except mortgage for self-redevelopment project loan to the Mumbai Bank.

20.4 There are no litigations pending before any Court of law with respect to the project land

20.5. All approvals, licenses and permits issued by the competent authorities with respect to the said Property and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the Competent authorities with respect to the Said property and said building/wing shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common areas;

20.6. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the BUYER/s created herein, may prejudicially be affected;

20.7. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to

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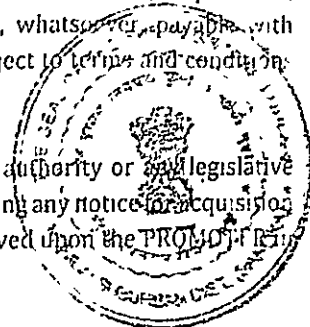
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the project land, including the Project and the said FLAT which will, in any manner, affect the rights of BUYER/s under this Agreement, except society's mortgage to Mumbai District Central Co-operative bank for self-redevelopment project loan as stated in point no 20 3 & 30 hereunder

- 20.8 The Promoters confirms that the PROMOTER with the NOC from Mumbai District Central Co-Operative Bank Ltd is not restricted from selling the said FLAT to the BUYER/s in the manner contemplated in this Agreement;
- 20.9 The PROMOTER has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the said project to the competent Authorities subject to terms and conditions mentioned herein;
- 20.10. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the PROMOTER in respect of the project land and/or the Project.
- 21 The BUYER/s or himself/themselves with intention to bring all persons into whosever hands the FLAT may come, hereby covenants with the PROMOTER as follows:
- 21.1. To maintain the FLAT at the BUYER's own cost in good and tenantable repair and condition from the date that of possession and/or possession for fit-out for furniture purpose of the FLAT is taken and shall not do or suffer to be done anything in or to the building in which the FLAT is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the FLAT is situated and the FLAT itself or any part thereof without the consent of the local authorities, if required.
- 21.2. Not to store in the FLAT any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the FLAT is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the FLAT is situated, including entrances of the building in which the FLAT is situated and incase any damage is caused to the building in which the FLAT is situated or the FLAT on account of negligence or default of the BUYER/s in this behalf, the BUYER/s shall be liable for the consequences of the breach.
- 21.3 To carry out at his own cost all internal repairs to the said FLAT and maintain the FLAT in the same conditions and state and order in which it was delivered by the PROMOTER to the BUYER/s and shall not do or suffer to be done anything in or to the building in which the FLAT is situated or the FLAT which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority In the event of the BUYER/s committing any act in contravention of the above provision, the BUYER/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



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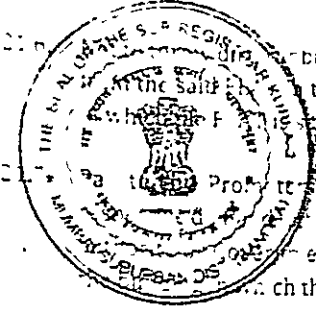
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13/09/2019

... shall be responsible for the maintenance and repair of the building and the parts thereof...
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... shall be responsible for the maintenance and repair of the building and the parts thereof...

- 21.6 To bear and pay increase in local taxes, water charges, insurance and such other charges as may be levied on the building or any part thereof, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the FLAT by the BUYER/s for any purpose other than for purpose for which it is sold
- 21.9 The BUYER/s shall not let, sub-let, transfer, assign or part with interest or benefit factors of this Agreement or part with the possession of the FLAT until all the dues payable by the BUYER/s to the Promoters under this Agreement are fully paid up and NOC of the Promoter is obtained
- 21.10 The BUYER/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the FLATs therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The BUYER/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the FLAT in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement
- 21.11 The BUYER/s shall permit the PROMOTER and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof

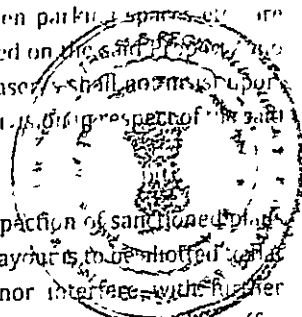
22 It is hereby expressly agreed that with respect to the water supply to the said building/s the responsibility of the PROMOTER shall be restricted only to the extent of providing the water

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... of the building ... set by the Municipal Corporation of Greater Mumbai ... Hereafter if there is any shortage in water supply for any ... the Promoters shall not be responsible for the same. No internal overhead tank is allowed in the individual flats.

