

2

353/22180

Monday, December 18, 2023

4:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 25535 दिनांक: 18/12/2023

गावाचे नाव: आकुर्ली
दस्तऐवजाचा अनुक्रमांक: पवेल2-22180-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: रमेश पांडुरंग पाटील --

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 74

रु. 30000.00
रु. 1480.00

एकूण:

रु. 31480.00

आपणास मूळ दस्त, पनवेल प्रिट, सूची-२ अदाजे
5:02 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

ग्रह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

बाजार मूल्य: रु.2599285.5/-
मोबदला रु.4499000/-
भरलेले मुद्रांक शुल्क : रु. 270000/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223166803193-दिनांक: 18/12/2023
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012550442202324E दिनांक: 18/12/2023
वैकेचे नाव व पत्ता:

मूळ दस्तऐवज परत दिला

दुय्यम निबंधक, पनवेल-२

मूळ दस्तऐवज परत मिळाला

पदाकारची सहा

353/22180

Monday, December 18, 2023

4:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 25535 दिनांक: 18/12/2023

गावाचे नाव: आकुर्ली
दस्तावेजाचा अनुक्रमांक: पवसल2-22180-2023
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: रमेश पांडुरंग पाटील - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 74

रु. 30000.00
रु. 1480.00

एकूण:

रु. 31480.00

आपणास मूळ दस्त, पनवेल प्रिट, सुनी-२ अंदाजे
5:02 PM ह्या वेळेस मिळेल.

Joint Sr Panvel-2

अह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

बाजार मुल्य: रु. 2599285.5/-
मोबदला रु. 4499000/-
भरलेले मुद्रांक शुल्क : रु. 270000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223166803193 दिनांक: 18/12/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012550442202324E दिनांक: 18/12/2023
बँकेचे नाव व पत्ता:

मुळ दस्तावेज परत दिला

दुय्यम निबंधक, पनवेल-२

मुळ दस्तावेज परत मिळाला

पदाकारची सहा

18/12/2023


सूची क्र. 2

दुयाम निबंधक : सह दु.नि.पनवेल 2
दस्ता क्रमांक : 22180/2023
नोदणी :
Regn.63m

गावाचे नाव : आकुर्ली

क्र.सं.	विवरण	क्षेत्रफळ (चौरस मी.)
(1)	विशेषाचा प्रकाश	क्षेत्रफळ
(2)	संवदन	4499000
(3)	वातावरण(वायुमंडल)चा वावविषयक प्रकाश	2599285.5
(4)	पुनर्वास, पेट्टिन्या व परतमाक(अन्याय)	
(5)	क्षेत्रफळ	
(6)	प्रकाशाची किंवा जमीनी देण्यात येत नसणे.	
(7)	दस्तावेज करून देण्याचा/दिल्ले देण्याचा प्रकाशाचे नाव किंवा दिवाणी न्यायालय दुयामाचा किंवा अदालत अत्यायन/प्रतिवादिने नाव व पत्ता.	
(8)	दस्तावेज करून देण्याचा प्रकाशाचे व किंवा दिवाणी न्यायालय/दुयामाचा किंवा अदालत अत्यायन/प्रतिवादिने नाव व पत्ता	
(9)	दस्तावेज करून देण्याचा दिनांक	18/12/2023
(10)	दस्तावेजाचे दिनांक	18/12/2023
(11)	अनुक्रमिक क्र. व पृष्ठ	22180/2023
(12)	वातावरण(वायुमंडल) मुद्रांक शुल्क	270000
(13)	वातावरण(वायुमंडल) नोंदणी शुल्क	30000
(14)	शेरा	

दस्तावेजाची विचारणा घेण्यात येत असल्याने (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.


सह दुयाम निबंधक क्र. 2
(पनवेल - 2)

Valuation ID 202312188821 मूल्यांकन पत्रक (शाहरी क्षेत्र - बांधीव) 18 December 2023 05:33:35 PM

