

394/896

पावती

Original/Duplicate

Tuesday, January 17, 2023

नोंदणी क्र. :39म

10:53 AM

Regn.:39M

पावती क्र.: 930 दिनांक: 17/01/2023

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन11-896-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुजीत कुमार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1060.00

पृष्ठांची संख्या: 53

एकूण:

रु. 31060.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:12 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. ११

बाजार मुल्य: रु.11991779.8 /-

मोबदला रु.21301500/-

भरलेले मुद्रांक शुल्क : रु. 1278100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1060/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1701202301224 दिनांक: 17/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013730386202223S दिनांक: 17/01/2023

बँकेचे नाव व पत्ता: IDBI

Sujit Kumar

पत्रकाराची सही  
मुळ दस्त परत निकाला

## गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21301500
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11991779.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र-3/78/1, दर-रु. 1,27,400/- प्रती चौ. मी.. सदनिका क्र. 1902, एकोणिसावा मजला, बालाजी एक्झोटीका, प्लॉट नं. 31, सेक्टर नं. 9, कोपरखैरणे, नवी मुंबई, ता. आणि जि. ठाणे. क्षेत्र-67.501 चौ. मी. कारपेट + 11.510 चौ. मी. वाल्कणी+ 4.500 चौ. मी. टेरेस. ( ( Plot Number : 31 ; SECTOR NUMBER : 9 ; ) )
(5) क्षेत्रफळ	1) 67.501 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:-मे. वर्षा इंफ्राम्स्ट्रक्चर तर्फे भागीदार चुव्रीलाल बी. चौधरी यांच्या तर्फे कु. मू. म्हणून भरत एम. चौधरी - वय:-27; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफीस नं-1003-04, शेल्टॉन कुबीक्स, प्लॉट नं-87, सेक्टर नं-15, सी. वी. डी., वेलापुर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAIFV9423E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुजीत कुमार - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 02, रघुकमल अपार्टमेंट, गांधी हॉस्पिटलजवळ, प्लॉट नं. 140, एमसीसीएच सोसायटी, पनवेल, रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(ं). पिन कोड:-410206 पॅन नं:-ASKPS3598R 2): नाव:-प्रियम्बदा सुजीत कुमार - - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 02, रघुकमल अपार्टमेंट, गांधी हॉस्पिटलजवळ, प्लॉट नं. 140, एमसीसीएच सोसायटी, पनवेल, रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-BAHPS4277B
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	896/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1278100
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. ११





Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUJIT KUMAR AND PRIYAMVADA SUJIT KUMAR	eSBTR/Simple Receipt	69103332023011351903	MH013730386202223S	1278100.00	SD	0006863149202223	17/01/2023
2		DHC		1701202301224	1060	RF	1701202301224D	17/01/2023
3	SUJIT KUMAR AND PRIYAMVADA SUJIT KUMAR	eSBTR/SimpleReceipt		MH013730386202223S	30000	RF	0006863149202223	17/01/2023

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



१- 100 रुपये प्रति पृष्ठ का  
२०२३ का शुल्क

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20230117618	17 January 2023, 10:39:08 AM			
टनन।।					
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	3/78/1-कोपरखैरणे नोड सेक्टर क्र. 9				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
41500	127400	140400	159600	140400	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	85.76चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.136955/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )			
		= ( ( (136955-41500) * (100 / 100) ) + 41500 )			
		= Rs.136955/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 136955 * 85.76				
	= Rs.11745260.8/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	4.5चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 4.5 * ( 136955 * 40/100 )				
	= Rs.246519/-				
Applicable Rules	= 3, 9, 18, 19, 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनीचे मूल्य + बंदीस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य) + मूल्यचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 11745260.8 + 0 + 0 + 0 + 0 + 246519 + 0 + 0 + 0 + 0				
	=Rs.11991780/-				
	= ₹ एक करोड एकोणवीस लाख एकव्याण्णव हजार सात शो ऐशी /-				

Home Print



सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. ९९

ट.न.न. ९९  
२०२३  
९ ५३



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1701202301224	Date 17/01/2023
Received from SUJIT KUMAR , Mobile number 9870550490, an amount of Rs.1060/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Thane 11 of the District Thane.	
Payment Details	
Bank Name MAHB	Date 17/01/2023
Bank CIN 10004152023011701118	REF No. 002716004
This is computer generated receipt, hence no signature is required.	

