

61. The Purchaser/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat including on this Agreement. 20/06/2011 26/06  
 consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.
62. The Purchaser/s hereby declare/s that he/she/they has/have gone through this Agreement and all the documents related to the said Property and the said Flat and has/have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has/have entered into this Agreement and further agree/s not to raise any objection in regard to the same.
63. Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

*(Description of the said Property)*

All piece or parcel of land situated and lying underneath and appurtenant to the building No. 147, admeasuring 724.30 square meters, bearing survey No. 236A and City Survey No. 5740(PT) at Pant Nagar, Ghatkopar - (East), Mumbai- 400075 of Village - Kirol, Ghatkopar and plus 328 square meters, the tit bit area and therefore, the MHADA Approved layout, the area of the said Plot of Land is 1052.30 square meters in the Registration Sub-District of Bandra Bombay Suburban District bounded as follows:

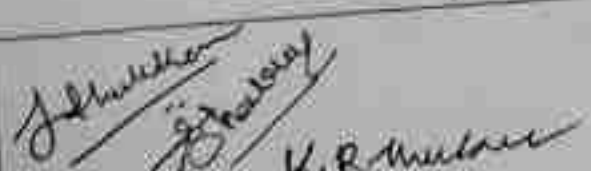
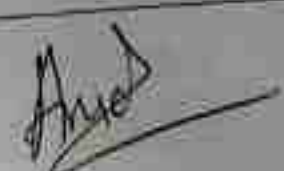
- On or towards North: Building No.149
- On or towards East: 12.20 M Wide Road
- On or towards South: Building No.148 and Building No.150
- On or towards West: Building No.145



**THE SECOND SCHEDULE ABOVE REFERRED TO**

*(Description of the common areas and facilities)*

- i. Lifts and staircases of the building including main landing as applicable to different premises, for the purpose of ingress and egress but not for the purpose of storing or for recreation.
- ii. The landing is limited for the use of the purchasers of the flat located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all purchasers and visitors.
- iii. Electric meter/s and water meter/s connected to common lights, water connection, pump, etc.,
- iv. Over-head water tank.
- v. Meter rooms at ground floor level.
- vi. Under ground water tank at basement/ground level.

 K. R. Mulani 'The Flat Purchaser(s)' Developer(s)	 Anil 'The Promoter(s)/The Developer(s)' Developer(s)
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24/05/2024 2:12 PM

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### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. मुंबा 3

दस्ता क्रमांक : 11407/2024

नोंदणी :

Regn-83m

Detach Date

24/05/2024

गावाचे नाव : घाटकोपर

24/05/2024

(1) पानिकेचे नाव

संगणनामा

(2) मालकी

11937837

24/05/2024

(3) घाटकोपर (आहेपरटवाच्या

7926853.22

24/05/2024

अधिकृतपदावरून आकारणी देणे की पट्टेदार ने मसुदा करणे)

(4) भू-मालक, मॉडर्निझ्म व धनक्रमांक (असल्यास)

1) पानिकेचे नाव मुंबई मनपा इतर वर्णन : मदनिका नं. 1602, माळा नं. 16 वा मजला अंतरिक्ष अवसोत, इमारतीचे नाव : पतनगर मुपेंदर्शन को ऑफ इमिग सोसायटी लिमिटेड, ब्लॉक नं. बिल्डिंग नं. 147, अफ वल्लभ वाग येथे ईकॉन्स्ट्रक्शन, रोड : पतनगर, घाटकोपर पूर्व, मुंबई - 400 075, इतर माहिती : ब्लॉक - घाटकोपर - पिनकोड, मदनिकेचे एकूण क्षेत्रफळ - 482 चौ फुट रसा कार्पेट. ( ( C.T.S. Number . 5740 Pt. ) )

24/05/2024

(5) क्षेत्रफळ

1) 49.27 चौ मीटर

11407/2024

(6) आकारणी किंवा जुडी देण्यात असलेले नवे

7) वस्तोवज करून देणा-या/लिहून देणा-या पक्षाचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव : अंतरिक्ष रिअल्टी प्रॉपर्टी लिमिटेड ने मंचालक अभियंता रोही वांभ्यावतीने कर्तव्यवादासाठी क म म्हणून सिद्धार्थ चंद्रकांत कडकोळ वय -44; पत्ता-प्लॉट नं. ऑफिस, माळा नं. 5 वा मजला, इमारतीचे नाव धीरज प्लाजा, ब्लॉक नं. 23 ड्रीम रोड, बांद्रा पश्चिम, रोड नं. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400050 पॅन नं. AAKCS5376G

8) वस्तोवज करून घेणा-या पक्षाचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव : हार्दिक राजेंद्र ठडार वय -27; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव : लक्ष्मीनागवण टेंपल बिल्डिंग, गम जी रोड, ब्लॉक नं. वल्लभ वाग, राजावाडी, घाटकोपर पूर्व, रोड नं. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400077 पॅन नं. -AGVPT9727A

2) नाव : राजेंद्र चंद्रकांत ठडार वय -63; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव : लक्ष्मीनागवण टेंपल बिल्डिंग, गम जी रोड, ब्लॉक नं. वल्लभ वाग, राजावाडी, घाटकोपर पूर्व, रोड नं. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400077 पॅन नं. -ABBPT1155D

3) नाव : कल्पना राजेंद्र ठडार वय -61; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव : लक्ष्मीनागवण टेंपल बिल्डिंग, गम जी रोड, ब्लॉक नं. वल्लभ वाग, राजावाडी, रोड नं. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400077 पॅन नं. -AESPT5095E

9) वस्तोवज करून दिल्याचा दिनांक

24/05/2024

10) दस्त नोंदणी केल्याचा दिनांक

24/05/2024

1) धनक्रमांक, खंड व पृष्ठ

11407/2024

2) घाटकोपर भावाप्रमाणे मुद्रांक शुल्क

716300

3) घाटकोपर भावाप्रमाणे नोंदणी शुल्क

30000

4) भेरा

सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



वस्तुनामासाठी विचारात घेतलेला नपशील :-

किं शुल्क आकारवता निवडलेला अनुच्छेद :-

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



दस्तासोबत देण्यात आलेली सूची-२





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 24<sup>th</sup> day of MAY, 2024.

BETWEEN

ANTARIKSH REALTORS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 registered in India, having its registered office at Dheeraj Plaza, 5<sup>th</sup> Floor, 23 Hill Road, Bandra - (West), Mumbai 400 050, hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the One Part;

AND

(1) MR.HARDEEK RAJENDRA THAKKAR (2) MR. RAJENDRA CHANDRAKANT THAKKAR (3) MRS.KALPANA RAJENDRA THAKKAR Indian Inhabitant(s) residing at Laxminarayan temple Bldg. M. G. Road, Vallabh Baug, Rajawadi, Mumbai 400 077, hereinafter jointly and severally referred to as the "Purchasers" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and his permitted assigns) of the OTHER PART.

WHEREAS:

A. The Maharashtra Housing and Area Development Authority ("MHADA") is the owner of a plot of land admeasuring 724.30 square meters bearing survey No. 236A and City Survey No. 5740(PT) situate, lying and being at Pant Nagar

1

'The Flat Purchaser(s)'	'The Promoter(s)/The Developer(s)'