मूल्यांकनचे वर्ष	2023	राशदा	पन्वेल	सर्वे नंबर / म. म. क्रमांक :
क्षेत्र	16/3-शहवास व इतर तलम वापरतील विकसित जमिनी	तलुक : पन्वेल		
उप मूल्य विभाग	A Class Palika	मूल्यांकन विभाग		
क्षेत्रचे नांव				
वार्डिक मूल्य दर तत्कालीन मूल्यदर रु.	57000	कार्यालय	दुकाने	श्रीवाणीक
खुली जमीन	निवासी सदनिका	67600	74200	मौमामुपानचे एकक
बांधीव क्षेत्राची माहिती	43.43 चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकाम क्षेत्र (Bhaa Up)-	1-आर सी सी	बांधकामाचे वर्गीकरण.	0 TO 2थर	बांधकामाचा दर-
उदरगहन सुविधा.	आहे	उदरगहन सुविधा.	5th to 10th Floor	बांधीव
				Rs. 25289/-

Sale Type - First Sale
Sale/Ratescale of built up Property constructed after circular dt.02/01/2018

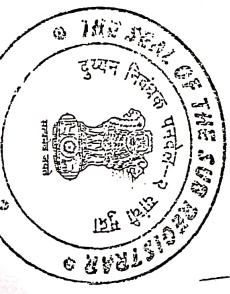
मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.59850/-
 घसा:वायुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्डिक मूल्यदर - खस्ता जमिनीचा दर) * घसा:वायुसार टक्केवारी * खस्ता जमिनीचा दर)
 = ((59850-4980) * (100 / 100)) + 4980)
 = Rs. 59850/-
 A) मुखा मिळकतीचे मूल्य = दरीव प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 59850 * 43.43
 = Rs. 2599285.5/-

Applicable Rates	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	= मुखा मिळकतीचे मूल्य + रजकाराचे मूल्य + क्षेत्रीय मजला क्षेत्र मूल्य + वायुसार मजलीचे मूल्यांखेरी बांधकामी * दरीव मजलीचे मूल्य + बांधकाम मजलीचे मूल्य + खुला भागीदारता भाग (मजली मूल्य + शहरी भागीदारी खुला भाग)चे मूल्य + बंदीव बांधकामी + खर्चविलेला भाग = A + B + C + D + E + F + G + H + I + J = 2599285.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 2599285.5/- = र पंचवीस लाख नव्याण्णव हजार दोन शें साठपैशी /-

Home Print

पवल - २
 २११८० २०२३
 १ / १२

सह दुय्यम निबंधक वर्ग-२
 (पवल -२)



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223166803193 Date 16/12/2023

Received from -, Mobile number 0000000000, an amount of Rs. 1480/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigadh.

Payment Details

Bank Name	Date
IBKL	16/12/2023
Bank CIN	REF No.
10004152023121603018	2875060966

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

Disinfectant

Ref

Signature

पं. नं. - १
२२१० २०२३
३ / १०४



1	Project Name	"FUTURE SKY"
2	Residential Premises/Commercial Premises No	903
3	Floor No.	9 th Floor
4	Carpet Area admeasuring in Sq. meters	30.77 Sq. meters
5	Enclosed Balcony Sq. mtrs	4.08 Sq. meters
6	Open Balcony Sq. mtrs	2.43 Sq. meters
7	Location	Final Plot No. 38, admeasuring 1160 Sq. mtrs Village Akurli, Naina Nagar Rachana Yojana No. 1, Tal Panvel, Dist Raigad.
8	Consideration	Rs. 48,90,400/-

AGREEMENT FOR SALE

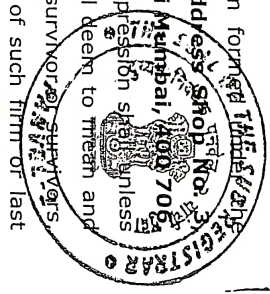
THIS AGREEMENT for sale made and executed on 18th day of December in the year Two Thousand Twenty Three at Panvel on this 20th day of December

BETWEEN

M/S. FUTURE INFRA, a registered Partnership Firm for and through its registered office address Shop No. 38, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi Mumbai, 400 706 hereinafter referred to as the "PROMOTER" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or partners for the time being, their survivor or survivors, heirs, nominee, executors, administrators and assigns of such firm or last survivor) **OF THE ONE PART,**

AND

- 1) **RAMESH PANDURANG PATIL**, Age: 40 Years, PAN :- AWPPP0540F,
- 2) **VIDYA RAMESH PATIL**, Age: 40 Years, PAN :- DDAPP2031L, R/at-Janakalyan Nagar Malad, Malavani No.01, Room No.260, 2nd Floor, Malad, Mumbai-400095, hereinafter referred to as the "PURCHASER/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 and permitted assignees alone so far as the obligations on the part of the Promoter concerned) **OF THE OTHER PART.**



