

520/12389

पावती

Original/Duplicate

Monday, June 20, 2022

नोंदणी क्र.: 39म

11:03 AM

Regn.: 39M

पावती क्र.: 13050 दिनांक: 20/06/2022

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल5-12389-2022

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: विनायक कृष्णा जाधव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

DELIVERED

एकूण:

रु. 31600.00

Joint S.R. Kurla-5

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

बाजार मुल्य: रु.7906068.72 /-

मोबदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 450000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1906202200512 दिनांक: 20/06/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000336139202223E दिनांक: 20/06/2022

बँकेचे नाव व पत्ता:

6/20/2022



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20220620185	20 June 2022, 09:26:48 AM			
मूल्यांकनाचे वर्ष		2021		करल 5	
जिल्हा	मुंबई(उपनगर)	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>करल - ५</p> <p>१२३८९ १ ८०</p> <p>२०२२</p> <p>मोजमापनाचे एकक</p> <p>चौरस मीटर</p> </div>			
मूल्य विभाग	107-कुर्ला - 3				
उप मूल्य विभाग	107/514 भुभाग. स.गो.बर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#12				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
47610	113940	126450	178000	113940	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	63.08चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.113940/-
उद्घवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.125334/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((125334-47610) * (100 / 100))+47610) = Rs.125334/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 125334 * 63.08 = Rs.7906068.72/-					
एकत्रित अंतिम मूल्य = मुखा मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7906068.72 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.7906068.72/-					

Home Print

सह. दुर्यम निबंधक
कुर्ला-५ (वर्ग-२)



करल - ५		
१२३८८२	२	८०
२०२०		

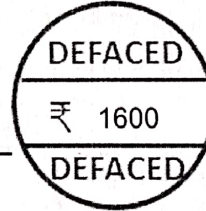


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1906202200512	Receipt Date	20/06/2022
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Received from VINAYAK KRISHNA JADHAV, Mobile number 9322398899, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 12389 dated 20/06/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

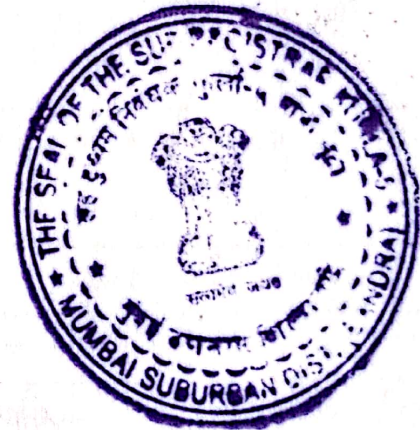
Bank Name	SBIN	Payment Date	19/06/2022
Bank CIN	10004152022061900463	REF No.	217027726695
Deface No	1906202200512D	Deface Date	20/06/2022

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



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1906202200512	Date	19/06/2022
Received from VINAYAK KRISHNA JADHAV, Mobile number 9322398899, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	19/06/2022
Bank CIN	10004152022061900463	REF No.	217027726695
This is computer generated receipt, hence no signature is required.			

करल - ५	
१२३४९७	८०
२०२२	

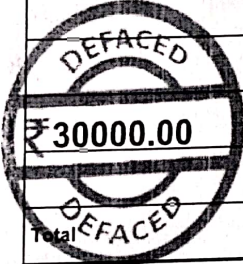
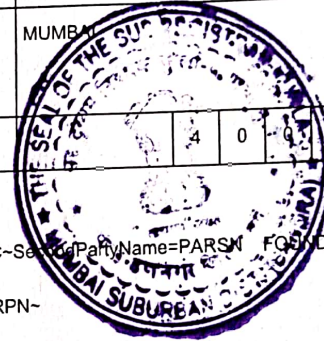




