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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Kalyan, on this 20th day of May, in the Christian Year Two Thousand 14, BETWEEN M/S. ROYCE DEVELOPERS, A Registered Partnership firm, under Indian Partnership Act, 1932, having Regd. Office at - Office No.2 to 6, Royce Galaxy, near Agarwal College, Gandhare, Kalyan (W), hereinafter called "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of ONE PART:

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AND

Mr. Visendra Jamunaprasad Gupta - 32 yrs.
Add. Triveni Vihar, B-29, Khadakpada Sai
Chowk, Barave Road, Kalyan (W) Near
Kalyan Hospital

hereinafter called "THE FLAT PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their heirs, executors, administrators and permitted assigns) of the **SECOND PART**;

WHEREAS

A) By virtue of a Development Agreement dated 2008, 2011 the Developers herein have agreed to purchase and acquire from Mr. Sitaram Janglya Bhandari, 2) Mr. Yaashwant Pandit Bhandari, 3) Smt. Parvatibai Shankar Bhandari, 4) Shri. Gulab Nana Mhatre (Kene), 5) Smt. Chandani Dnyaneshwar Bhoir, 6) Smt. Tarabai Shankar Bhandari, 7) Smt. