

3346/2020  
9-10

### Agreement for Sale

THIS AGREEMENT made at Boisar the **Tuesday** on this **21<sup>st</sup>** day of **October 2020**.

M/s. LXMI INFRA, a Partnership firm having its office at **Shop No. 10, Shri Gokul Garden (G to N) CHS LTD. Opp. Vasant Pride, Thakur Complex, Kandivali (East), Mumbai 400101**, hereinafter referred to as "**BUILDER/PRAMOTER**" (which expression shall unless to be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/its heirs, executors, assigns, legal representatives and administrators and assigns) of the **ONE PART**.

AND

**MRS. YASMEEN ASIF ALI SAYYED**, Age - 29 years, (PAN NO. MHLPS1807F) Adult Indian Inhabitant/s/ having his/her/their address for the purpose of these presents at **Room No. 101, Sangrilla Apartment, Mira Nursing Home Lane, Naya Nagar, Mira-Bhayander, Mira Road, Thane 401107**,

as "**The ALLOTTEE**" (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 FIRST PART**.

*[Signature]*

*[Signature]*

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WHEREAS originally By several Deed of Conveyance, registered with the Sub-Registrar of Assurances, and Agreements to Sale executed between Mr. Tarkeshwar Rampratap Singh, as a Purchaser and Original Owners of the Lands as the Owners, purchased inter-alia amongst others property at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar admeasuring about 10,400 sq. mtrs. or their about hereinafter called the "Said Large Lands" more particularly described in the "FIRST SCHEDULE" written hereunder.

- b) The said Owner namely Mr. Tarkeshwar Rampratap Singh were/are full, absolute and lawful owners of or otherwise well and sufficiently entitled to the "said property".
- c) By an Agreement for Development dated 16 March 2013 duly registered in the office of Sub-Registrar, Palghar, under Sr. No. PLR/2405/2013 (hereinafter referred as the Said Agreement for Development), the said owner namely Mr. Tarkeshwar Rampratap Singh has granted the Development Rights to the Builder to consume FSI of 5,114 sq. mtrs. out of 10,400 sq. mtrs. of the said Larger Land situated at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar. The total FSI of 5,114 sq. mtrs. granted by the Owner to the Builder and FSI acquired by virtue of land conveyances, and additional FSI that might be acquired in future is situated on the plot of Land situated on part of New Survey No. 14/1+14/2/2 & Old Survey No. 14/1 admeasuring in aggregate area of 5,114 sq. mtrs. at Village Kurgaon, Boisar, Taluka Palghar, District Palghar forming part of the said Larger Land is thereafter referred to as the said smaller land/ said property which together with the total FSI is more particularly described in the "SECOND SCHEDULE" hereunder written.

d) In pursuance of the said Agreement for Development dated 16 March 2013 duly registered in the office of Sub-Registrar, Palghar, under Sr. No. PLR/2405/2013, the said owner namely Mr. Tarkeshwar Rampratap Singh had also executed Power of Attorney in favor of the Partner of the Builder (hereinafter referred as "The said Power Of Attorney") The said Power of Attorney dated 16 March 2013 is duly registered with the Sub-Registrar of Assurances at Palghar under Sr. No. PLR/ 2406 /2013 herein, conferring upon them several powers inter-alia power to construct the buildings on the said properties.



*[Handwritten signature]*

*[Handwritten signature]*

पत्र - २

3340/2020

१४/२/१८ + १४/२/१९

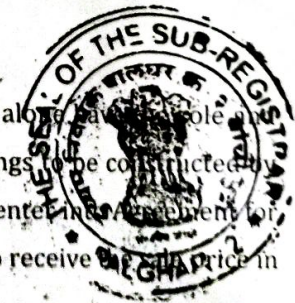
- e) In the circumstances, the Builder is absolutely seized and possessed of the land situated on the part of New Survey No. 14/1 + 14/2/18 and Old Survey No.14/1 admeasuring in aggregate area of 5,114 sq. mtrs. at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar and more particularly described in the "SECOND SCHEDULE".
- f) The Addl. Collector of Jawhar at Thane has also granted N.A. permission in respect of the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 03/06/2014.
- g) The Town Planning of Palghar has also granted construction permission in respect of the said buildings to be constructed on the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 18/03/2014 and the same is approved by the Addl. Collector of Jawhar at Thane in respect of the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 03/06/2014, for Residential use on the terms and conditions mentioned therein.
- h) The Builder has entered into a standard Agreement with M/s Vastu Shilp Associates (Architects and Engineers). Being the Architects registered with the Council of Architects and have appointed M/s. Vastu Ship Associates (Architects and Engineers), located at 103, Decent Delight, Opp Gold Cinema, Mahim Road, Palghar West, District Palghar as Structural Engineers for the preparation of the Structural design of the said Buildings.
- i) The title of the Builder to the said Property is certified by Adv. Archana Warale, Advocates, Mumbai as clear and marketable free from encumbrances and copy of certificate dated 02/08/2014 is annexed hereto, as Annexure "A";