CHALLAN
MTR Form Number-6

करल - ५	92362 y	
२०२२		

GRN	MH000336139202223E	BARCODE		Date	08/04/2022-17:23:18	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AOMPJ0301F		
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	VINAYAK KRISHNA JADHAV AND KALYANI VINAYAK JADHAV				
Location	MUMBAI	Flat/Block No.	FLAT NO 1504, 15TH FLOOR, BLDG NO 62,				
Year	2022-2023 One Time	Premises/Building	NEHRU NAGAR SHARADA CHS LTD				
Account Head Details		Amount In Rs.		Road/Street	NEHRU NAGAR, KURLA (E)		
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4 0 0 0 2 4		
				Remarks (If Any)	PAN2=AAEFP3227C-Serial PartyName=PARSN FOUNDATION AND ENGINEERING CORPN-		
				Amount In	Thirty Thousand Rupees Only		
		30,000.00		Words			
Total							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332022040814119	709820121		
Cheque/DD No.		Bank Date	RBI Date	08/04/2022-17:27:08	11/04/2022		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		100 , 11/04/2022			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.06.20
11:04:24 IST

Challan Defaced

Reason: GRAS Secure
Document
Location: India

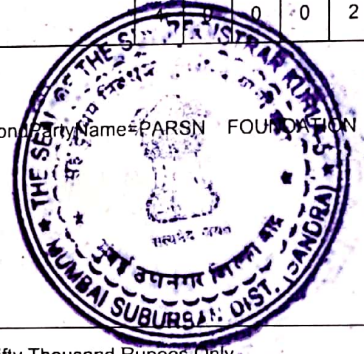
Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-520-12389	0001855879202223	20/06/2022-10:59:46	IGR561	30000.00
Total Defacement Amount					30,000.00



CHALLAN
MTR Form Number-6



GRN	MH015578982202122E	BARCODE			Date	28/03/2022-17:22:27	Form ID	25.2
Department	Inspector General Of Registration				Payer Details करल - ५			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	१२३८९८८८८				
			PAN No.(If Applicable)	२०२२				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	VINAYAK KRISHNA JADHAV AND KALYANI				
Location	MUMBAI			VINAYAK JADHAV				
Year	2021-2022 One Time		Flat/Block No.	FLAT NO 1504, 15TH FLOOR, BLDG NO 62,				
Account Head Details	Amount In Rs.	Premises/Building	NEHRU NAGAR SHARDA CHS LTD.,					
0030045501 Stamp Duty	450000.00	Road/Street	NEHRU NAGAR, KURLA (E).					
		Area/Locality	MUMBAI					
		Town/City/District						
		PIN	0 0 2 4					
		Remarks (If Any)	PAN2=AAEFP3227C-Secondary Party Name=PARSN FOUNDATION AND					
			ENGINEERING CORPN-					
		Amount In	Four Lakh Fifty Thousand Rupees Only					
Total	4,50,000.00	Words						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	Ref. No.	69103332022032815631	709266515				
Cheque/DD No.	Bank Date	RBI Date	28/03/2022-17:24:24	Not Verified with RBI				
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



Department ID :

Mobile No. : 9322398899

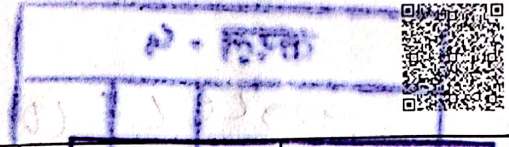
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

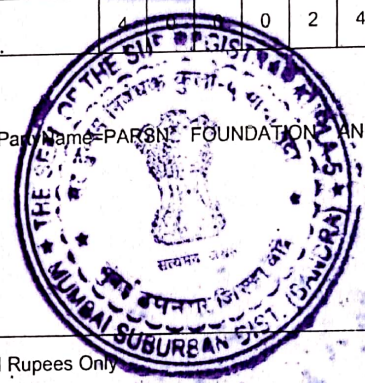
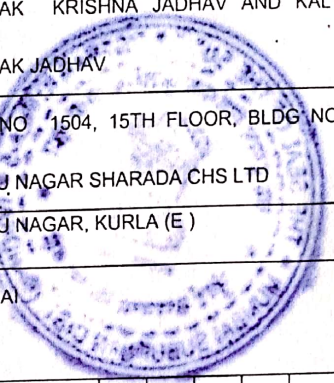