24 BUYER/s hereby agrees and confirms that Not to keep anything in the common passage, staircase, terrace walls or any other common place and not to hang any sign boards, boardings, notices etc. in the passage or on the inner or outer wall of the building/s or Wing/s

BUYER/s is/are aware that the building plans are sanctioned by the Municipal Corporation of Greater Mumbai and as such FSI that may be consumed while constructing building/s on the said Property may be in proportion to the FSI consumed thereon, so also some of the common amenities like gutter, sewerage, electric cables, gardens, roads, open parking spaces etc. are commonly provided for all buildings constructed or to be constructed on the said Property. The Promoters cannot sub divide the Said property. The Purchaser shall not be liable and/or responsible to obtain sub-division of the said Property.



25 BUYER/s state, declare, agrees, confirm that he/they have taken inspection of sanctioned plans and accordingly is aware of the fact that parking spaces available in layouts to be allotted to purchasers who requested to which BUYER/s shall not object nor interfere with further Promoters shall be at Liberty to allot as they may deem fit and proper or as per the policies (for proper management of parking spaces), which BUYER/s is/are aware of and have agreed and consented

26 The consideration amount is agreed and accepted by both the parties after considering the current market situation and the benefits available to the Promoters in terms of any credits, set offs, concessions, rebates, incentives available to the Promoters under any direct or indirect tax laws. The buyer agrees that he will not claim any further concession/discount/rebate/incentive on the agreed price under any circumstances.

27 The BUYER/s hereby agrees and confirms The stilts and hoarding place anywhere including in the compound walls, terraces, open spaces shall always belong to the Promoters and all benefits thereof, will belong to the Promoters till Promoter hands over the property to Buyers and Society and the Promoters or society as the case may be, shall be entitled to deal with, dispose off, let out, give on hire or leave and license or any other basis, as the Promoters may deem fit and the Promoters shall be entitled to appropriate the sale proceeds, income, compensation, royalty etc therefrom

28 BUYER/s hereby expressly agreed that the responsibility of the Promoters shall be restricted to the extent of providing pipeline, overhead water tank, underground water tank and the water connections to the Building/s and/or Wing/s as per the norms set by the Municipal Corporation, or the relevant authority. Hereafter, if there is any shortage in water supply for any reason whatsoever, the Promoters shall not be responsible for the same. Similarly, the Promoters shall get the necessary electric meter installed and obtain the electric connection in respect of the said (F.A). However, if there is insufficient support of the electric power by the electric power company, the Promoters shall not be held responsible for the same and complained of deficiency of the service.

29 TO SETTLERS MORTGAGE OR CREATE A CHARGE:

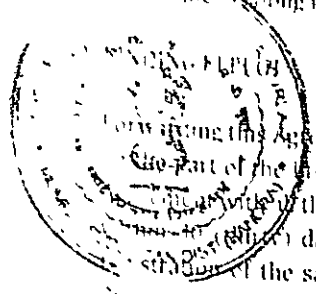
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PROMOTER has adopted self-redevelopment availing finance from nodal agency i.e. Mumbai District Central Co-operative Bank Ltd. Or under the said Banks 'self-redevelopment' scheme for their member co-operative housing societies' accordingly mortgage of society's assets inclusive plot building flats is made however the Bank shall issue NOC to the society in case of flats and such mortgage or charge shall not affect the right and interest of the BUYER/s who has taken or agreed to take such FLAT, subject to repayment of self-redevelopment project which is obligatory to the erstwhile members / the PROMOTER



Executing this Agreement to the BUYER/s by the Promoters does not create binding obligation on the part of the Promoters or the BUYER/s until, firstly, the BUYER/s signs and delivers this Agreement with the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the BUYER/s and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoters. If the BUYER/s fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the BUYER/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the BUYER/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the BUYER/s, application of the BUYER/s shall be treated as cancelled and all sums deposited by the BUYER/s in connection therewith including the booking amount shall be returned to the BUYER/s without any interest or compensation whatsoever

31 ENTIRE AGREEMENT.

This Agreement, along with its schedules ANNEXURES and such other declarations, deeds & documents that may be executed in writing hereafter constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said FLAT /building, as the case may be subject to clause 32.7 below.

31.1 RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties hereto

31.2 PROVISIONS OF THIS AGREEMENT APPLICABLE TO BUYER / SUBSEQUENT BUYERS:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent BUYER/s of the FLAT, in case of a transfer, as the said obligations go along with the FLAT for all intents and purposes

31.3 SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement

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31.5 METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

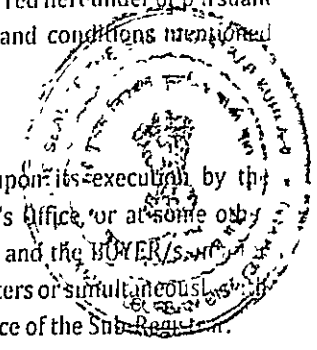
Wherever in this Agreement it is stipulated that the BUYER/s has to make any payment, in common with other BUYER/s in Project, the same shall be in proportion to the carpet area of the FLAT to the total carpet area of all the FLATS in the Project

31.6 FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments, deeds & documents and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction and same shall be subject to terms and conditions mentioned herein

31.7 PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the BUYER/s. If the Agreement is duly executed by the BUYER/s and the Promoters or simultaneously at the execution the said Agreement shall be registered at the office of the Sub-Registrar.



