

**AGREEMENT FOR SALE**

THIS AGREEMENT made at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ in the year Two Thousand and \_\_\_\_\_

BETWEEN

**M/S. MUKUNDAN INFRA (A COMPANY AMONG THE GROUP OF MUKUNDAN LIFE SPACE)**, a Partnership firm having their office at 001 Maruti Chambers, Near St Depot, Vasai West, Palghar 401202, represented by its authorized

Partner/Power of Attorney holder \_\_\_\_\_

\_\_\_\_\_ having PAN \_\_\_\_\_ hereinafter referred to as

**"THE PROMOTERS/BUILDERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the One Part

\_\_\_\_\_  
**Builder**

\_\_\_\_\_  
**Purchaser**



AND

MR.RAMCHANDRA JARAYAM GURAV Residing at / having address at ROOM NO.7, P.W.D. CHOWKI COMPOUND, GANPAT JADHAV MARG, BEHIND JAMBORI MAIDAN, WORLI, MUMBAI-400018. hereinafter referred to as **"ALLOTES/PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (a) in case of an individual, such individual's heirs, executors and administrators and assigns; (b) in case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of company, or a body corporate or juristic entity, its Director or Directors for the time being constituting the said company/survivor or survivors of them) of the OTHER PART;

WHEREAS by (1) Redevelopment Agreement's dated 28<sup>th</sup> November 2022, which are registered in the Office of Sub-Registrar of Assurances at Vasai-III, bearing (1) Sr.No.1289/2023 executed by and between Chandresh Nagar Co-operative Housing Society Ltd., a Society registered under the provision of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/VSI/HSG/TC/5757/1993-1994 DATED 18/04/1993 through its 60 Members of the One Part (therein referred to as "The Owners/ Society") and M/S. Mukundan Infra through its Partners Mr Ravi Rajlingam Mukund and M/s Mukundan Lifespace Pvt. Ltd. (through its director Kunal Ravi Mukund) of the Other Part (therein referred to as "the Developers") the Society has transferred to the Developers development rights of attached to the land bearing Survey No.132/A, Area admeasuring 2539.55 Square Meters lying and being and situated at village - Nilemore, Nallasopara west, Taluka - VASAI, District - PALGHAR, within the limits of Vasai-Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar at Vasai and more particularly described in the First Schedule hereunder written.

AND WHEREAS by (1) Redevelopment Agreement's dated 21<sup>st</sup> December 2022, which are registered in the Office of Sub-Registrar of Assurances at Vasai-III, on 19<sup>th</sup> January 2023 and bearing Sr.No.1342/2023 executed by and between Chandresh Nagar Air India Employees Vandana Co-Operative Housing Society Ltd., a Society registered under the provision of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/VSI/HSG/TC/2450/1988-89 dated 30/01/1989 through its 36 Members of the One Part (therein referred to as "The Owners/ Society") and

\_\_\_\_\_  
Builder

\_\_\_\_\_  
Purchaser



M/S. Mukundan Infra through its Partners Mr. Ravi Rajlingam Mukund and M/s Mukundan Lifespace Pvt. Ltd. (through its director Kunal Ravi Mukund) of the Other Part (therein referred to as "the Developers") the Society has transferred to the Developers development rights of attached to the land bearing Survey No.132/A, Area admeasuring 1450.45 Square Meters lying and being and situated at village - Nilemore, Nallasopara west, Taluka - VASAI, District - PALGHAR, within the limits of Vasai-Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar at Vasai and more particularly described in the First Schedule hereunder written.

Total land admeasuring 3990 square Metres (hereinafter referred to as "**the project land**").

AND WHEREAS the Promoters/Builders have obtained Commencement Certificate from Vasai-Virar City Municipal Corporation, vide its letter no. VVCMC/TP/CC/VP-6442/455/2022-23, DATED - 24/02/2023, the copy of the said Commencement Certificate is annexed hereto and marked as Annexure.