88960 2023
at Panvel on this 20th day of December

DISINCLIN

[Signature]

[Signature]

WHEREAS the Promoter herein are sufficiently entitled and seized and possessed of all the piece or parcel of land here ditaments and premises bearing Plot No. 38, measuring about 1160 Sq. mtrs, Original Gat No. 190 Hissa being at Village: Akurli, Naina Nagar Rachana - Panvel, District - Raigad, within the limits of Navi Mumbai Airport Influence Notified Area (herein after in short referred to as NAINA), in the Division and District of Raigad and Sub-Division and Taluka of Panvel and in the Jurisdiction of Sub-Registrar of Panvel and in the Schedule there under written and the Schedule thereunder written (hereinafter referred to as "the Project Land"). The said Plot is allotted in lieu of Akurli Gat No. 190 Hissa No 2. Copy of property card extract is annexed as Annexure "A".

AND WHEREAS the said Project land was owned by 1) Mr. Vinay Shrivankumar Agrawal, 2) Mr. Jayesh Rajnikant Mehta, 3) Mr. Rakesh Nagarnal Bansal (herein after in this agreement to as "Mr. Agrawal & others"). That by a Sale Deed dated 17/12/2020 made between Mr. Agrawal & others therein called the Vendor of the One Part and PROMOTERS herein, therein called the PURCHASERS of the Other Part, the said Mr. Agrawal & other have sold, granted, conveyed and transferred unto the Promoter the Project Land for the price and on the terms and conditions in the manner more particularly stated therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances Panvel-2on same day at Sr. No. PVL2-12037/2020.

AND WHEREAS effect of the said sale deed is given to revenue record i.e. 7/12 extract as well as property card and thus the Promoter herein has become the absolute owner of the project land and are entitled and enjoined upon to construct buildings on the project land in accordance with the recital hereinabove;

AND WHEREAS the Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed. The Promoter herein alone has sole exclusive right to sell the Premises in the said project to be constructed by the Promoter on the Project land and is fully competent to enter into agreement/s with the Purchaser/s, lessee, mortgagee, of the Premises and to receive the sale price, rent, lease premium, license fees, deposits etc., in respect thereof.

21511 67 21211
[Signature]

प्रीति
28/07/2022
389/8/2022
The said
date for
Permission was

AND WHEREAS the Promoter declares that there are no encumbrances attached to the Project Land. There is no illegal encroachment on the property/project land. The Promoter further declares that the project land is required from any authorities concerned, in the absence whereof, the title of the Promoter would have affected and the Promoter alone is absolutely entitled to the same. Except mortgage created in favour of Fullerton India Home Finance Company Limited there is no mortgage or other charge whatsoever on the Project Land. So also, the Promoter has reserved the right whatsoever on the Project Land. So also, the Promoter has reserved the right enjoined upon to construct the proposed building on the Project Land.

AND WHEREAS the erstwhile Promoter by his application No. CIDCO/NAINA/BP-00549/2022, dated 27 May 2022 had requested to the town planning department of NAINA for grant of Building Permission and approval of plan. NAINA by its letter dt. 07/06/2022 bearing certificate No. Certificate No. CIDCO/NAINA/Panvel/Akurli/BP-00549/CC/2022/0212 has granted commencement Certificate for construction of 1 building having 65 residential Units with stilt + 11 floors u/s 44 of The Maharashtra Raigad & Town Planning Act 1966. NAINA has also approved building plans for the same. Copy is annexed as annexure "B".

AND WHEREAS the Promoter herein has appointed DPT, Deepak P Thakare Architect & Planner having their Office at Shree Nand Dham, A509, Plot No.59, Sector-11, C.B.D. Belapur, Navi-Mumbai 400614, Dist. Thane as their Architects (hereinafter referred to as "the Architect") and S. R. Consultants, proprietor S. R Rao, having their address at 312, Punit Chambers, Sector-18, MAFCO, Vashi, Navi-Mumbai 400705, Dist-Thane as their Structural Engineers and he has accepted the professional supervision of Architects and the Structural Engineers till the completion of the buildings but the Promoter herein have reserved the right to change such Architects and Structural Engineers before the completion of the buildings if promoters so decide.