31.7 The BUYER/s and/or Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof

31.8 That all notices to be served on the BUYER/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the BUYER/s or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below

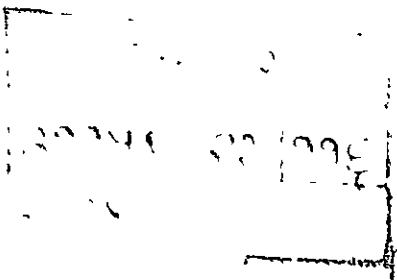
| | BUYER/s | PROMOTER |
|------------------------|---|--|
| Name/s | Rohit Shivaji Gurav Sanket Shivaji Gurav | Navghar Purvarang CHS LTD |
| Correspondence Address | 16, Costa Blanca, 3rd floor, Pooamma Lilies,, Kalyan West 42130 | Chairman/Secretary 53-54 Navghar Pui varnaga CHS Veer Savarkar Marg Nr Tata Colony, Mulund East Mumbai 400 081 |
| Phone No | +91 9920 369852 | +91 93219 06989 |
| Email ID | rohit_s_gurav@yahoo.com | purvarang.chs@gmail.com |

31.9 It shall be the duty of the BUYER/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post / e-mail failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the BUYER/s, as the

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31.10 JOINT BUYERS That in case there are Joint BUYERS all communications shall be sent by the Promoters to the BUYER/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the BUYER/s

31.11 STAMP DUTY AND REGISTRATION The charges towards stamp duty of this Agreement shall be borne by the PROMOTOR and Registration to be borne by BUYER/s

31.12 DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder

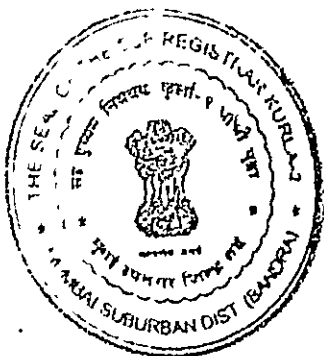
31.13 GOVERNING LAW:

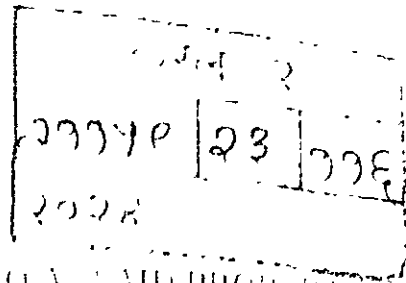
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the competent courts of Mumbai jurisdiction for this Agreement.

The Draft of this Agreement is approved in the Special General Body Meeting held on and the principal office bearers/committee members/ members, in the manner as mentioned in the Resolution dated annexed herewith and marked as ANNEXURE are empowered to execute and register this Agreement.

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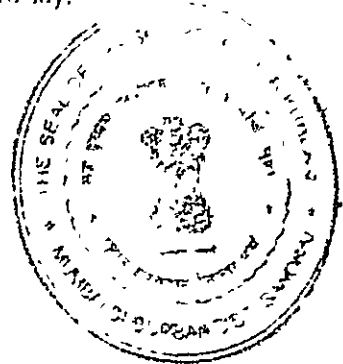




THE SECOND SCHEDULE ABOVE REFERRED TO AS A SAID PROPERTY

A piece of parcel of land bearing Survey No 82/2 (Part), city survey No 1287 (part) lying on the south and appurtenant to the Building of Navghar Purvarang Co-Operative Housing Society limited admeasuring in aggregate 1501.81 Sq Mts as per physical survey situated at Village Mulund (East) Mumbai - 400 081 Taluka Kurla, District Mumbai Suburban within the limits of "1 Ward" the Municipal Corporation of Greater Mumbai and bounded as follows that is to say,

- On or towards the North by : Recreational Garden
- On or towards the South by : 6 mtr Road and MSEB Substation
- On or towards the East by : 60 mtr Veer Savarkar Marg
- On or towards the west by : Recreational Garden