CHALLAN
MTR Form Number-6



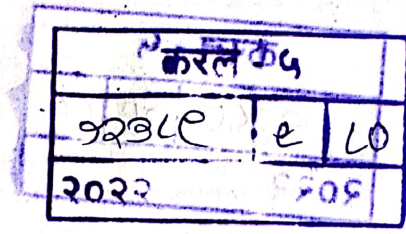
GRN	MH000336139202223E	BARCODE	Date		08/04/2022	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		9236 0 10		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name			KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name		
Location			MUMBAI		VINAYAK KRISHNA JADHAV AND KALYANI VINAYAK JADHAV		
Year			2022-2023 One Time		Flat/Block No.		
Account Head Details			Amount In Rs.		Premises/Building		
0030063301 Registration Fee			30000.00		NEHRU NAGAR SHARADA CHS LTD		
					Road/Street		
					NEHRU NAGAR, KURLA (E)		
					Area/Locality		
					MUMBAI		
					Town/City/District		
					PIN		
					4 0 2 4		
					Remarks (If Any)		
					PAN2-AAEFP3227C--SecondPartyName=PARSN FOUNDATION AND ENGINEERING CORPN-		
Total			30,000.00		Amount In		
					Words		
					Thirty Thousand Rupees Only		
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details					Bank CIN		
					Ref. No		
					69103332022040814119		
					709820121		
Cheque/DD No.					Bank Date		
					RBI Date		
					08/04/2022-17:27:08		
					Not Verified with RBI		
Name of Bank					Bank-Branch		
					IDBI BANK		
Name of Branch					Scroll No. , Date		
					Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

[Handwritten Signature]

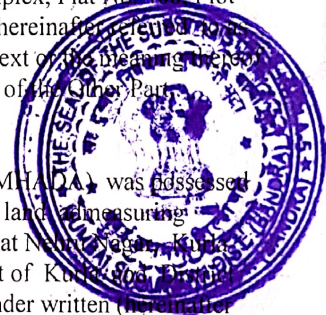
[Handwritten Signature]



Sagri Narayan
Kalyani Vinayak Jadhav
Sagri Narayan

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai this 31st day of March; in the year Two Thousand Twenty Two BETWEEN M/S. PARSN FOUNDATION & ENGINEERING CORPORATION, being a partnership firm duly registered under Indian Partnership Act, 1932, having its registered office at 78-B, Nariman Bhavan, Nariman Point, Mumbai 400 021, through its constituted attorney, C.E.O. Mr. Sagri Narayan Poojary, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include the partners for the time being of the said firm, the survivors or survivor of them, the heirs, executors, administrators and assignees of the last surviving partner) of the One Part AND Mr. Vinayak Krishna Jadhav Age 36 Yrs PAN No. AOMPJ0301F & Mrs. Kalyani Vinayak Jadhav Age 31 Yrs PAN No. AXMPJ8325Q Indian Inhabitants residing at Shree Siddhivinayak Complex, Flat No. 408 Plot No. 71, Sector 20, Kamathe, Navi Mumbai, Panvel Maharashtra 410 206 hereinafter referred to as "the Purchasers" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include their heirs, executors, administrators and assignees) of the Other Part



WHEREAS the Maharashtra Housing Area Development Authority (MHADA) was possessed of or otherwise well and sufficiently entitled to a piece and parcel of land measuring 1035.11 sq.mtrs. and bearing Survey No. 229 and 267, CTS. No. 12(Part) at Nehru Nagar, Kurla (East), Mumbai 400 024 of Village Kurla in the Registration Sub-District of Kurla, District of Mumbai Suburban and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said Land")

AND WHEREAS the MHADA had built on the said land a building bearing No. 62 having ground and 4 upper floors and consisting of 40 tenements (hereinafter referred to as "the said old building")

AND WHEREAS all the tenements in the said old building were allotted to individual allottees on rental basis for residential use.