AND WHEREAS title of the Promoter to the Project Land has been certified by Mr. Santosh M. Lad, Advocate, High Court, having his office at 104, 1st floor, Aditya Vihar Co-operative Housing Society, Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad vide his CERTIFICATE OF TITLE/SEARCH & TITLE REPORT dated 13/06/2022. Copy is annexed as annexure "C".

AND WHEREAS the Promoter has registered the project under the provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 with the MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY at

DISIN

[Signature]

[Signature]

MUMBAI, having **REGISTRATION NO. P52000046707**, dated **30/08/2022**, an authenticated **Copy is annexed as annexure "D"**.

AND WHEREAS the Promoter has, accordingly, commenced the construction of the building to be known as "**FUTURE SKY**" on the aforesaid property/project land in accordance with the plans sanctioned and the construction permission granted in the MAINA. The said building consists of proposed **Ground-Floors of 11 (eleven) Upper Floors, as of now containing in all 65 (Sixty-Five) units for residential use,** having lift facility.

AND WHEREAS the Purchaser/s herein being desirous of purchasing a Residential / Shop / Commercial Premise/s, applied to the Promoter for allotment of Residential / Shop / Commercial Premise/s **No. 903**, on the **9th floor**, in the project known as "**FUTURE SKY**" to be constructed on the Project Land (more particularly described in the **Schedule-I**).

AND WHEREAS the Purchaser/s herein has demanded from the Promoter and the Promoter has given inspection to the Purchaser/s, of all the documents of title relating to the said project described in the **Schedule-II** here under written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the **Real Estate (Regulation and Development) Act, 2016** (hereinafter referred to as "**REDA or the said Act**") and Rules and regulations made there under. After the Purchaser/s enquiry, the Promoter herein has requested to the Purchaser/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Purchaser/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein. That the Purchaser/s has/have given his specific confirmation herein that the responsibility of title of the said land be on the Promoter up and until the conveyance of the said building and the said land there under.

AND WHEREAS the Promoter proposes to sell flats/shops/commercial premises in the said building to the prospective purchasers on ownership basis by entering with them the proto-type **AGREEMENTS**, as contemplated under the law for the time being in force.

AND WHEREAS the Purchaser/s has read and understood all the contents of the indemnity bonds/ undertakings, etc given by the Promoter to the **MAINA** or any other authority, and terms and conditions mentioned in

Disson with
[Signature]

permissions/Commencement certificate(if any) and Purchase/PPR 2
 that this agreement is subject to the said terms and are also binding on
 him/her/them. 2290 2023

AND WHEREAS the purchaser/s is aware of the fact that the Promoter has entered or will enter into similar and/or separate Agreements with several other Purchaser/s, persons and parties in respect of Residential Premises/Commercial Premises in the said building/project;

AND WHEREAS the Purchaser/Incoming member/ that the said project is financed by SMFG India Home Finance Company Limited (Formerly Fullerton India Home Finance Company Limited) hereinafter referred to and called as "Lender" and the property under consideration is mortgaged with SMFG India Home Finance Company Limited (Formerly Fullerton India Home Finance Company Limited) by mortgage deed executed on 09-11-2022 and the property (flat) / receivables are charged /hypothecated in favour of the Lender. A "No Objection Certificate" (NOC) dated 11/12/2023 is provided by the Lender for permission of sale of the said Unit to the Purchaser/ Incoming member and the same is attached as a part of this agreement.

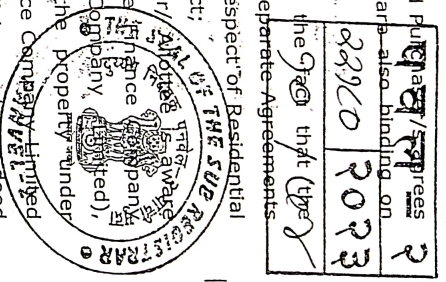
All the payments towards the flat consideration and GSR shall be made in the below-mentioned provided accounts only, by cheque/RTGS/NEFT/IMPS/DD- account details for payment of unit consideration is as follows : (RERA collection account)

- i) Beneficiary Name :-FUTURE INFRA FUTURE SKY MASTER COLLECTION ESCROW ACCOUNT
- ii) Escrow Account No. :-5750001144705
- iii) IFSC Code :-HDFC0001028
- i) Bank Name :-HDFC BANK LTD
- ii) Branch Name :-SEAWOODS

This account is only applicable until the Escrow account is opened and operational as instructed by lenders.

AND WHEREAS relying on the Purchaser/s representations and the assurances and subject to the terms and conditions mentioned in this agreement, the Promoter herein has agreed to sell and the Purchaser/s herein agreed to purchase **Residential Premises/Shop/Commercial Premises No.903**, on the **9th floor**, in the project known as "**FUTURE SKY**". The said premises is admeasuring **Carpet area about 30.77 Sq. Meters along with Enclosed Balcones admeasuring 4.08 Sq. Meters** And **Open Balcones admeasuring 2.43 Sq. Meters** subject to fluctuation of both areas not more than three percent on **9th floor** which Residential

21511 GSR 211
 [Signature]
 [Signature]



Premises/Shop/Commercial Premises is hereby demarcated and agreed
Schedule III and shown delineated and demarcated in red
Annexure "E" annexed hereto, at or for mutually concluded and agreed
lump sum consideration of **Rs. 44,99,000/- (Rupees Forty Four
Lakhs Ninety Nine Thousand only)** excluding expenses for stamp duty,
registration fees, goods and Service Tax (GST) or any other taxes levied
which shall be paid by Purchaser/s separately. The sale of the said Premises
is on the basis of carpet area only. The Purchaser/s is/are aware that due to
the skirting and variation in plaster, the carpet area varies. The variation
may be approximately 3%. The Purchaser/s consents for the same and is
aware that the consideration being lump sum will not change. The promoter
has agreed to provide the amenities in the said Residential
Premises/Commercial Premises which are more particularly described in the
Schedule IV attached hereto. The Purchaser/s agrees not to question or
challenge the said consideration on the same having been settled on lump sum
basis after consideration of all aspects and other terms of the agreement.

AND WHEREAS of before the execution of these presents, the
purchaser/s has / have paid to the Promoters the sum of **Rs. 5,00,000/-
(Rupees Five Lakh only)** as earnest or as part payment of sale
consideration of the Premises agreed to be sold by the Promoters to the
Purchaser/s (the payment and receipt whereof the Promoters do hereby
admit and acknowledge), leaving balance amount of **Rs. 39,99,000/-
(Rupees Thirty Nine Lakhs Ninety Nine Thousand Only)** (being the
balance sale price) to be paid by the Purchaser/S to the Promoters in the
manner as described in the payment schedule mentioned herein under.

AND WHEREAS in addition to the aforesaid price, the Purchaser/S
shall be liable to pay the Stamp Duty, Registration Fee, required to be paid
for registration of this agreement in respect of the said premises and the GST
or any other taxes and/or levies which may be levied by concerned
authorities for the time in force.

AND WHEREAS in this Agreement the term 'PREMISE/S' shall include
the premises, rights hereby agreed to be sold and the term "PURCHASER/S"
shall include purchaser or purchasers of flats/shop/ office or rights hereby
agreed to be sold and also include the plural, neuter, feminine and masculine
genders of the purchaser/s.

AND WHEREAS under Section 13 (1) of the RERA, the Promoter is
required to execute a written Agreement in respect of sale of the said

2151707224

[Handwritten signatures]

The and upon this
 15 of 11 2
 Registration Act, 1908
 and the Promoter
 21/10/23
 after the execution
 thereof before the SUB-REGISTRAR concerned, through his authority

premises with the Purchaser/s, being in fact these present representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and the applicable laws, are now desirous to enter into this Agreement on the terms and conditions agreed between them as hereinafter appearing.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AS UNDER:
1. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE

The Promoter has made full and true disclosure of the title of the Project Land as well as the encumbrances, if any, known to the Promoter. The Promoter has also disclosed to the Purchaser/s nature of his/her/their right, title and interest and right to construct and sell building/s on the Project Land. The Promoter has also given inspection of all documents to the Purchaser/s. The Purchaser/s has carried out the search and investigated the title by appointing his own Advocate in regards to his title, interest, building plans, NA orders etc. The Purchaser/s having acquainted and satisfied himself/herself/themselves with all the facts and nature of right of the Promoter and has/have entered into this Agreement. The Purchaser/s herein after shall not be entitled to challenge or question the title of the owner and the right of the Promoter to enter into this Agreement.

2. NAME OF THE PROJECT AND BUILDING
 The name of the Project and building shall be "FUTURE SKY"

3. SANCTIONS
 The Promoter has got sanctioned the layout and building plans and obtained Building Permission/Commencement Certificate of the said project by NAINA.

