

398/21232

Wednesday, October 16, 2024

11:24 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 23220

दिनांक: 16/10/2024

गावाचे नाव: घोट

दस्तऐवजाचा अनुक्रमांक: पवल3-21232-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सना शाहमोहम्मद शेख - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:43 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

बाजार मुल्य: रु.1755286.5 /-

मोबदला रु.3375000/-

भरलेले मुद्रांक शुल्क : रु. 202500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024168702010 दिनांक: 16/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009825120202425E दिनांक: 16/10/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

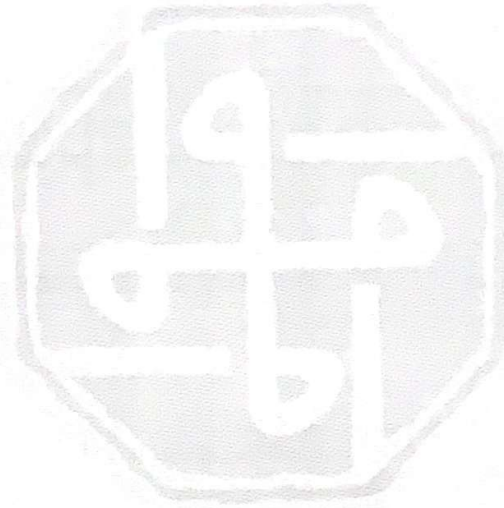
1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1
(Policy) : For Women - Corporations Area

(Handwritten signature)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface
1	SANA SHAHMOHAMMED SHAIKH	eChallan	69103332024101517436	MH009825120202425E	202500.00	SD	0005414878202425	16/10/2024
2		DHC		1024168702010	1600	RF	1024168702010D	16/10/2024
3	SANA SHAHMOHAMMED SHAIKH	eChallan		MH009825120202425E	30000	RF	0005414878202425	16/10/2024

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



16-10-2024



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202410161041

16 October 2024, 11:04:46 AM

पवल3

मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल
उप मूल्य विभाग	2.1-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी
क्षेत्राचे नांव	A Class Palika सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
5810	47500	54900	59400	54900	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	33.594चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 110 / 100 Apply to Rate= Rs.52250/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
 = (((52250-5810) * (100 / 100)) + 5810)
 = Rs.52250/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 52250 * 33.594

= Rs.1755286.5/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 1755286.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 =Rs.1755286/-
 = २ सतरा लाख पंचावन्न हजार दोन शो शहाऐंशी /-

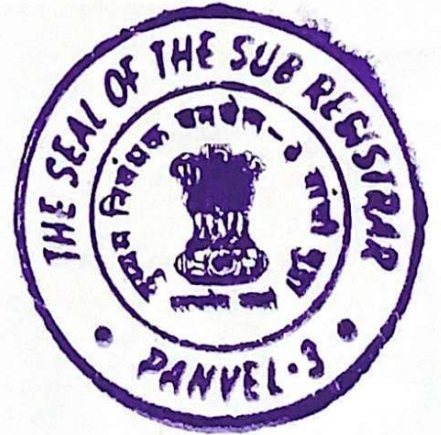


Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1024168702010	Date	16/10/2024
Received from , Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.			
Payment Details			
Bank Name	SBIN	Date	16/10/2024
Bank CIN	10004152024101601905	REF No.	100003757616
This is computer generated receipt, hence no signature is required.			

29232	2028
2 / 6	



CHALLAN
MTR Form Number-6



MH009825120202425E	BARCODE	Date 15/10/2024-16:32:32	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	JIBPS8547G	
Name PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	SANA SHAHMOHAMMED SHAIKH	
Location RAIGAD	Flat/Block No.	FLAT NO 3612,36TH FLOOR, BECKHAM	
2024-2025 One Time	Premises/Building	,ARIHANT ADARSH PHASE I	
Account Head Details	Amount In Rs.		
16401 Stamp Duty	202500.00	Road/Street	SURVEY NO 35,43,59,60 GHOT VILLAGE TAL PANVEL DIST
33301 Registration Fee	30000.00	Area/Locality	RAIGAD
		Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	PAN2=AABCS1848L-SecondPartyName=M S ARIHANT SUPERSTRUCTURES LIMITED-CA=3375000-Marketval=1
		Amount In	Two Lakh Thirty Two Thousand Five Hundred Rupees Only
	2,32,500.00	Words	nly
Bank Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	69103332024101517436 2894221760
Cheque/DD No.	Bank Date	RBI Date	15/10/2024-16:33:47 Not Verified with RBI
Branch of Bank	Bank-Branch		IDBI BANK
Branch of Branch	Scroll No. , Date		Not Verified with Stamp