AND WHEREAS the said allottees have formed themselves into a co-operative housing society duly registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/WL/HSG/TC/9737/97-98 dated 25-4-1997 and called the Nehru Nagar Sharada Co-operative Housing Society Limited, Mumbai (hereinafter referred to as "the said owners").

AND WHEREAS by an Indenture of Lease dated 29th June 2006, made between the MHADA as the Lessor of the one part and the said owners as the Lessees of the other part and duly registered at the office of the Sub-Registrar of Assurances at Kurla No. 3 under BDR - 13/5781 of 2006, the MHADA granted the said land to the said owners on lease for the period of 99 years on the terms, covenants and conditions therein contained.

AND WHEREAS simultaneously by a Deed of Sale dated 29th June, 2006, made between the MHADA as the Vendor of the one part and the said owners as the Purchasers of the other part and registered at the office of the Sub-Registrar of Assurances at Kurla No. 3

Sagri Narayan

Sagri Narayan
Kalyani Vinayak Jadhav

कस्ता-५	
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under BD-13/05782 of 2006, the MHADA sold and conveyed the said old building to the said owners and handed over its possession to the said owners.

AND WHEREAS in the premises the said owners have been the lessees of the said land and owners of the said old building.

AND WHEREAS by a Development agreement dated 30th Day Of Dec, 2010 made between the said owners of the one part and the Promoter herein as the developers of the other part and duly registered at the office of the Sub-Registrar of Assurances at Kurla - under BDR -13/5091 of 2011, the said owners granted to the promoter, the development rights in respect of the said land on the terms and conditions therein contained and at or for the consideration therein mentioned.

AND WHEREAS by the aforesaid offer letter dated 3rd Feb 2014, the MHADA granted to the said owners additional F.S.I. of 819.55 sq.mtrs. at or for the consideration therein mentioned. Further FSI of proportionate amount available will be loaded at a later date the said owners are entitled to use the said additional land.

AND WHEREAS pursuant to the aforesaid Development Agreement dated 30th Dec 2010, the Promoter is now entitled to demolish the said old building and to erect in its place on the said land (inclusive of the said site land) a new multi storeyed building by using therein the entitled F.S.I. in respect of such land, as also the additional F.S.I. purchased by the said owners from the MHADA.

AND WHEREAS the Promoter submitted to the Municipal Authorities, the building plans for the proposed new multi storeyed building which have now been duly sanctioned by the Municipal Authorities under C.C. No. CHE/ES/2056/L/337 NEW dated 27th October 2017.

AND WHEREAS under the said Development Agreement dated 30th December, 2010, the Promoter is entitled to demolish the said old building and to erect a new multi storeyed building on the said land and to allot 40 Flats therein to the said owners and to sell the remaining premises therein to any person of their choice or for their own benefit.

AND WHEREAS the Promoter is constructing on the said land a new multi storeyed building consisting of ground and 17 upper floors (hereinafter referred to as "the said building")

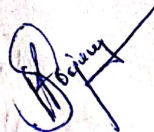
The Developer is allowed to construct more floors after 17th floor if the F.S.I is available and the purchaser will not claim any further benefits on this.

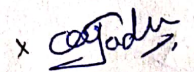
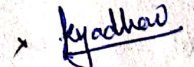
AND WHEREAS the said owners have further applied to the MHADA for Further Additional FSI and the same is under the consideration of the MHADA.

AND WHEREAS the Promoter has appointed an Architect and a Structural Engineer for the preparation of plans and structural designs and drawings respectively of the said building and the Promoter accepts the professional supervision of the said Architect and the said Structural Engineer till the completion of the said building.

AND WHEREAS the Purchasers have demanded from the Promoter and the Promoter has given inspection to the Purchasers of all the documents of title relating to the said land, and the plans, designs and specifications prepared by the Promoter's Architects, M/s. Deepak Angane Pvt. Ltd. and of such other documents as are specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "the said Act") and the Rules made thereunder.