4. ALTERATION AND MODIFICATION OF SANCTIONED BUILDING PLANS

The PROMOTER shall put up and complete construction of the buildings on the Project Land, bearing Plot No. 38, admeasuring 1160 Sq. mtrs,

215N 67 21N
 [Signature]
 [Signature]

premises with the Purchaser/s, being in fact these present and future premises, 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 desirous to enter into this Agreement on the terms and conditions agreed between them as hereinafter appearing.

AND WHEREAS the parties hereto relying on the above representations, 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 desirous to enter into this Agreement on the terms and conditions agreed between them as hereinafter appearing.

person.

5 and under this
29 of 1908
Act, 1908
1009
23
2

AND WHEREAS the parties hereto relying on the above representations, 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 desirous to enter into this Agreement on the terms and conditions agreed between them as hereinafter appearing.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AS UNDER:

1. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE

The Promoter has made full and true disclosure of the title of the Project Land as well as the encumbrances, if any, known to the Promoter. The Promoter has also disclosed to the Purchaser/s nature of his/her/their right, title and interest and right to construct and sell building/s on the Project Land. The Promoter has also given inspection of all documents to the Purchaser/s. The Purchaser/s has carried out the search and investigated the title by appointing his own Advocate in regards to his title, interest, building plans, NA orders etc. The Purchaser/s having acquainted and satisfied himself/herself/themselves with all the facts and nature of right of the Promoter and has/have entered into this Agreement. The Purchaser/s herein after shall not be entitled to challenge or question the title of the owner and the right of the Promoter to enter into this Agreement.

2. NAME OF THE PROJECT AND BUILDING

The name of the Project and building shall be "FUTURE SKY"

3. SANCTIONS

The Promoter has got sanctioned the layout and building plans and obtained Building Permission/Commencement Certificate of the said project by NAINA.

4. ALTERATION AND MODIFICATION OF SANCTIONED BUILDING PLANS

The PROMOTER shall put up and complete construction of the buildings on the Project Land, bearing Plot No. 38, admeasuring 1160 Sq. mtrs,

DISINFORMED
Ravi
N. Prasad

situate at Akurli, Naina Nagar Rachana Yojana No. 1, Tal. Panvel, Dist. Raigad, within the limits of the NAINA, more particularly described in the ~~SCHEDULE III~~ hereunder written, in accordance with the plans sanctioned and the construction permission granted by the then NAINA, which have been seen and approved by the PURCHASER/S with such variations and modifications as the PROMOTER may consider necessary or as may be required by the ~~competent~~ authorities.

PROVIDED that the PROMOTER shall have to obtain prior consent in writing of the PURCHASER/S in respect of variations or modifications which may adversely affect the PURCHASER/S, except any alteration or addition required by the Governmental authorities or due to change in law.

The said building shall be known as "FUTURE SKY" consisting of Ground Floor as of now ~~and~~ 11 (eleven) Upper Floors, as of now containing in all 65 (Sixty-Five) units for residential use, having lift facility.

5. CONSIDERATION

(a) Relying on the Purchaser/s representations and the assurances, the Promoter herein has agreed to sell and the Purchaser/s herein agreed to purchase Unit No. 903, on the 9th floor in the project known as "FUTURE SKY". The said premises is admeasuring Carpet area about 30.77 Sq. Meters along with Enclosed Balcones admeasuring 4.08 Sq. Meters And Open Balcones admeasuring 2.43 Sq. Meters, as shown in the floor plan thereof hereto annexed (hereinafter referred to as "the said PREMISE/S" and more specifically described in the SCHEDULE - III hereunder written) for the lumpsum consideration of Rs. 44,99,000/- (Rupees Forty Four Lakhs Ninety Nine Thousand only) to be paid to the PROMOTER by the PURCHASER/S for the sale/allotment of the said PREMISE/S. The consideration to be paid by the PURCHASER/S to the PROMOTER in respect of the said PREMISE/S, shall be the consideration as has been mutually agreed upon by the parties hereto and the same shall be paid by the PURCHASER/S to the PROMOTER as per schedule of payment mentioned hereunder. The sale of the said Residential Premise/s is/are on the basis of the carpet area only. The Purchaser/s is aware that due to the skirting and variation in plaster, the carpet area varies.