AND WHEREAS the Promoters/Builders as developers are entitled and enjoined upon to construct buildings on the said project land in accordance with the norms and specifications of the Vasai-Virar City Municipal Corporation and the Promoters/Builders have commenced the work of construction of the proposed buildings self contained tenements.

AND WHEREAS the Promoters/Builders are in possession of the project land.

AND WHEREAS the Promoters/Builders have engaged the service of **M/S. Megha Urbanscapes** architectural & project consultants, as an architect for the project envisaged herein the Promoters/Builders have 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; The appointment may be substituted or changed during the course of construction by the Promoters/Builders as the need and circumstances may arise;

AND WHEREAS **MR.TUSHAR R. PATIL**, Advocate High Court having based his investigation on the available documents and opined by virtue of his title certificate that the title of the said project land described in the First Schedule hereunder written, is clear and marketable and free from all

\_\_\_\_\_  
**Builder**

\_\_\_\_\_  
**Purchaser**

encumbrances, the authenticated copy of the certificate of title issued by the advocate is also annexed hereto and marked as Annexure.

AND WHEREAS the Promoters/Builders herein hereby represent that aforesaid conveyance and/or all the relevant documents are still valid, subsisting and binding on the parties hereto with full legal force and effect;

AND WHEREAS the Promoters/Builders has got approvals from the Vasai-Virar City Municipal Corporation to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans Vasai-Virar City Municipal Corporation and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Builders while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the Vasai-Virar City Municipal Corporation.

AND WHEREAS the Promoters/Builders have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at MUMBAI bearing registration no. **P99000050138**; authenticated copy is attached in Annexure.

AND WHEREAS the Promoters/Builders have proposed to construct on the project land consisting of Wing A (Stilt+12Floors) and Wing B (Stilt+12Floors); Project known as **"MUKUNDAN ASTRIA"** (hereinafter referred to as **"THE SAID BUILDING/S"**).

AND WHEREAS the Promoters/Builders have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters/Builders accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoters/Builders have sole and exclusive right to sell the Flats/s in the said building/s to be constructed by the Promoters/Builders on the said project land and to enter into Agreement/s with the Allottees/Purchasers(s) of the Flats/s to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottees/Purchasers, the Promoters/Builders have given inspection to the Allottees/Purchasers of all the documents of title relating to the project land and the plans, designs and

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**Builder**

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**Purchaser**





specifications prepared by the Promoters/Builders' Architect **M/S. Megha Urbanscapes** 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 copies of Certificate of Title issued by the advocate of the Promoters/Builders, authenticated copies of 7/12 extract of Village Forms or any other relevant revenue record showing the nature of the title of the Promoters/Builders to the project land on which the Flats/s are constructed or are to be constructed have been annexed hereto and marked as Annexure respectively.

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.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottees/Purchasers, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure.

AND WHEREAS the Promoters/Builders have accordingly commenced construction of the said building/s in accordance with the said approved plan.

AND WHEREAS the Allottees/Purchasers has/have seen and verified the said documents and has/have satisfied himself/herself/themselves of the same and have no objection of any nature whatsoever and after satisfying with the above the Allottees/Purchasers desired and agreed to enter into this agreement.

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;

AND WHEREAS the Promoters/Builders have entering into similar separate agreements with several other persons and parties for the sale of flats in the said building.

AND WHEREAS the Promoters/Builders herein have annexed hereto the copies of following documents.