AND WHEREAS the title of the said owners has been duly certified by Mr. Pratap Bhosale, Advocate, as per the Certificate of Title, a copy whereof is at Ex. 'A' hereto.



x 
x 

करल - ५		
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AND WHEREAS the said land stands in the name of MHADA and the said owners (as lessees) in City Survey Property Register Cards, Photocopies whereof are at Ex. 'B' hereto.

AND WHEREAS the plans, specifications, elevations, section and details of the said building have been duly approved by the Municipal Corporation of Greater Mumbai who have issued the Intimation of Disapproval dated 6th June, 2016 and also Commencement Certificate dated 27th October 2017, copies whereof are at Ex. 'C' hereto.

AND WHEREAS a typical floor plan is at Ex. 'D' hereto while the list of specifications, amenities and facilities of and/or to be provided in the said building and in the premises therein is at Ex. "E" hereto.

AND WHEREAS while sanctioning the said plans, the concerned authority, and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said land and constructing the said building and upon due observance and performance whereof, the Completion Certificate in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS the Promoter has already commenced construction of the said building in accordance with the said plans.

AND WHEREAS the Purchasers have applied to the Promoter for allotment to the Purchasers of Flat No. 1504 on the 15th floor including 1 stack car parking in the said building.

AND WHEREAS relying upon the said application, declaration, agreement, the Promoter has agreed to sell to the Purchasers the Flat hereinafter mentioned at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS on the execution of these presents, the Purchasers have paid to the Promoter a sum of Rs. 31,00,000/- (Rupees Thirty One Lakhs Only) as part payment of the price of the said premises.

AND WHEREAS under section 4 of the said Act, the Promoter is required to execute a written agreement for sale of the said premises to the Purchasers, being in fact these presents and also to register the said agreement under the Registration Act.

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

1. The Promoter shall construct the said building on the said land in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchasers with only such variations and specifications as the Promoter may consider necessary or as may be required by the concerned local authority/Government to be made in them or any of them.
2. The Purchasers hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchasers one Flat No. 1504 of as per rera carpet area admeasuring 617 sq.ft. including 1 stack car parking **including fungible FSI** as shown in the said plan thereof and hereto annexed and thereon shown in red colour boundary lines, and being on the 15th floor of the said building (hereinafter referred to as "the said premises") for the price of Rs 90,00,000/- (Rupees Ninety Lakhs Only) and on other terms and conditions hereinafter contained.
3. The Purchasers have on or before the execution of this Agreement paid to the Promoter the sum of Rs.31,00,000/- as part payment of purchase price (the payment and receipt of which the Promoter doth hereby admit and acknowledge). The Purchaser hereby agrees to pay the balance amount of purchase price of Rs.59,00,000/- (Rupees Sixty One Lakhs Eighty Thousand Only) in the following manner,

[Signature]

x *[Signature]*
x *[Signature]*

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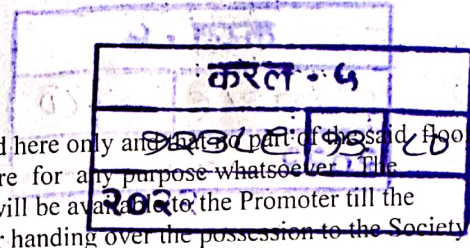
- (i) Rs. NIL within one week of the completion of plinth,
- (ii) Rs. NIL within one week of the casting of the first slab,
- (iii) Rs. NIL within one week of the casting of the second slab,
- (iv) Rs. NIL within one week of the casting of the third slab,
- (v) Rs. NIL within one week of the casting of the fourth slab,
- (vi) Rs. NIL within one week of the casting of the fifth slab,
- (vii) Rs. NIL within one week of the casting of the sixth slab,
- (viii) Rs. NIL within one week of the casting of the seventh slab,
- (ix) Rs. NIL within one week of the casting of the eighth slab,
- (x) Rs. NIL within one week of the casting of the ninth slab,
- (xi) Rs. 25,40,000/- On casting the 10th Slab
- (xii) Rs. 2,58,000/- within one week of the casting of the eleventh slab,
- (xiii) Rs. 2,58,000/- within one week of the casting of the twelveth slab,
- (xiv) Rs. 2,58,000/- within one week of the casting of the thirteenth slab,
- (xv) Rs. 2,58,000/- within one week of the casting of the fourteenth slab,
- (xvi) Rs. 2,58,000/- within one week of the casting of the fifteenth slab,
- (xvii) Rs. 2,58,000/- within one week of the casting of the sixteenth slab,
- (xviii) Rs. 2,58,000/- within one week of the casting of the Seventeenth slab,
- (xix) Rs. 2,58,000/- within one week of the casting of brick work,
- (xx) Rs. 2,58,000/- within one week of the completion of internal plaster,
- (xxi) Rs. 2,58,000/- within one week of the completion of external plaster,
- (xxii) Rs. 2,58,000/- within one week of the completion of flooring,
- (xxiii) Rs. 2,58,000/- within one week of the completion of internal plumbing,
- (xxiv) Rs. 2,58,000/- within one week of the completion of electrical work,
- (xxv) Rs. 6,000/- being the balance purchase price as against the handing over the Possession of premises.