THE SECOND SCHEDULE ABOVE REFERRED TO AS A SAID FLAT

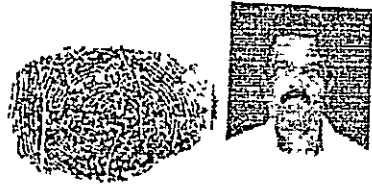
FLAT No. "B-101" in Wing : "B" admeasuring Sq. Ft. 1017.09 (Carpet Area as per RERA) on the "1" Floor of the said building known as "Navghar Purvarang CHS Ltd", constructed on the property mentioned in the First Schedule hereunder,

| | Name | Adhaar No | PAN No |
|----------|---------------------------|----------------|------------|
| BUYER/s | Rohit Shivaji Gurav | 8042-8884-5926 | AQCPG8288J |
| | Sanket Shivaji Gurav | 2148-8745-5300 | BNYPG3451R |
| PROMOTOR | Navghar Purvarang CHS Ltd | | AAAAN4967C |

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WITNESSES WHEREOF parties herinabove named have set their respective hands and signed this agreement for sale at (Mumbai) in the presence of attesting witness, signing as such on the day first above written

SIGNED AND DELIVERED BY THE Withm named "PROMOTER"
NAVGHAR PURVARANG CHS LTD Through its secretary or
Authorized representative
MR ANIL MADIUKAR HADKAR



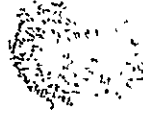
MR. SANJAYKUMAR GHADIGAONKAR

Sanjay

In Presence of

1)

[Signature]



2)

[Signature]

SIGNED AND DELIVERED BY THE Withm named Buyer /s

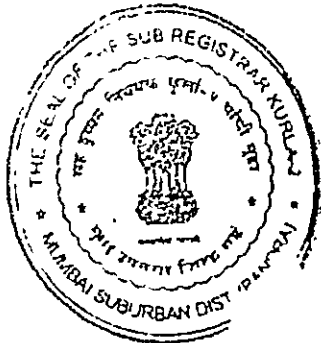
Rohit Shivaji Gurav

Rohit



Sanket Shivaji Gurav

Sanket



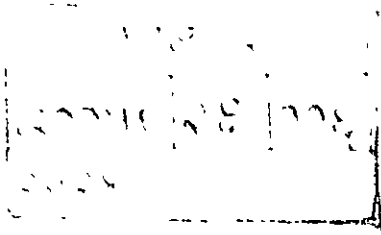
In Presence of

1)

[Signature]

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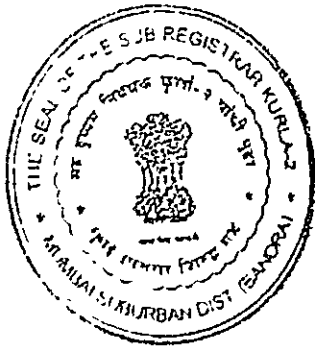


List of Amenities

- A Payment Plan
- B City survey of plot
- C Property Card
- D Offer Letters from MHADA
- E NOC by MHADA for self-redevelopment
- F RI RA registration
- G Floor Plan
- H List of Amenities

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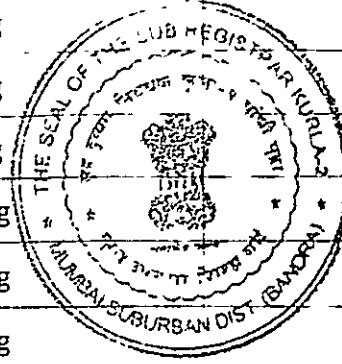


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| २०२४ | | |

Annexure A

Annexure A Schedule (Taxes Extra As applicable) Currently 5% on below amount

| Event | Basic Amount Rs |
|---|-----------------|
| Allotment Letter | 2,482,891.46 |
| After Agreement 30 days | 4,965,782.93 |
| Plinth Completion | 3,724,337.20 |
| Residential Slab No 2 of your building | 620,722.87 |
| Residential Slab No 4 of your building | 620,722.87 |
| Residential Slab No 6 of your building | 620,722.87 |
| Residential Slab No 8 of your building | 620,722.87 |
| Residential Slab No 10 of your building | 620,722.87 |
| Residential Slab No 12 of your building | 620,722.87 |
| Residential Slab No 14 of your building | 620,722.87 |
| Residential Slab No 16 of your building | 620,722.87 |
| Residential Slab No 18 of your building | 620,722.87 |
| Residential Slab No 20 of your building | 620,722.87 |
| Internal Masonry Work to your floor level | 1,241,445.73 |
| External Masonry Work, Plumbing to your floor level | 2,482,891.46 |
| Installation of Lift, Pumps and lobby, common areas etc | 2,482,891.46 |
| At Possession after receipt of OC | 1,241,445.73 |



The last instalment mentioned above shall be paid by the Buyer/s within 15 (fifteen) days from the date of intimation by the Promoter to the BUYER/s that the said FLAT is ready for Possession/possession for the purpose of fit-out for furniture,

(The time for payment of each instalment being essence of this contract)

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