\_\_\_\_\_  
**Builder**

\_\_\_\_\_  
**Purchaser**

**LIST OF DOCUMENTS**

- 1) Copy of 7/12 extract
- 2) Land Conversion Certificate issued by The Tahasildar Vasai
- 3) Certificate of Title of the project land issued by the advocate of the Promoters/Builders
- 4) Commencement Certificate issued by Vasai-Virar City Municipal Corporation
- 5) Copy of the Registration Certificate of Project issued by **MahaRERA No. P99000050138**
- 6) Sanctioned Plan of Layout
- 7) Floor plan of Flat

AND WHEREAS the Allottees/Purchasers has/have applied to the Promoters/Builders for allotment of **FLAT NO.114 on 1<sup>st</sup> FLOOR, WING A,** having carpet area admeasuring **310.86 SQUARE FEET** equivalent to **28.88 SQUARE METERS** and additional carpet area of enclosed balcony admeasuring **29.60 SQUARE FEET** equivalent to **2.75 SQUARE METERS,** aggregating to **340.47 SQUARE FEET** equivalent to **31.63 SQUARE METERS,** Saleable Area admeasuring **380.00 SQUARE FEET** as shown in the floor plan thereof and hereto annexed and marked as Annexure in the building known as "**MUKUNDAN ASTRIA**" and which is more particularly described in the Second Schedule to be constructed on the said project land and the Allottees/Purchasers has/have verified and confirmed the difference between built-up / saleable and carpet area of the said Flat and have satisfied himself/herself/themselves for the same and has no objection of any nature whatsoever, hereinafter referred to as "**the said flat**" as shown in the floor plan thereof annexed hereto and marked as annexure.

AND WHEREAS "carpet area" means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottees/Purchasers or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottees/Purchasers, but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS, prior to the execution of these presents the Allottees/Purchasers has/have paid to the Promoters/Builders a sum of **Rs.51,000/- (RUPEES FIFTY ONE THOUSAND ONLY),** as earnest money/part payment of the sale consideration of the Flat agreed to be sold by the Promoters/Builders to the Allottees/Purchasers as advance payment or

\_\_\_\_\_  
Builder

\_\_\_\_\_  
Purchaser



Application Fee (the payment and receipt whereof the Promoters/Builders doth hereby admit and acknowledge) and the Allottees/Purchasers has agreed to pay to the Promoters/Builders the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters/Builders is required to execute a written Agreement for sale of said Flat with the Allottees/Purchasers, 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/Builders hereby agrees to sell and the Allottees/Purchasers hereby agrees to purchase the said Flat and the garage/covered parking (if applicable) from the Promoters/Builders.

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

- 1) The Promoters/Builders agreed and confirmed that the recital appearing herein above forms integral part of the agreement as if the same are repeated verbatim herein, and this recital shall be treated as declarations/represented on their part.
- 2) It is confirmed that the Promoters/Builders have obtained Commencement Certificate from Vasai-Virar City Municipal Corporation to construct on the project land consisting Two wings of Stilt + Twelve upper floor, Project known as "MUKUNDAN ASTRIA" in accordance with the plans, designs and specifications as approved by the Vasai-Virar City Municipal Corporation and which has been seen and approved by the Allottees/Purchasers with only such variation and modifications as the Promoters/Builders may consider necessary or as may be required by the concerned local authority and/or Government. The Allottees/Purchasers also exclusively agree/s that the Promoters/Builders shall entitled to put up additional floors on the said proposed building or in the said project land itself and that the Promoters/Builders shall be entitled to all the benefits which may be available as per the existing laws or any other laws, enactments, ordinances, circulars, guidelines etc. that may be issued by the concerned authorities from time to time.

Provided that the Promoters/Builders shall have to obtain prior consent in writing of the Allottees/Purchasers in respect of variations or modifications which may adversely affect the Flat of the

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**Builder**

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**Purchaser**



Allottees/Purchasers except any alteration or addition required by any Government authorities or due to change in law.