Sujit Kumar  
Prayankwad



ट.न.न. ११	
८९९	२०२३
५	५३



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1701202301224

Receipt Date 17/01/2023

Received from SUJIT KUMAR, Mobile number 9870550490, an amount of Rs.1060/-, towards Document Handling Charges for the Document to be registered on Document No. 896 dated 17/01/2023 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.

DEFACED

₹ 1060

DEFACED

### Payment Details

Bank Name MAHB

Payment Date 17/01/2023

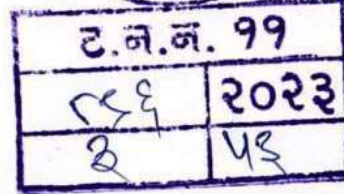
Bank CIN 10004152023011701118

REF No. 002716004

Deface No 1701202301224D

Deface Date 17/01/2023

This is computer generated receipt, hence no signature is required.





महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910318/Nerul  
Pmt Txn id : 721607469  
Pmt DtTime : 13-JAN-2023@17:52:49  
ChallanIdNo: 69103332023011351903  
District : 1201-THANE

19501598865910

Stationery No: 19501598865910  
Print DtTime : 13-JAN-2023 17:55:21  
GRAS GRN : MH013730386202223S  
Office Name : IGR118-THN6 THANE NO 6  
GRN Date : 13-Jan-2023@17:52:51

StDuty Schm: 0030046401-75/STAMP DUTY

StDuty Amt : R 12,78,100/- (Rs One Two, Seven Eight, One Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25--Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 2,13,01,500/-  
Prop Descr : FLAT NO 1902,19TH FLOOR,BALAJI EXOTICA,PLOT NO 31,SECTOR NO 9,KOPAR  
KHAIRNE,NAVI MUMBAI,Maharashtra,400709  
Duty Payer: PAN-ASKPS3598R,SUJIT KUMAR AND PRIYAMVADA SUJIT KUMAR

Other Party: PAN-AAIFV9423E,MS VARSHA INFRASTRUCTURE

Bank official Name & Signature

*[Handwritten Signature]*  
KP



Bank official2 Name & Signature

--- --- Space for customer/office use --- --- Please write below this line --- ---

*Sujit Kumar*  
*Priyamvada*



ट.न.व. 99	
२९६	२०२३
४	५३



# Data of ESBTR for GRN MH013730386202223S

## Bank - IDBI BANK

Bank/Branch : IBKL - 6910318/Nerul  
Pmt Txn id : 721607469 Stationary No : 19501598865910  
Pmt DtTime : 13/01/2023 17:52:49 Print DtTime : 13/01/2023 17:55:21  
ChallanIdNo : 69103332023011351903 GRAS GRN : MH013730386202223S  
District : 1201 / THANE GRN Date : 13/01/2023 17:52:50  
Office Name : IGR118 / THN6\_THANE NO 6 JOINT SUB REGISTRA

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 12,78,100.00/- (Rs Twelve Lakh Seventy Eight Thousand One Hundred Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

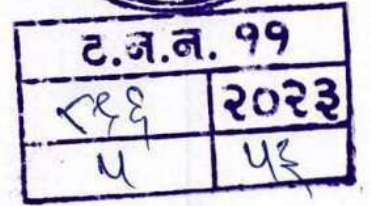
Article : B25  
Prop Mvblty : Immovable Consideration : 2,13,01,500.00/-  
Prop Descr : FLAT NO 1902,19TH FLOOR,BALAJI EXOTICA , SECTOR NO 9,KOPARKHAIRNE  
: NAVI MUMBAI,PLOT NO 31  
: 400709  
Duty Payer : PAN-ASKPS3598R SUJIT KUMAR AND PRIYAMVADA SUJIT KUMAR  
Other Party : PAN-AAIFV9423E MS VARSHA INFRASTRUCTURE

Bank Scroll No : 100  
Bank Scroll Date : 16/01/2023  
RBI Credit Date : --  
Mobile Number : 919870550490



### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	(iS)-394-896	0006863149202223	17/01/2023-10:53:18	IGR123	30000.00
2	(iS)-394-896	0006863149202223	17/01/2023-10:53:18	IGR123	278100.00
Total Defacement Amount					308100.00