AND WHEREAS in the premises aforesaid the Promoter also has a sole and exclusive right to sell the Flats/ Shops in the said buildings to be constructed by the Promoter in the layout of the said properties and to enter into Agreement of Sale with the Allottee of the flats/ Shop and shops and to receive the price in respect thereof.

AND WHEREAS the Allottee/s have demanded from the Promoter and the Promoter have given inspect to the Allottee/s of all the documents of title relating to the said properties, the said orders and permissions granted by the

*[Signature]*

*[Signature]*



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२५ - ६

(151)

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
(The Said Larger Land)

ALL THAT piece or parcel of the land situated at **Village Kurgaon, Boisar West**, Taluka Palghar, District Palghar, bearing, **New Survey no. 14/1+14/2/2** and **old survey nos. 14/1, 14/2/2** for **Group Housing Scheme** admeasuring in **aggregate area of 10,400 Sq. Mtrs.** Land Area or thereabout.

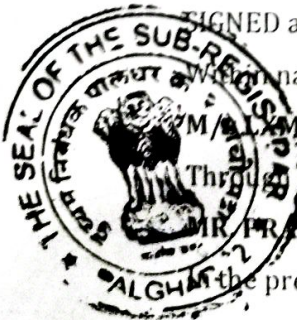
**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(The Smaller Land)

ALL THAT piece or parcel of the land situated at **Village Kurgaon, Boisar West**, Taluka Palghar, District Palghar, bearing; **New Survey No. 14/1+14/2/2 & Old Survey No. 14/1** admeasuring in **aggregate area of 5,114 Sq. Mtrs.** (2 **Buildings consisting of 6 wings**) Land Area or thereabout.

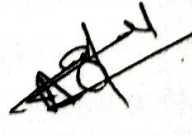
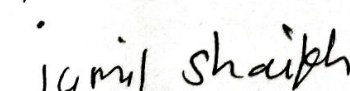
**FIRST SCHEDULE ABOVE REFERRED TO**  
(Description of Flat)

**Flat No. 104, on Floor First, admeasuring Carpet Area 32.23 Sq. Mtr i.e. i.e. 58.50 Sq. Mtr. Built-up area in Wing -D of "AKASH COMPLEX" in "Vasundhara Nagari" situated on property described in FIRST SCHEDULE & SECOND SCHEDULE.**

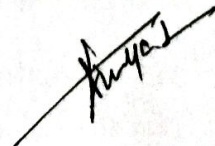
IN WITNESS WHERE OF the parties hereto have executed these presents the day and year first hereinabove mentioned.



SIGNED and DELIVERED by the  
[Name] named BUILDER  
[Name] M/ [Name] Infra  
Through its Partner/Authorized Signatory  
**MR. PRATHAMESH PRAKASH SAWANT**  
in the presence of

1. Asif Ali 
2. Jamil Shaikh 





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3340/2020
४-६

SIGNED and DELIVERED by the  
Within named PURCHASER/s  
**MRS. YASMEEN ASIF ALI SAYYED**