2(a) The Allottees/Purchasers hereby agrees to purchase from the Promoters/Builders and the Promoters/Builders hereby agrees to sell to the Allottees/Purchasers **FLAT NO. 114** on **1<sup>st</sup> FLOOR, WING A**, having carpet area admeasuring **310.86 SQUARE FEET** equivalent to **28.88 SQUARE METERS** and additional carpet area of enclosed balcony admeasuring **29.60 SQUARE FEET** equivalent to **2.75 SQUARE METERS**, aggregating to **340.47 SQUARE FEET** equivalent to **31.63 SQUARE METERS**, Saleable Area admeasuring **380.00 SQUARE FEET** as shown in the floor plan thereof and hereto annexed and marked as Annexure in, building known as "**MUKUNDAN ASTRIA**" (hereinafter referred to as "the Flat") at and for the total consideration of **Rs.37,50,000/-** (Rupees **THIRTY SEVEN LAKH FIFTY THOUSAND** only) including 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 Schedule 'A' annexed herewith. (The price of the Flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

2(b) The Allottees/Purchasers has/have paid on or before execution of this agreement a sum of **Rs. 51,000/- (RUPEES FIFTY ONE THOUSAND ONLY)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters/Builders the balance 90% consideration amount a sum of **Rs.37,50,000/-** (Rupees **THIRTY SEVEN LAKH FIFTY THOUSAND** only) in the following manner: -

- i. Amount of Rs.3,75,000/- 10% Amount on the execution of Agreement;
- ii. Amount of Rs.7,50,000/- 20% on completion of the Footing of the building or wing in which the said Flat is located.
- iii. Amount of Rs.5,62,500/- 15% on completion of the Plinth of the building or wing in which the said Flat is located.
- iv. Amount of Rs.75,000/- 2% on completion of the 1<sup>st</sup> slab of the building or wing in which the said Flat is located.
- v. Amount of Rs.75,000/- 2% on completion of the 2<sup>nd</sup> slab of the building or wing in which the said Flat is located.



- vi. Amount of Rs.75,000/- 2% on completion of the 3<sup>rd</sup> slab of the building or wing in which the said Flat is located.
- vii. Amount of Rs.75,000/- 2% on completion of the 4<sup>th</sup> slab of the building or wing in which the said Flat is located.
- viii. Amount of Rs.75,000/- 2% on completion of the 5<sup>th</sup> slab of the building or wing in which the said Flat is located.
- ix. Amount of Rs.75,000/- 2% on completion of the 6<sup>th</sup> slab of the building or wing in which the said Flat is located.
- x. Amount of Rs.75,000/- 2% on completion of the 7<sup>th</sup> slab of the building or wing in which the said Flat is located.
- xi. Amount of Rs.75,000/- 2% on completion of the 8<sup>th</sup> slab of the building or wing in which the said Flat is located.
- xii. Amount of Rs.75,000/- 2% on completion of the 9<sup>th</sup> slab of the building or wing in which the said Flat is located.
- xiii. Amount of Rs.75,000/- 2% on completion of the 10<sup>th</sup> slab of the building or wing in which the said Flat is located.
- xiv. Amount of Rs.75,000/- 2% on completion of the 11<sup>th</sup> slab of the building or wing in which the said Flat is located.
- xv. Amount of Rs.75,000/- 2% on completion of the 12<sup>th</sup> slab of the building or wing in which the said Flat is located.
- xvi. Amount of Rs.75,000/- 2% on completion of the 13<sup>th</sup> slab of the building or wing in which the said Flat is located.
- xvii. Amount of Rs.2,25,000/- 6% on completion of the Bricks work of the said Flat.
- xviii. Amount of Rs.2,25,000/- 6% on completion of the Plaster Work of the said Flat.
- xix. Amount of Rs.2,25,000/- 6% to be paid to the Promoters/Builders on completion of the plumbing work of the building or wing in which the said Flat is located.
- xx. Amount of Rs.2,25,000/- 6% on completion of Paint work of Said Flat.
- xxi. Balance Amount of Rs.1,87,500/- 5% at the time of handing over of the possession of the Flat to the Allottee.

2(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters/Builders by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and

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**Builder**

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**Purchaser**

carrying out the Project payable by the Promoters/Builders) up to the date of handing over the possession of the said Flat.