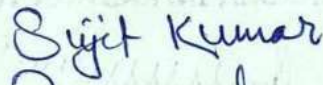
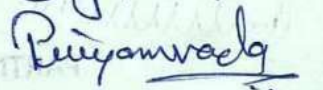
## AGREEMENT FOR SALE



THIS **AGREEMENT FOR SALE** is made and entered into at **Navi Mumbai** on this 17<sup>th</sup> day of **January, 2023** between **M/S. VARSHA INFRASTRUCTURE**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at 1003/1004, Shelton Cubix, Plot No.-87, Sector No.-15, C.B.D. Belapur, Navi Mumbai-400614, hereinafter referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) **OF THE ONE PART** and **SHRI. SUJIT KUMAR (PAN: ASKPS3598R) & SMT. PRIYAMVADA SUJIT KUMAR (PAN: BAHPS4277B)**, having his/her/their address at **02, Raghukamal Apartment, Near Gandhi Hospital, Plot No.-140, MCCH Society, Panvel, Raigad, Maharashtra-410206.** hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE OTHER PART.**

**For VARSHA INFRASTRUCTURE**

  
**PARTNER**



Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas the Promoters vide their application dated 30/01/2018 requested the Corporation to grant lease of a piece and parcel of land acquired and vested in the Corporation by the State;

And whereas the said corporation allotted all that piece and parcel of land bearing **Plot number 31 admeasuring about 1999.88 Sq. Mts. situated at Sector No.-9, Koparkhairne, Navi Mumbai, Tal. & Dist.-Thane**, hereinafter referred to as "**THE SAID PLOT OF LAND**" and more particularly described in the "**First Schedule**" hereunder written, to the Promoters on the terms and conditions including the conditions of lease of the said Property as set out therein;

And whereas the Promoters paid to the Corporation a sum of `29,01,15,780/- (Rupees Twenty Nine Crore One Lakh Fifteen Thousand Seven Hundred Eighty Only) as and by way of full and final payment of Lease Premium and entered into an **Agreement to Lease dated 01/11/2018** and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said Plot to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Joint



ट.न.न. ११	११
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For VARSHA INFRASTRUCTURE

*[Handwritten Signature]*  
PARTNER

*[Handwritten Signature: Sijet Kumar]*  
*[Handwritten Signature: Poojamma]*  
PARTNER



Sub-Registrar of Assurances at Thane-6 under Receipt No.-13040, Document No. TNN6-11835-2018 on 01/11/2018;

And whereas pursuant to the aforesaid Agreement to Lease, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;

And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority(s);

And whereas the Promoters are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide **Commencement Certificate bearing number NMMC/TPD/BP/Online No.20181CNMMC14454/REGISTRAR THANE-6/5114/2018, dated 27/12/2018** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate annexed herewith as "**Annexure-A**";

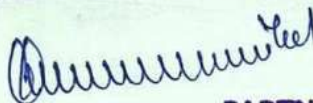
And whereas the Promoters proposed to construct on the project land building project known as "**BALAJI EXOTICA**" comprising **Ground Plus 22 (Twenty Two) upper floors** wherein **Ground Floor** consists of **Commercial Units plus Stilt Parking Area, 1<sup>st</sup> (First) Floor** having **Commercial Units plus Podium Parking Area, 2<sup>nd</sup> (Second) Floor** consists of **Podium Parking Area, 3<sup>rd</sup> (Third) Floor** having **Podium Garden along with a Society Office and Fitness Centre and from 4<sup>th</sup> (Fourth) Floor onwards Residential Units**, on the project land;

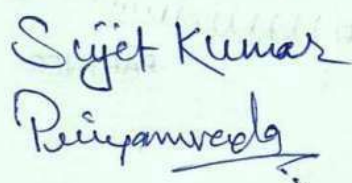
And whereas the Promoters have accordingly commenced construction of the said building(s) in accordance with the said proposed plans.

And whereas the Promoters constructed on the project land a building project known as "**BALAJI EXOTICA**" consisting of **Ground Plus 22 (Twenty-Two) upper floors** comprising Flats/Shops/Offices and other units and obtained Occupancy Certificate bearing reference number जा.क्र./नरवि/ससंनर/भो.प्र./२९४२/२०२२, **dated 20/09/2022** for the same. Copy of the Occupancy Certificate is annexed herewith as "**Annexure-B**".