4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the Purchasers, obtain from the concerned local authority, completion certificate in respect of the said premises.

5. The Promoter hereby declares that the Floor Space Index available in respect of the said land

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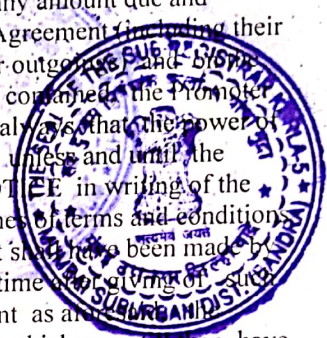
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including fungible FSI as per MCGM notification is used here only and part of the said floor space index has been utilized by the Promoter elsewhere for any purpose whatsoever. The residual F.A.R. (F.S.I.) of the said land not consumed will be available to the Promoter till the handing over the possession to the Society whereas after handing over the possession to the Society the residual F.A.R. (F.S.I.) shall be available to the Society.

6. The Purchasers agrees to pay to the Promoter interest at eighteen percent per annum on all the amounts which become due and payable by the Purchasers to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchasers to the Promoter.

7. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchasers to the Promoter under the terms of this Agreement including their proportionate share of taxes levied by concerned local authority and other outgoings and by the Purchasers committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at his own option to terminate this Agreement. Provided always that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchasers FIFTEEN DAYS PRIOR NOTICE in writing of the intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchasers in remedying such breach or breaches within a reasonable time after giving of such Notice PROVIDED further that upon termination of this Agreement as and from the date of such termination the Promoter shall refund the installments of sale price of the said premises which may till then have been paid by the Purchasers to the Promoter but the Promoter shall not be liable to pay to the Purchasers any interest on the amount so refunded and upon termination of this Agreement and tender of the refund of aforesaid amount by the Promoter, the Promoter shall be at liberty to dispose off and sell the said premises to such person and at such price as the Promoter may in his absolute discretion think fit.



8. The fixtures, fittings and amenities to be provided by the Promoter in the said building and in the said premises are those that are listed in Annexure 'E' annexed hereto. If the Purchasers desires to change the said fixtures, fittings or amenities, then they may do so at their own cost, but only after paying to the Promoter the full price of the said premises.

9. The Promoter shall give possession of the said premises to the Purchasers on or before **30th June 2023**. If the Promoter fails or neglects to give possession of the said premises to the Purchasers on account of reasons beyond his control and of his agents as per the provisions of Section 8 of the said Act by the aforesaid date or the date or dates prescribed in Section 8 of the said Act, then the Promoter shall be liable on demand to refund to the Purchasers, the amounts already received by them in respect of the said premises with simple interest at 18% per annum from the date the Promoter received the sum till the date, the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as Arbitrator. Till the entire amount and the interest thereon is refunded by the Promoter to the Purchasers, the same shall, subject to prior encumbrances, if any, be a charge on the said land as well as on the said building PROVIDED that the Promoter shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of the said building is delayed on account of :-

- (i) Non-availability of steel, cement, other building material, water or electricity supply.
- (ii) War, Civil Commotion or Act of God.
- (iii) Any Notice, Order, Rule Notification of the government and/or other public or Competent Authority.