- 2(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies, Vasai-Virar City Municipal Corporation/Government from time to time. The Promoters/Builders undertake and agree that while raising a demand on the Allottees/Purchasers for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters/Builders shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottees/Purchasers, which shall only be applicable on subsequent payments.
- 2(e) The Promoters/Builders may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottees/Purchasers by discounting such early payments State Bank of India's interest plus two percent per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottees/Purchasers by the Promoters/Builders.
- 2(f) The Promoters/Builders shall confirm the final carpet area that has been allotted to the Allottees/Purchasers after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by 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 Promoters/Builders. If there is any reduction in the carpet area within the defined limit then Promoters/Builders shall refund the excess money paid by Allottees/Purchasers within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottees/Purchasers. If there is any increase in the carpet area allotted to Allottees/Purchasers, the Promoters/Builders shall demand additional amount from the Allottees/Purchasers 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 2(a) of this Agreement.

- 2(g) Any payments made by the Allottees/Purchasers to the Promoters/Builders shall be first appropriated towards interest and the balance if any towards the principal sums of the installations under consideration:
- (2)(h) It is clarified that upon termination of this agreement default by Allottees/Purchasers or commit breach of any of the terms, covenants and conditions of this agreement, the Allottees/Purchasers shall not be entitled to make any claim against the Promoters/Builders herein whether by way of any losses, damages, compensation or otherwise the Promoters/Builders shall be at liberty to dispose off and sell the said flat to such a person and at such price as the Promoters/Builders may in their absolute discretion think fit.
- 2(i) In case the Allottees/Purchasers wishes to avail of loan from any bank or financial institution, he/she/they will approach the Promoters/Builders for their NOC for obtaining the said loan and will then approach the bank/financial institution for the same. The Allottees/Purchasers will inform the Promoters/Builders in advance if he/she/they wishes to transfer his/her/their existing loan obtained against the said flat from one financial institution or bank to another. In case the Allottees/Purchasers give false information regarding clearance of loan from one bank and/or does not inform the Promoters/Builders about subsequent loan obtained from another bank then, the earlier NOC given by the Promoters/Builders in this regard will stand invalid. Similarly, it will be the financial institution / bank responsibility to verify whether the Allottees/Purchasers has/have not taken multiple loans on the said flat from various banks and the Promoters/Builders in any way will not be responsible for the same.
- 3.1) The Promoters/Builders hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Vasai-Virar City Municipal Corporation at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Allottees/Purchasers, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

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**Builder**

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**Purchaser**

**FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of freehold non-agricultural land bearing **Survey No 132/A admeasuring 3990 Square Metres**, lying, being and situated at village - **NILEMORE**, Taluka - **VASAI**, District - **PALGHAR**, within the limits of Vasai-Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar at Vasai.

**SECOND SCHEDULE ABOVE REFERRED TO:**

ALL THAT **FLAT NO. 114** on **1<sup>st</sup> FLOOR, WING A**, having carpet area admeasuring **310.86 SQUARE FEET** equivalent to **28.88 SQUARE METERS** and additional carpet area of enclosed balcony admeasuring **29.60 SQUARE FEET** equivalent to **2.75 SQUARE METERS**, aggregating to **340.47 SQUARE FEET** equivalent to **31.63 SQUARE METERS**, Saleable Area admeasuring **380.00 SQUARE FEET** in building known as "**MUKUNDAN ASTRIA**" with proportionate share of common area and facilities appurtenance to the said premises.



**RECEIPT**

**RECEIVED** on or before the execution hereof, from Allottees/Purchasers above named a sum of **Rs.51,000/- (RUPEES FIFTY ONE THOUSAND ONLY)** towards Earnest Money/Part payment by way of cash/ cheques in respect of **FLAT NO. 114** on **1<sup>st</sup> FLOOR**, in the following manner: -

**PAYMENT SCHEDULE**

<b><u>Sr. No.</u></b>	<b><u>Cash/Cheque (Bank Name)</u></b>	<b><u>Cheque No.</u></b>	<b><u>Date</u></b>	<b><u>Amount Rs.Ps.</u></b>
1.	State Bank of India	475584	11/12/2024	51,000/-
2.				
3.				