In the presence of

1. Asif Alf

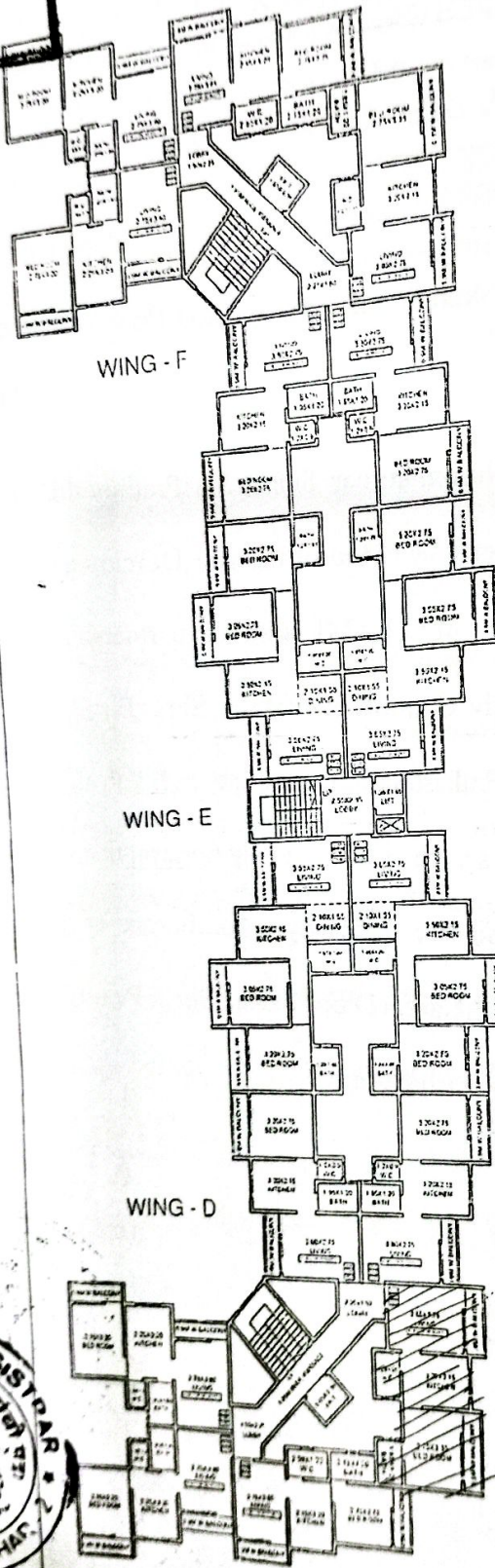
2. Afsar Asif Sayyed



افسر بال



पलर - २  
 3396/2020  
 ४८-६०



SALE PLAN AT KURGAON (PANCHMARG)

YASTU BUILDS ASSOCIATES  
 ARCHITECTS

V.R. KOLEKAR

*Handwritten signature*

Wing 104  
 Karguon

Architect  
 NISHANT P. PATIL  
 CA/98723518

*Handwritten signature*

Annexure D



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

पलर - २
3340 / २०२०
५९ - ६०

This registration is granted under section 5 of the Act to the following project under project registration number : P99000006053

Project: Aakash Complex, Plot Bearing / CTS / Survey / Final Plot No.: NEW SURVEY NO 14/1 AND 14/2/3 Kurgaon Palghar, Palghar, 400000;

1. Lxmi Infra having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400101.
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 (l) 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 14/08/2017 and ending with 01/07/2022 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.

Dated: 14/08/2017  
Place: Mumbai

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

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21/10/2020 6 13:44 PM

दस्त क्रमांक: पत्रर2/3357/2020

दस्ताचा प्रकार: करारनामा

दस्त गांधवारा भाग-2

पत्रर2 E0/E0  
दस्त क्रमांक: 3357/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: शम्भिन आमिफ अली मय्यद - पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. रुम नं. १०१, मंजीबा अपार्टमेंट, भीरा नर्सिंग होम लेन, नया नगर, भीरा-भायंदर, भीरा रोड, ठाणे, ज्वॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पॅन नंबर: MHLPS1807F	लिहून देणार वय: 29 स्वाक्षरी:		
2	नाम: मेसर्स लक्ष्मी इन्फ्रा तर्फे: भागीदार प्रथमेश प्रकाश सावंत - पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस- शॉप नं. १०, श्री गोकुळ गार्डन (जी ते एन ) कोऑप. हाऊसिंग सो. ली. वसंत प्रिड, ठाकूर कॉम्प्लेक्स, कादिवली (पु.), मुंबई, ज्वॉक नं. -, रोड नं.: - महाराष्ट्र, MUMBAI. पॅन नंबर: CJHPS9914M	लिहून देणार वय: 34 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ: 21 / 10 / 2020 06 : 12 : 32 PM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाम: सागर पाटील - - वय: 27 पत्ता: रा. बोईसर, ता. व. जी. पालघर पिन कोड: 401501			
2	नाम: आमिफ किफायती अली - - वय: 50 पत्ता: रा. फ्लॉट नं. १०४, सुंदर विहार, साईबाबा नगर, भीरा रोड, ठाणे पिन कोड: 401107			

शिक्का क्र. १ ची वेळ: 21 / 10 / 2020 06 : 13 : 04 PM

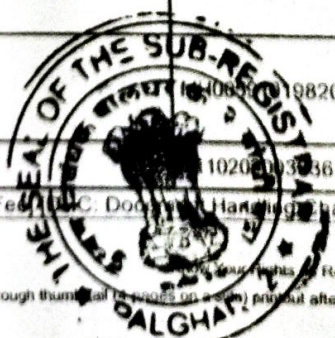
S.R.Palghar

Payment Details.