And whereas the Allottee(s) is/are offered a **Flat bearing number 1902 on the 19<sup>th</sup> Floor**, (hereinafter referred to as "the said Flat") of the building

For VARSHA INFRASTRUCTURE

  
PARTNER

  
Sejet Kumar  
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called "**BALAJI EXOTICA**" (hereinafter referred to as "the said Building") constructed of the said project, by the Promoters.

And whereas the Promoters had 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 Promoters had appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and accepted the professional supervision of the Architect and the structural Engineer till the completion of the building(s).

And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Flats/Shops/Offices in the building(s) constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats/Shops/Offices therein and to receive the sale price in respect thereof.

And whereas on demand from the allottee(s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters Architects **SHRI SATISH AHUJA** and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoters, showing the nature of the title of the Promoters to the project land on which the Flats/Shops/Offices are to be constructed have been annexed hereto and marked as "**Annexure-C**".


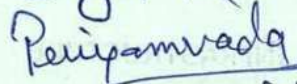
And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "**Annexure-D**".

And whereas the authenticated copies of the plans and specifications of the Flat/Shop/Office agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "**Annexure-E**".

And whereas the Allottee(s) have applied to the Promoters for allotment of a **Flat bearing number 1902 on the 19<sup>th</sup> Floor** in building known as "**BALAJI EXOTICA**" constructed of the said Project.

For **VARSHA INFRASTRUCTURE**

  
**PARTNER**



And whereas the carpet area of the said Flat is **67.501 Sq. Mts.** and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area of **11.510 Sq. Mts.** appurtenant to the said Flat/Shop/Office for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area of **4.500 Sq. Mts.** appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

And whereas 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, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs. 27,01,500/- (Rupees Twenty Seven Lakh One Thousand Five Hundred Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.


And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat/Shop/Office with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

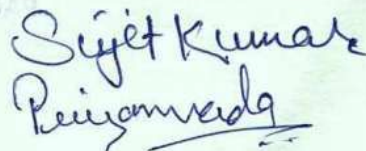
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

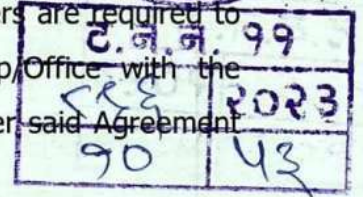
**Now this Indenture witnesseth and it is hereby agreed by and between the Parties hereto as follows:**

- 1) The Promoters constructed the said building project to be known as "**BALAJI EXOTICA**" consisting of **Ground Plus 22 (Twenty Two) upper floors wherein Ground Floor consists of Commercial Units plus Stilt Parking Area, 1<sup>st</sup> (First) Floor having Commercial Units plus Podium Parking Area, 2<sup>nd</sup> (Second) Floor consists of Podium Parking Area, 3<sup>rd</sup> (Third) Floor having Podium Garden along with a Society Office and Fitness Centre and from 4<sup>th</sup> (Fourth) Floor onwards Residential Units,**

For VARSHA INFRASTRUCTURE

  
PARTNER

  
Sijet Kumar  
Reiyamada





on the project land bearing Plot No.-31 situated at Sector No.-9, Koparkhairne, Navi Mumbai, Tal. & Dist.-Thane, in accordance with the plans, designs and specifications approved by the concerned local authority and obtained Building Completion Certificate or Occupancy Certificate of the same.

- 2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said **Flat bearing No. 1902 admeasuring 67.501 Sq. Mts.** carpet area on the 19<sup>th</sup> Floor in building known as "**BALAJI EXOTICA**" hereinafter referred to as "**THE SAID FLAT/SHOP/OFFICE**", more particularly described in the "**Second Schedule**" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "**Annexure-E**" for a lump sum price of **Rs. 2,13,01,500/- (Rupees Two Crore Thirteen Lakh One Thousand Five Hundred Only)** being and inclusive of the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder and the said amount of consideration shall be paid by the Purchaser to the Promoters herein in the manner hereinafter mentioned. The fixture and fittings with regards to flooring and sanitary fittings and amenities to be provided by the Promoters in the Flat and the said building are those that are set out in the "**Third Schedule**" mentioned hereunder.