We say received.

**M/S.MUKANDAN INFRA.**

The Promoters/Builders

WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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

P99000050138

Project: **MUKUNDAN ASTRIA** , Plot Bearing / CTS / Survey / Final Plot No.: **132(A)** at **Vasai-Virar City (M Corp)**,  
**Vasai, Palghar, 401203;**

1. **Mukundan Infra** having its registered office / principal place of business at **Tehsil: Vasai, District: Palghar, Pin: 401202.**

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 (I) 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 **20/03/2023** and ending with **31/03/2028** 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

Dr. Vasant Premanand Prabhu

(Secretary, MahaRERA)

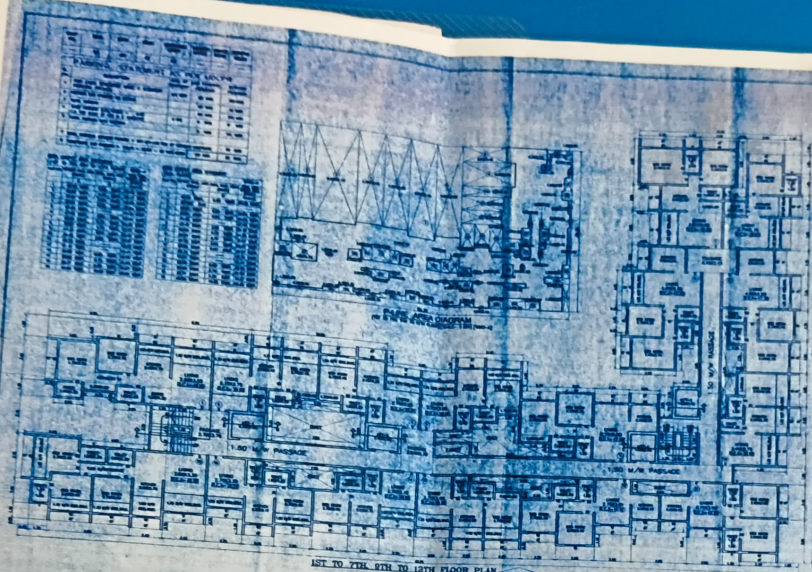
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Dated: 20/03/2023