व ख ल - ३
29232/2028
3/6



Document ID :
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी नोंदणीर चलन लागू

Handwritten signature

CHALLAN
MTR Form Number-6



MH009825120202425E	BARCODE	Date 15/10/2024-16:32:32	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	JIBPS8547G	
Name PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	SANA SHAHMOHAMMED SHAIKH	
Location RAIGAD	Flat/Block No.	FLAT NO 3612,36TH FLOOR, BECKHAM	
2024-2025 One Time	Premises/Building	,ARIHANT ADARSH PHASE I	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
046401 Stamp Duty	202500.00	SURVEY NO 35,43,59,60 GHOT VILLAGE TAL PANVEL DIST	RAIGAD		4 1 0 2 0 6
063301 Registration Fee	30000.00				
		Remarks (If Any)			
		PAN2=AABCS1848L-SecondPartyName=M S ARIHANT			
		SUPERSTRUCTURESLIMITED-CA-3375000-Marketval-1			
32500.00		Amount In	Two Lakh Thirty Two Thousand Five Hundred Rupees Only		
		Words	nly		

पंचल - ३
29232 2024
8/6

Payment Details IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332024101517436	2894221760
Cheque/DD No.	Bank Date	RBI Date	15/10/2024-16:33:47	Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK		
Address of Branch	Scroll No. , Date	Not Verified with		

Department ID : Mobile No. 9999999999
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोदणी केवल दुर्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करवण्याच्या दस्तांसाठी नोदणी कार्यालयात लागू आहे.



Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-398-21232	0005414878202425	16/10/2024-11:24:22	IGR148	30000.00

प व ल - ३	
29232	२०२४
५ / ७	

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai, on this 16 day of OCT - 2024

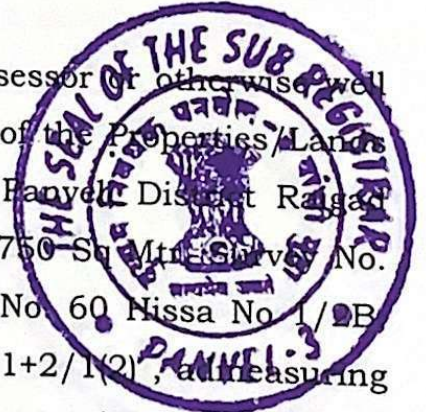
BETWEEN

M/s. ARIHANT SUPERSTRUCTURES LIMITED a Company registered under the Company Act, 1956 Permanent Account No. **AABCS1848L** having its registered office at Arihant Aura, 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Belapur Road, Turbhe, Navi Mumbai - 400 705, through its Director, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its directors, legal representatives, successors/ successor in title and/or its assigns) of **ONE PART**;

AND

Ms. Sana Shahmohammed Shaikh having Permanent Account No. **JIBPS8547G**, adult Indian Inhabitant, residing at **Room No.401, Vastu Shanti Apartment, C-Wing, Near Gurudwara, Sector 11, Kalamboli, Maharashtra-410218.**, hereinafter referred to as "**THE PURCHASER/PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the **OTHER PART**.

- The Promoter herein is the absolute owner and possessor or otherwise well and sufficiently entitled to all that piece and parcel of the Properties/Lands situated, lying and being at Village Ghot, Taluka Panvel District Raigad having Survey No. 43 Hissa no 3/2, admeasuring 3750 Sq Mtr, Survey No. 59 Hissa No 1, admeasuring 1790 Sq Mtr, Survey No. 60 Hissa No 1/B admeasuring 5550 Sq Mtr, Survey No. 35 Hissa No 1+2/1(2), admeasuring 4700 Sq Mtr, Survey No 35 Hissa No 1+2/1(3) admeasuring 4700 Sq Mtr, Survey No 35 Hissa No 1+2/1(4) admeasuring 4150 Sq Mtr, Total Area admeasuring 24640 Sq Mtrs (hereinafter 'Said Land') the description of which are enumerated in detail as under. The said Survey number for sake of brevity will be called as 'Said Land'.



Shaikh

क्र.मुद्रांक-२०२१/अनी .स. क्र. १२/
प्र.क्र. १०७/म-१(धोरण) दिनांक ३१ मार्च
२०२१ चे शासन आदेशानुसार या दस्तऐवजास
'महिला' खरेदीदारास मुद्रांक शुल्काची सवलत
देण्यात आली आहे.

1

सह-दुय्यम निबंधक
वर्ग-२, पनवेल क्र.३

Deer

**THE BRIEF HISTORY OF THE ABOVE SAID LAND IS AS FOLLOWS:
DESCRIPTION OF THE PROPERTY**

ALL that piece and parcel of land bearing situated lying and being at Village Ghot, Taluka- Panvel, District- Raigad, within the limits of Grampanchayat Ghot, Panchayat Samiti Panvel, Zilla Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel, as detailed hereunder :-

Survey No.	Hissa No.	Area in Sq. Mts.	Assessment
43	3/2	3750	1=15
59	1	1790	3=43
60	1/2B	5550	1=83
33	1+2/1(2)	4700	5=44
35	1+2/1(3)	4700	5=44
35	1+2/1(4)	4150	4=62
Total		24640	

Towards North - As Per Gut Book
 Towards East - As Per Gut Book
 Towards West - As Per Gut Book
 Towards South - As Per Gut Book

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land/Plot" admeasuring 24640 square meter with the status of Non-Agricultural use.



With respect to Survey No-43 Hissa No 3/2

WHEREAS the earlier Survey No was S No 109 for the land Survey No 43 however after the inclusion of the land in the New Ghot Camp Revenue Village the Survey No 109 was changed to Survey No 43 vide Mutation Entry No 1091.

ii) WHEREAS, (1) Shri Madhukar Shivram Pradhan and (2) Shri Ramesh Shivram Pradhan by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 1-01446-2002, dated 5-7-2002 sold, conveyed and transferred the Survey no 43 Hissa No 3/2 in favour of Shri Bashirullah Janmohammad Khan and accordingly his name has been recorded in record of rights vide Mutation Entry No 1235.

(Signature)

(Signature)

III) **WHEREAS** Shri Bashirullah Janmohammad Khan by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 3-6304-2019 dated 11-4-2019 sold, conveyed and transferred the Survey No 43 Hissa No 3/2 in favour of M/s Arihant Estates and accordingly their name has been recorded in record of rights vide Mutation Entry no 1568.

IV) **WHEREAS** M/s Arihant Estates by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 5-7710-2019 dated 1-7-2021 sold conveyed and transferred the Survey No 43 Hissa No 3/2 in favour of M/s Arihant Superstructures Ltd the Promoter herein and accordingly their name has been recorded in record of rights vide Mutation Entry No 1672.

With respect to Survey No. 59 Hissa No 1

V) **WHEREAS** the earlier Survey No was S No 130 for the land Survey No 59 however after the inclusion of the land in the New Ghot Camp Revenue Village the Survey No 130 was changed to Survey No 59 vide Mutation Entry No 1091.

VI) **WHEREAS** 1) Shri Santosh Madhukar Pradhan (2) Shri Ashok Madhukar Pradhan (3) Sunil Madhukar Pradhan and (4) Shalini Madhukar Pradhan by way of Sale Deed duly registered with the Sub Registrar of Assurance bearing no PVL 3-9727-2019 dated 13-6-2019 sold conveyed and transferred the Survey No 59 Hissa No 1 in favour of Shri. Achalchand Mishrimal Balar and accordingly his name has been recorded in record of rights vide Mutation Entry no 1584.

VII) **WHEREAS** Shri. Achalchand Mishrimal Balar by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 5-15853-2021 dated 14-12-2021 sold, conveyed and transferred the Survey No 59 Hissa No 1 in favour of M/s Arihant Superstructures Ltd, the Promoter herein and accordingly their name has been recorded in record of rights vide Mutation Entry No 1703.

With respect to Survey No. 60 Hissa No 1/2B

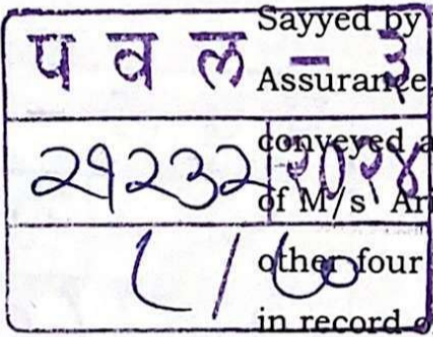
VIII) **WHEREAS** the earlier Survey No was S No 129 for the land Survey No 60/1+2 however after the inclusion of the land in the New Ghot Camp Revenue Village the Survey No 129 was changed to Survey No 60/1+2 vide Mutation Entry No 1091.

Achb *Jeen*

IX) **WHEREAS** 1) Shri Vasant Jayram Pradhan and (2) Shri Parshuram Jayram Pradhan has the common ownership of land Survey No 60 Hissa No 1/2B. However Shri Vasant Jayram Pradhan has given Vardi application in the name of Mr Abdul Latif Amirmiya accordingly his name has been recorded in record of rights vide Mutation Entry No 1122.

X) **WHEREAS** Mr Latif Amirmiya Sayyed died on 26-07-2007. However Mr Latif Amirmiya Sayyed had made a registered WILL on 15-12-1982 before Sub Registrar Panvel at Sr No 414 and accordingly the names of beneficiaries i.e 1) Mr Mohsin Abdul Latif Sayyed (2) Ubesh Abdul Latif Sayyed (3) Muzzafar Abdul Latif Sayyed and (4) Shamina Abdul Latif Sayyed has been recorded their name in the record of rights vide Mutation Entry No 1299.

XI) **WHEREAS** 1) Mr Mohsin Abdul Latif Sayyed (2) Ubesh Abdul Latif Sayyed (3) Muzzafar Abdul Latif Sayyed and (4) Shamina Abdul Latif



Sayyed by way of Sale Deed duly Registered with the Sub Registrar of Assurance, Panvel 3 bearing no 4326/2020 dated 22-02-2020 sold conveyed and transferred the Survey No 60 Hissa No 1/2B in favour of M/s Arihant Superstructures Ltd, the promoter herein, alongwith other four survey no and accordingly their name has been recorded in record of rights vide Mutation Entry no 1614.

With respect to Survey No. 35 Hissa No 1+2/1(2)

XII) **WHEREAS** the earlier Survey No 119 was changed in to Survey No 35 after the inclusion of the land in the New Ghot Camp Revenue Village vide Mutation Entry No 1091.

XIII) **WHEREAS** Mr. Anant Shivram Pradhan gave admission statement that the land belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e 1) Mr Madhukar Pradhan (2) Rameshchandra Shivram Pradhan (3) Kamlakar Shivram Pradhan and (4) Vasudeo Shivram Pradhan and the names of persons who were in possession was recorded and accordingly the name of Mr Rameshchandra Shivram Pradhan has been recorded in the record of rights for the land Survey No 35 Hissa No 1+2/1(2) vide Mutation Entry No 1084.

XIV) **WHEREAS** Mr. Rameshchandra Shivram Pradhan by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 3-9720-2019 dated 13-6-2019 sold conveyed and transferred the Survey No 35 Hissa No 1+2/1(2) in favour of M/s Arihant

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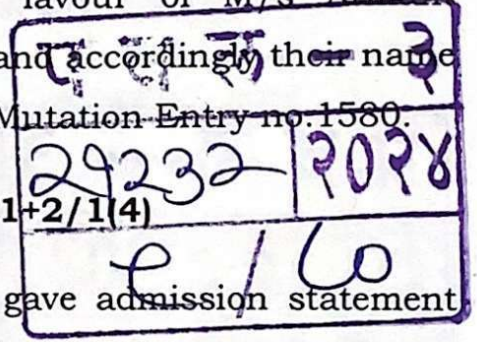
Superstructures Ltd, the promoter herein and accordingly their name has been recorded in record of rights vide Mutation Entry no 1585.

With respect to Survey No. 35 Hissa No 1+2/1(3)

XV) **WHEREAS** Mr. Anant Shivram Pradhan gave admission statement that the land belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i.e 1) Mr Madhukar Pradhan (2) Rameshchandra Shivram Pradhan (3) Kamlakar Shivram Pradhan and (4) Vasudeo Shivram Pradhan and the names of persons who were in possession was recorded and accordingly the name of Mr Kamlakar Shivram Pradhan has been recorded for the land Survey No 35 Hissa No 1+2/1(3) vide Mutation Entry No 1084.

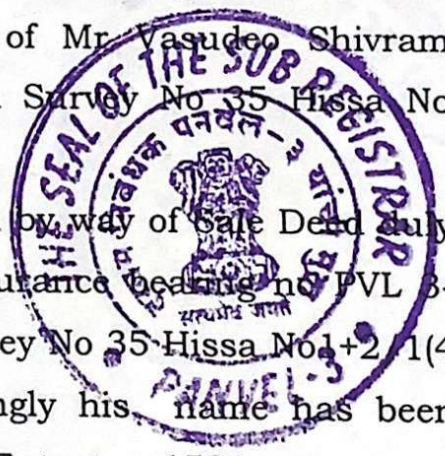
XVI) **WHEREAS** Mr. Kamlakar Shivram Pradhan by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 3-9722-2019 dated 13-6-2019 sold, conveyed and transferred the Survey No 35 Hissa No 1+2/1(3) in favour of M/s Arihant Superstructures Ltd, the promoter herein and accordingly their name has been recorded in record of rights vide Mutation Entry no. 1580.

With respect to Survey No. 35 Hissa No 1+2/1(4)



XVII) **WHEREAS** Mr. Anant Shivram Pradhan gave admission statement that the land belonged to the joint family but the name of Anant Shivram Pradhan is recorded as per succession. However he has brothers i. e 1) Mr Madhukar Pradhan (2) Rameshchandra Shivram Pradhan (3) Kamlakar Shivram Pradhan and (4) Vasudeo Shivram Pradhan and the names of persons who were in possession was recorded and accordingly the name of Mr. Vasudeo Shivram Pradhan has been recorded for the land Survey No 35 Hissa No 1+2/1(4) vide Mutation Entry No 1084.

XVIII) **WHEREAS** Mr. Vasudeo Shivram Pradhan by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL 3-9725-2019 dated 13-6-2019 sold the Survey No 35 Hissa No 1+2/1(4) to Mr. Achalchand Balar and accordingly his name has been recorded in record of rights vide Mutation Entry no 1581



XIX) **WHEREAS** Mr Mr Achalchand Balar by way of Sale Deed duly Registered with the Sub Registrar of Assurance bearing no PVL-5-11431-2022 dated 11-07-2022 sold said Survey No 35 Hissa No 1+2/1(4) to M/s Arihant Superstructures Ltd , and accordingly

Jeer *Achal*

promoter herein recorded their name in record of rights via
Mutation Entry No-1737.

XX) The Copies of 7/12 Revenue Extract of said Land is attached hereto
as 'ANNEXURE A 1 to A 6'.

2. **AND WHEREAS** the Promoter have decided to construct on said land project
comprising of residential cum commercial building(s) which shall be known
as "**ARIHANT ADARSH PHASE-I**" consisting of all phases of construction on
said Land.

3. **AND WHEREAS**, The Promoter has appointed an Architect namely AN Archt
Architects and Planners registered with the Council of Architects.

4. **AND WHEREAS**, the plans, designs and specifications for constructing the
building on the said land are approved by the Assistant Director of Town
Planning, Panvel Municipal Corporation and granted Commencement
Certificate vide No. vide No PMC/TP/Ghot/43/3/2,59/1 & others /21
23/16186/002/2024 dated 01-01-2024, in respect thereof is annexed hereto
as 'ANNEXURE B'.

5. **AND WHEREAS** the construction and development of the said

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Land/Property totally admeasuring 24640.00 square meters (master layout
land area of all phases if any;) is proposed to be done in phase wise

manner, if any, on the proportion of total land as shown in the layout

annexed at 'ANNEXURE C' herewith by the promoter. The project shall

consist of 2 nos. of buildings which consist of (Ground + 36 upper floors

along with stilt parking to be built on 43347.048 square meters Residential

Building, hereinafter referred as "**the said Project**".

6. **AND WHEREAS**, The Promoter has appointed a structural Engineer for the

preparation of the structural design and drawings of the buildings and The

Promoter accepts the professional supervision of the Architect and the

structural Engineer till the completion of the building/buildings.