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The said consideration of **Rs. 2,13,01,500/- (Rupees Two Crore Thirteen Lakh One Thousand Five Hundred Only)** will be paid by the Allottees to the Promoters as follows; i.e., to say;

- a) **Rs. 1,86,00,000/- (Rupees One Crore Eighty Six Lakh Only)** paid on or before execution of this Agreement as part amount of consideration (the payment and receipt whereof the Promoters doth hereby admit and acknowledge and acquit, release and discharge the Allottees from the payment and receipt thereof and every part thereof);
- b) The balance payment of **Rs. 1,86,00,000/- (Rupees One Crore Eighty Six Lakh Only)** shall be payable within 45 (Forty Five) days from the date of execution of this Agreement for Sale. Time being the essence of the contract.

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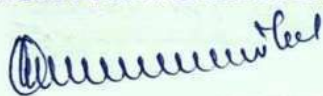
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PARTNER

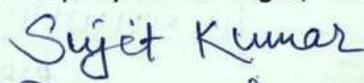

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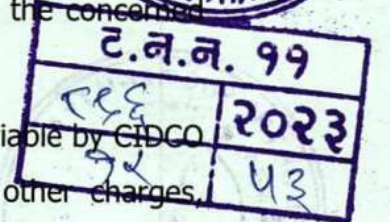


- 4) The Promoters shall give possession of the premises to the Allottee(s) on receipt of full and final payment of the consideration amount.
- 5) It is agreed that in the event of any delay or default by the Allottee(s) in making payment of the balance consideration on the due date, the Promoters shall be entitled to give 7 (Seven) days notice in writing to the Allottee(s) making time the essence of the Contract and if the Allottee(s) fail(s) to make payment within such notice period, then and in that event this Agreement shall be terminated and the amount paid by the Allottee(s) to the Promoters shall be refunded by the Promoters to the Allottee(s) without interest after deducting there from the 10% (Ten Percent) of the agreed sale price towards the administrative expenses.
- 6) The above purchase price does not include the following charges:
- Stamp duty, registration and other charges payable to the concerned authorities.
  - Any other taxes, cess that shall be levied or become leviable by CIDCO or any other Government Authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- 7) The Allottee(s) along with other Allottee(s) of Flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee(s), so as to enable the Promoters to register the common organisation of Allottee(s). No objection shall be taken by the Allottee(s) if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- The Promoters shall, within 3 (Three) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and

For VARSHA INFRASTRUCTURE

  
PARTNER







Dated: 28.01.2023

To,  
**SHRI. SUJIT KUMAR**  
**SMT. PRIYAMVADA SUJIT KUMAR**  
02, raghukamal Apartment,  
Near Gandhi Hospital, Plot No. 140,  
MCCH Society, Panvel, Raigad.

**Sub: Allotment of Stilt Car Parking Space No. G-09 on Ground Floor, S-26 and S-27 Second Floor of "BALAJI EXOTICA" situated on Plot No. 31, Sector - 09, Koparkhairane, Navi Mumbai-400709.**

Dear Sir/ Madam,

We record & confirm that we have allotted to you **3 Stilt Car Parking Space No. G-09 on Ground Floor, S-26 and S-27 Second Floor** of our project "BALAJI EXOTICA" situated at Plot No. 31, Sector - 09, Koparkhairane, Navi Mumbai-400709

You shall be entitled to use the said Stilt Car Parking Space without any obstruction or hindrance to any other Flat Holders & Subject to the Agreement for Sale executed between us for your **Flat No. 1902.**

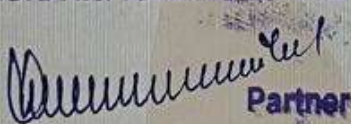
You shall not use the said Stilt Car Parking Space for any purpose other than the parking of a car. You will not cover the said space nor shall you put up any construction or structure of any nature whatsoever on the said Stilt Car Parking Space or a part thereof.

Thanking you,

Yours faithfully,

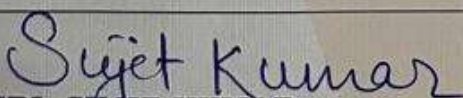
**FOR VARSHA INFRASTRUCTURE**

**For VARSHA INFRASTRUCTURE**

  
**Partner**

**PARTNER**

I / We confirm the same,

  
**SHRI. SUJIT KUMAR**

**SMT. PRIYAMVADA SUJIT KUMAR**

1003-4, Shelton Cubix, Plot No. 87, Sector 15, CBD Belapur, Navi Mumbai 400614

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