10. The Purchasers shall take possession of the said premises within one week of the Promoter giving written notice to the Purchasers intimating that the said premises are ready for use and occupation, PROVIDED that if within a period of one year from the date of handing over the

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said premises to the Purchasers, the Purchasers brings to the notice of the Promoter, any structural defect in the said premises or in the said building or the material used therein or any unauthorized change in the construction of the said building, then wherever possible, such defects or unauthorized changes shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchasers shall be entitled to receive from the Promoter reasonable compensation for such defects or change.

11. The Purchasers shall use the said premises or any part thereof or permit the same to be used only for the purpose of residence

12. The Purchasers along with the other Purchasers of premises in the said building shall join the said Society and shall sign and execute the application for membership and other papers and documents necessary for joining the Society and for becoming its member, including the bye-laws of the Society, and shall do all steps being forwarded by the Promoter to the Purchasers and the promoter shall take necessary steps to make the purchaser as member of the society.

13. Commencing a week after Notice in writing is given by the Promoter to the Purchasers that the said premises are ready for use and occupation, the Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises of outgoing in respect of the said land and the said building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and the said building. The Purchasers shall pay to the said Society such proportionate share of outgoings as may be determined by the Promoter. The Purchasers further agrees that till the Purchaser's share is determined, the Purchasers shall pay to the Society provisional monthly contribution of Rs. _____ /- per month towards the said outgoings.

14. The Purchasers shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts:-

- (i) Rs. 10,000/- for legal charges
- (i) Rs. 2,00,000/- Towards proportionate share of Infrastructure charges.
- (i) Rs. 600 /- for share money, application, entrance fee of the Society.


=====
Rs 2,10,600/-
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15. The Promoter shall utilize the sum of Rs 2,10,000/- paid towards proportionate share of the purchaser for meeting all legal cost infrastructure charges & expenses.

16. The Purchasers for themselves and their with intention to bind all persons into whatsoever hands the said premises may come, doth hereby covenant with the Promoter as follows :-

(a) To maintain the said premises at the Purchaser's own cost in good tenantable repair and condition from the date of possession of the said premises is taken and shall not do or suffer to be done anything in or to the said building, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any authority or change/alter or make addition in or to the said building and the said premises itself or any part thereof.

(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building, or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to the upper floors, which may damage or likely to damage



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the staircases, common passages or any other structure of the said building including entrances of the said building and in case any damage is caused to the said building or the said premises on account of negligence or default of the Purchasers in this behalf. the Purchasers shall be liable for the consequences of the breach.

(c) To carry out at his own costs all internal repairs to the said premises and maintain the said premises in the same condition, state or order in which it was delivered by the Promoter to the Purchasers and shall not do or suffer to be done anything in or to the said building or the said premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be reasonable and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or caused to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building and shall keep the portion, sewers, drains, pipes in the said premises and appurtenances thereto in good tenantable repair and condition and in particular to support, shelter and protect the other part of the said building and shall not chisel or in any manner damage the columns, beams, walls, slabs or RCC pardsis or other Structural members in the said premises without the prior written permission of the Promoter and/or the Society.

(e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the said building or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said land and the said building.

(g) To bear and pay increases in local taxes, water charges, insurance and such other levies which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises viz. user for any purpose other than for the purpose for which it is sold.

(h) The Purchasers shall not let, sub-let, transfer, assign or part with the said premises or Purchaser's interest or benefit of this Agreement or part with the possession of the said premises until all the due payable by the Purchasers to the Promoter under this Agreement are fully paid up and only if the Purchasers had not been guilty of breach or non-observance of any of the terms and conditions of this Agreement.

(i) The Purchasers shall observe and perform all the rules and regulations which the Society may adopt and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and/or for the observance and performance of the building Rules, Regulations and Bye-laws of the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the premises in the said building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms of this Agreement.

17. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms and conditions of this agreement or any forbearance or giving of time to the Purchasers by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Promoter.

18. The Purchasers shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend at such office and admit execution thereof. The stamp duty on these presents and registration charges &

[Handwritten Signature]

[Handwritten Signatures]

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TDS as applicable thereof shall be payable by the Purchasers. If the central Govt., state Govt or any statutory authority levy any tax during the period of this agreement the same has to be borne by the purchasers only.

19. All notices to be served on the Purchasers as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchasers Under Certificate of Posting at their address specified below.



Mr. Vinayak Krishna Jadhav &
 Mrs. Kalyani Vinayak Jadhav
 Shree Siddhivinayak Complex,
 Flat No. 408, Plot No. 71, Sector 20,
 Kamothe, Taluka Panvel,
 NAVI MUMBAI-410 206

SCHEDULE ABOVE REFERRED TO

Flat No. 1504 on the 15th floor in Building No. 62, Nehru Nagar Sharda Co-Op. Hsg. Socty Ltd., Nehru Nagar, Kurla (East), Mumbai 400 024 admeasuring 617 Rera Carpet area consisting of 1 Hall + 2 Bedroom + 2 Toilet cum Bath & 1 Kitchen

All that piece or parcel of leasehold land or ground admeasuring 1035.11 sq.mtrs. and bearing Survey No. 229 and 267, C.T.S. No. 12(Part) of Village Kurla with multi-storeyed building No.62 bearing Municipal No. _____ standing thereon situate at Nehru Nagar, Kurla within the limits of Municipal Corporation of Greater Mumbai in the Registration District and Sub-District of Mumbai Suburban and delineated in the plan thereof hereto annexed and thereon shown in green coloured boundary line and bounded as follows

- On or towards North : 12.20 mt Wide Road
- On or towards South : 12.20 mtrs. Wide Road
- On or towards East : Building No.60 & 61
- On or towards West : 12.20 mt Wide Road

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first herein above written

SIGNED SEALED AND DELIVERED)
 by the within named Promoter)
 M/s. Parsn Foundation &)
 Engineering Corporation)
 by its CEO)
 Mr. Sagri Narayana Poojary)
 In the presence of *[Signature]*)



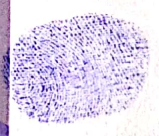
FOR PARSN FOUNDATION & ENGG. COR
[Signature]
 CHIEF EXECUTIVE OFFIC



SIGNED SEALED AND DELIVERED)
 by the within named Purchaser)
Mr. Vinayak Krishna Jadhav)



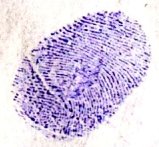
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Mrs. Kalyani Vinayak Jadhav



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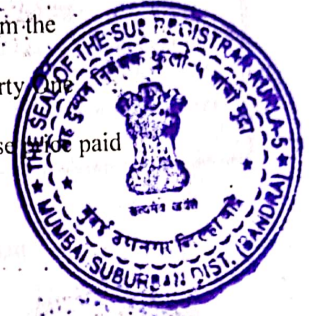


In the presence of
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RECEIPT

Received the day and year first hereinabove written of and from the
withinnamed Purchaser a sum of Rs.31,00,000/- (Rupees Thirty
Lakhs Only) being the withinnamed part payment of purchase
by the Purchaser to us.



WE SAY RECEIVED
For M/s. Parsn Foundation & Engineering Corporation

C.E.O.

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Agreement for sale
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Between

**Mr. Vinayak Krishna Jadhav &
Mrs. Kalyani Vinayak Jadhav**

And

M/s. Parsn Foundation & Engg. Corpn.

Dated This . Day of 2022

**Sushil M. Mhatre
Advocate, High Court, Bombay
Mhatre Bldg., 9A, P. Salunke Road
Dahanukar Wadi, Kandivli {w}
Mumbai 400 067**

**Stamp Duty
Registration
G.S.T
by the purchaser**