7. **AND WHEREAS**, The Promoter has registered the Project under the

applicable provisions of the Act with the Real Estate Regulatory Authority at

Mumbai No. **P52000045699**; authenticated copy is attached in 'ANNEXURE

D'.

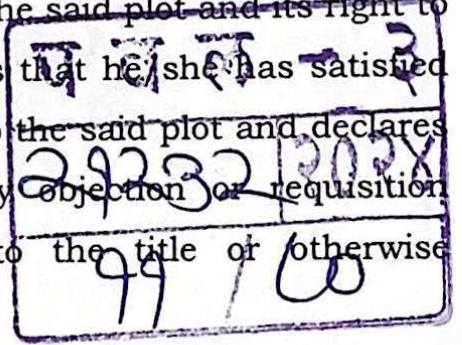
8. **AND WHEREAS** the authenticated copies of Certificate of Title issued

by the attorney at Law or advocate is hereto annexed as 'ANNEXURE

E'.

9. **AND WHEREAS** the Purchaser is desirous to purchase a Flat bearing **3612** on the **36th Floor** of the building called "**Beckham**" (hereinafter referred to as "**the said Building**"), to be constructed in the said project by the promoter, totally admeasuring about **30.54 sq. mtr.** Carpet Area. The "carpet area" shall mean the net usable floor area of an apartment, enclosed balcony excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said unit for exclusive use of the Purchaser or verandah area and exclusive open terrace area projection as weather sheds, flowerbeds, architecture projections appurtenant to the said unit or exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the apartment, cupboards, RCC column and RCC internal wall if any.

10. **AND WHEREAS**, The purchaser demanded from the Promoter and the Promoter has given to the purchaser inspection of all the documents of title relating to the said Project and the plans, designs and specifications prepared by the Architect and all such other documents as are specified under The Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules, 2017 and the Regulations made thereunder, hereinafter referred to as "**the said Act**" and has satisfied himself/herself about the title of the Promoter to the said plot and its right to develop the same. The purchaser hereby declares that he/she has satisfied himself / herself about the title of the Promoter to the said plot and declares that he/she shall not be entitled to raise any objection or requisition regarding the same or any matter relating to the title or otherwise whatsoever.



11. **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 hereinafter;

See



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

1. The Promoter shall construct the buildings of said project on the land/property in accordance with the plans, designs and specifications approved by the concerned local authority from time to time including variations or modifications, alteration or addition as required by Government authorities or due to change in law.
2. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser on basis of carpet area Apartment No.3612 of the type **1 BHK** of carpet area admeasuring **30.54 sq.mtr.** on **36 Floor** in the building "**Beckham**" wing (Apartment/Flat/unit), of the project, as shown in the Floor plan hereto annexed and marked as '**ANNEXURE F**' for the consideration of **Rs.3375000/- (Rupees Thirty Three Lakh Seventy Five Thousand Only)** which includes Rs. 100 per square meters being 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 Layout Annexed herewith. The payments shall be due on average basis of work being carried out in relation to the entire building and not in relation to a particular flat's stage of construction.
3. The Promoter hereby agrees to allot the purchaser **Nil** covered parking spaces in the layout. In the case of allotment the allocation of the parking shall be done at the time of possession with identified location and space. The purchaser is aware that the Car Parking will not be provided as in the manner of 1:1 ratio for each and every flats/units in building and in the project and undertakes not to rise any objection in that regard in Future.
4. The Purchaser has paid on or before execution of this agreement a sum of **Rs.167327/- (Rupees One Lakh Sixty Seven Thousand Three Hundred Twenty Seven Only)** as advance payment or application fee and hereby agrees to pay to that Promoter and the balance amount of **Rs.3207673/- (Rupees Thirty Two Lakh Seven Thousand Six Hundred Seventy Three Only)** in the manner as provided in 'Schedule of Payments' annexed herein as **Schedule I**.
5. The Total Price/consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods and Service Tax, applicable taxes and Cess or any other similar Central Government, State Government, Municipal Corporation, Local body and Gram Panchayat taxes which may be levied, in connection with the construction of and carrying out the Project) up to the date of handing over the possession of the Apartment/Plot

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