Handwritten notes:
 21/11/2018
 0.00

The Promoter shall confirm the final carpet area to the Allottee after the construction of the Building occupancy certificate is granted by the competent authority, furnishing details of the changes, if any, in the carpet area subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limits, the Promoter shall refund the excess money paid by Allottee with annual interest at the rate specified in the Rules, and there shall be no increase in the carpet area allotted to Allottee. The Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

- (b) The CUPBOARD area, the W.S. area and the balcony area if provided in the **PREMISE/S**, shall be provided without any separate consideration and shall be attached with the **PREMISE/S** with the right to exclusive use thereof.
- (c) The **PROMOTER** shall not be obliged to accept or accede to any request from the **PURCHASERS** for making any changes in the amenities to be provided by the **PROMOTER**.
- (d) The **Promoter** has agreed to provide specifications in the said **Premises** which are more particularly described in the **SCHEDULE III** hereto and the nature, extent and description of the common areas and facilities are more specifically described hereunder in **SCHEDULE V**.

6. PAYMENT INSTALLMENTS

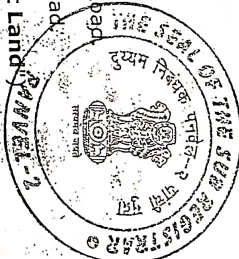
In consideration thereof, the Purchaser/s paid and/or agreed to pay to the Promoter, the consideration of the said **Premise/s** is **Rs. 44,99,000/- (Rupees Forty Four Lakhs Ninety Nine Thousand only)**, in addition to the above amount the Purchaser has to pay Goods and Service Tax, the Promoter accepted and/or agreed to accept the said amount from the Purchaser as under being the lumpsum price of the said Premises in the following manner:-

SCHEDULE - I

All that pieces and parcel of Final Plot No. 38, admeasuring 1160 square meters situated, lying at Village Akurli, Naina Nagar Rachana Yojana No. 1, Taluka: Deputy Superintendent Land Records, Panvel, Dist. Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and Navi-Mumbai Airport. (Notice Notified Area (in herein after referred to as "NAINA") and which is bounded as follows:-

On or towards North : Plot No. 41 & 43.
 On or towards East : Plot No.37.
 On or towards West : 15 meters wide Road.
 On or towards South : 15 meters wide Road.

(Herein referred to as the "Project Land Panvel-1")

**SCHEDULE-II**

(Said Scheme)

All that piece and parcel of scheme styled as "FUTURE SKY" having as of now Still + 11 floors (with lift) and proposed 65 (Sixty-Five) residential units allocated against leasehold right in respect of Schedule-I property from and out of sanctioned plan/ layout of buildings upon land upon land bearing Final Plot No. 38, admeasuring 1160 Sq. mtrs, Village Akurli, Naina Nagar Rachana Yojana No. 1, Taluka: Deputy Superintendent Land Records, Panvel, Dist. Raigad i.e. Schedule-I property.

SCHEDULE-III

(The "said Unit")

Building	"FUTURE SKY"
Unit No.	903
Floor	9 th Floor
Area	
Designation	Area in Sq. Mtrs.
Carpet Area	30.77 Sq. Mtrs.
Enclosed Balcony Area	4.08 Sq. Mtrs.
Open Balcony Area	2.43 Sq. Mtrs.

गिशन ऑन वीथ

Handwritten signature

Handwritten signature

FLAT NO.