प्रमाणित करणेत बरे की या दस्तामध्चे  
एकूण ..... E0 ..... पाने आहेत पुस्तक क्र १  
क्रमांक पत्रर २..... ३३५७ ..... / २०२०  
जर नोंदला दि. 29/10/2020

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface # Date
1	YASMEEN ASIF ALI SAYYED	eChallan	69103332020102115540	MH005910198202021E	85100.00	SD	0002644034202021	21/10/2020
2	YASMEEN ASIF ALI SAYYED	eChallan		1020003936	28350	RF	0002644034202021	21/10/2020
3		DHC			1200	RF	2110202003336D	21/10/2020

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



1. Verify Scanned Document for correctness through thumbprint (to be given) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

3357 /2020





21/10/2020

सूची क्र.2

दुधम निबंधक : दु.नि.पालघर-2

दस्त क्र.मांक : 3357/2020

नोंदणी

Regn 63m

पलर - २

268/2021

C-9E

गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 2835000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे) 2373930

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

1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: मीजे कुरगाव, बोईसर (प.), ता. व जी. पालघर येथील नवीन सर्व्हे नं. 14/1+14/2/2 (जुना सर्व्हे नं. 14/1) चे क्षेत्र 5114 चौ.मी. या जमिनीवरील बमुंदरा नगरी या कॉम्प्लेक्स मधील आकाश कॉम्प्लेक्स बिल्डिंग नं. 2 या इमारतीच्या डी-विंग मधील पहिल्या मजल्यावरील सदनिका नं. 104 चे क्षेत्र 32.23 चौ.मी. कार्पेटचा म्हणजेच 58.50 चौ.मी. वांघीवचा करार. (( Survey Number : नवीन सर्व्हे नं. १४/१+१४/२/२ ; ))

(5) क्षेत्रफळ

1) 32.23 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:- जेसर्स लक्ष्मी इन्फ्रा लॉफे भागीदार प्रथमेश प्रकाश सावंत -- वय:- 34; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस- बॉयप नं. १०, श्री गोकुळ गार्डन (जी ते एन) कोबॉप. हाऊसिंग सो. मी. वसंत प्रिड, ठाकूर कॉम्प्लेक्स, कांदिबंली (पु.), मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:- 400101 पॅन नं:- CJFPS9914M

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

1): नाव:- वास्मिन आसिफ अली सय्यद -- वय:- 29; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. रुम नं. १०१, संधीला अपार्टमेंट, मीरा नर्सिंग होम सेन, नवा नगर, मीरा-भायंदर, मीरा रोड, ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:- 401107 पॅन नं:- MHLPS1807F

(9) दस्तऐवज करून दिल्याचा दिनांक 21/10/2020

(10) दस्त नोंदणी केल्याचा दिनांक 21/10/2020

(11) अनुक्रमांक, खंड व पृष्ठ 3357/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 85100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 28350

(14) शेर

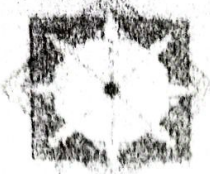
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारवाना 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.



दुधम निबंधक, पालघर क्र. २



VASTUSHILP

FORM FOR COMPLETION CERTIFICATE

TO,  
COLLECTOR,  
DISTRICT PALGHAR,

Sir,

I hereby certify that the Development work of the Residential AKASH COMPLEX building no. 2 (Type A & A' as per approval) on S.No.14, H. No. 1, 2/2 Vill. Kurgaon, Tal. Palghar, Dist. Palghar has been supervised by me & has been completed according to the plans sanctioned, vide office communication No.

महसुल / कक्षा २ / टेर अ / एनएपी / एसआर-२७५/२०१२ दिनांक २३/०६/२०१६

The work has been completed to the best of my satisfaction. The workmanship & all the materials [Type & Grade] have been used strictly in accordance with general & detailed specifications. No provisions of the Act or the building regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. The building is fit for occupancy for which it has been constructed enlarged.

I have to request you to arrange for inspection and grant permission for the occupation of the building.

Structural Engineer Reg No : STR/V/33/18-21  
Structural Stability Certificate Issued on 02 Jan 2021

Architect  
NISHANT P. PATIL  
CA/98/23518

Signature of Architect

Name of Architect

Mr. Nishant P. Patil

Licence No.

CA/98/23518

Address of Architect

M/s. VastuShilp Associates  
103, Decent Delite,  
Mahim Road  
Palghar, 401404

Date: 02/03/2021

Place: Palghar

"TRUE COPY"

Authorised Signator