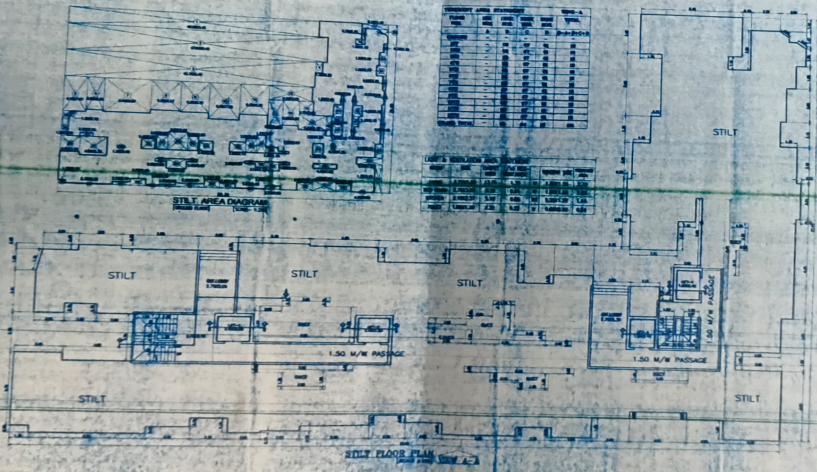
Place: Mumbai

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

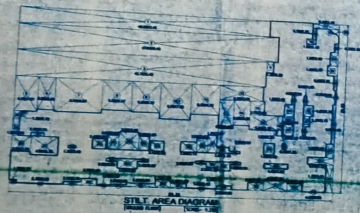




1ST TO 7TH, 9TH TO 12TH FLOOR PLAN SEE A-1



STILT FLOOR PLAN SEE A-1



STILT AREA DIAGRAM SEE A-1

NO.	DESCRIPTION	AREA	PERCENT
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NO.	DESCRIPTION	AREA	PERCENT
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PROFORMA 1  
 SECTION OF REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 No. 11111  
 URBANSC

CONSTRUCTION AREA SUMMARY

NO.	DESCRIPTION	AREA	PERCENT
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STILT AREA CALCULATOR

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STILT AREA CALCULATOR

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**FORM - A (PERSONAL DETAILS OF STAFF)**

Applicant  Co-Applicant

CIF No/  
Account No. **10406482751**

Name: **RAMCHANDRA JANARAM GURAN**

PF ID:  Designation: **SENIOR HEAD MESSENGER**

Date of Birth: **01061965** PAN: **AKCP65792P**

Mobile: **9892573968**

Email:

Name of Spouse: **RANJANA RAMCHANDRA GURAN**

Name of Father: **JANARAM DUALATA GURAN**

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Is Administrative, DPD, Vigilance clearance obtained:  Yes  No

Obtained on:

Date of joining: **20071995** Date of Confirmation:

Date of Retirement: **31052025**

Service completed in SBI (excluding temporary service): **30** Years  months

**Details of KYC (Minimum one to be filled)**

Aadhaar/UID No. **600582388228**

Voter ID No. **SHA0335314**

Passport No.:

Driving License No.

**Residential Address:**

Address 1: **PWD CHOMKI COMPOUND ROOM NO 7**

Address 2: **GANPAT SADMAN MARG BEHIND JAMBORE MAIDAN**

Address 3:

Village:

District: **WORLI MUMBAI**

Country: **INDIA**

City: **MUMBAI**

State: **MAHARASHTRA**

Pin Code: **400018**



**21/05/25**  
**ST-5329**  
Please sign here



Project Name : "MUKUNDAN ASTRIA"		
Survey No.132(A), Patankar Park,Behind SBI Bank, Nalasopara West- 401 203		
Name of Customer : Ramchandra Jayaram Gurav		
Flat No.	:	A-114
Flat Area ( Usable Carpet)	:	380 Sq. Ft.
Type	:	1 BHK
Unit Cost	:	3,750,000
Description	%	Amount
ON BOOKING	10%	375,000
ON FOOTING	20%	750,000
ON PLINTH	15%	562,500
1 <sup>ST</sup> SLAB	2%	75,000
2 <sup>ND</sup> SLAB	2%	75,000
3 <sup>RD</sup> SLAB	2%	75,000
4 <sup>TH</sup> SLAB	2%	75,000
5 <sup>TH</sup> SLAB	2%	75,000
6 <sup>TH</sup> SLAB	2%	75,000
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11 <sup>TH</sup> SLAB	2%	75,000
12 <sup>TH</sup> SLAB	2%	75,000
13 <sup>TH</sup> SLAB	2%	75,000
ON BRICKS WORK	6%	225,000
ON PLASTER WORK	6%	225,000
ON PLUMBING WORK	6%	225,000
ON PAINT WORK	6%	225,000
ON POSSESSION	5%	187,500
<b>Flat Cost /Agreement Value</b>	<b>100%</b>	<b>3,750,000</b>
Stamp Duty	7%	262,500
Registration Fees (1% or Rs.30,000/-)		30,000
GST (1% or 5%)	1%	37,500
Documentation Charges		10,000
Society Charges		150,000
Floor-Rise		80,000
<b>Total</b>		<b>4,320,000</b>