903

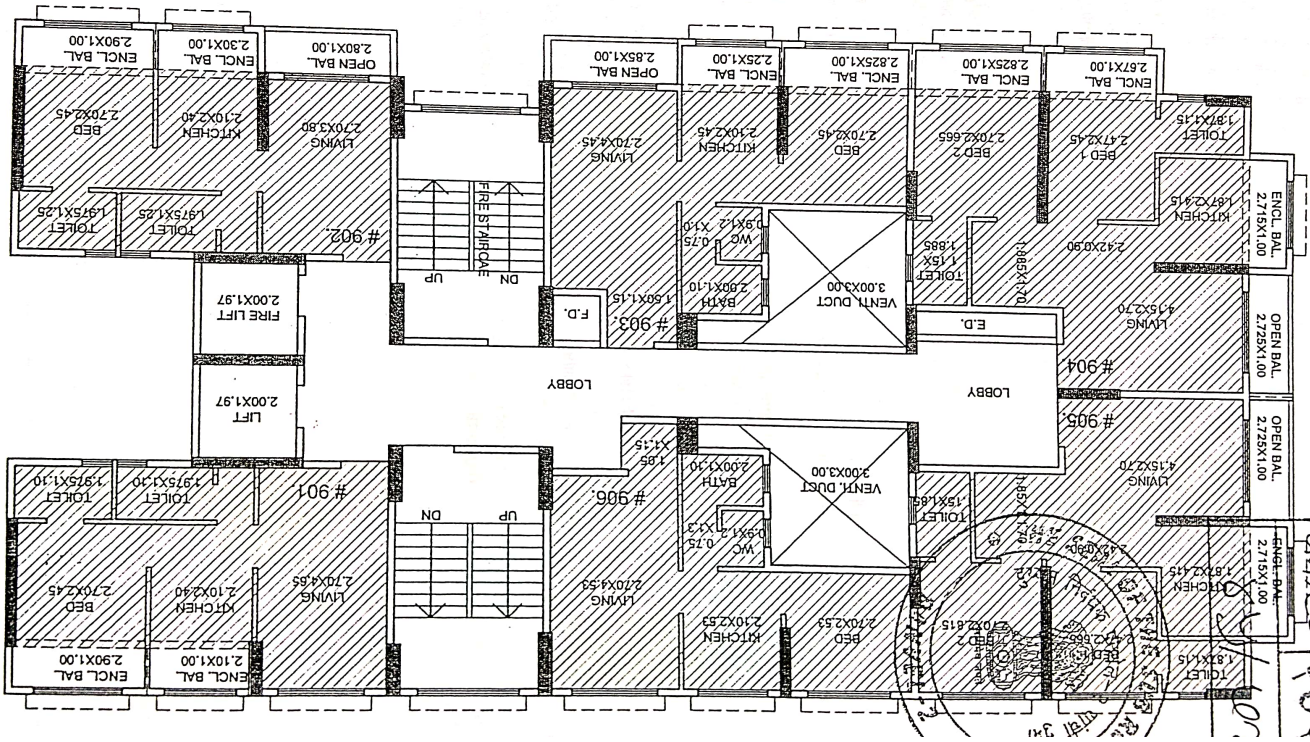
PROPOSED RESIDENTIAL BUILDING "FUTURE SKY" ON FINAL PLOT NO. 38, TPS-01, AT AKURLI, TALUKA - PANVEL, DIST - RAIGAD.

SIGN. OF PURCHASER

SIGN. OF VENDOR

PROJECT

9TH FLOOR PLAN



22960
 202
 202



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

प्रा.प्र. - २	२२९८०२०२
४६६/८०४	

This registration is granted under section 5 of the Act to the following project under project registration number: P52000467071111

Project/FUTURASKAY - Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 38, TPS -1, VILLAGE AKURTA TALUKA PANVEL, DISTRICT RAIGAD - 410206 at Akurli, Panvel, Raigarh, 410206.

1. Future Infra having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, Pin: 400706;

2. This registration is granted subject to the following conditions, namely:-
The promoter shall enter into an agreement for sale with the allottees;

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 30/08/2022 and ending with 31/03/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Mr. Arun P. Pasaneb Nadagoudar
(Secretary Incharge, MahaRERA)
Date:30-08-2022 13:00:54

Dated: 30/08/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

पत्र - २
२१८० २०२३
५५ / ०२



CIDCO
MUMBAI OFFICE
CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
A-1, MIDC, Sector-1, Dahisar, District - Thane, Maharashtra

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Akuri/I/BP-00549/C/C/2022/0212

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1956), as under:

(A) Location

Survey Number : F. Plot No. 38, TPS-1, at Village : Akuri,
Tahsil : Panvel, District : Raigad
Urban villages

(B) Land use (predominant):

Residential

(C) Proposed Use :

(D) Total Net Built-up Area

a) Sale Component

b) EWS Component

c) Commercial / Convenient Shops

(E) Details of the Buildings are as follows:

Total No. of buildings : 1	
No. of units proposed	
a) Residential -- Sale Component	65
Residential -- EWS Component	0
b) Commercial	0
	0

Note : The above mentioned Net Built-up Area is wrongly captured by the system it is including free of FSI component i.e. fire control room and excess refuge area. The actual Net Built-up Area shall be read as 2876.29 Sq. M.



Certification signature by SWATI PUNDLIK POHEKAR
<swati.pohekar@gmail.com> Validity Unknown
Name : SWATI PUNDLIK POHEKAR
Designation : Associate Planner
Organization : CIDCO LTD
Certificate : 1246246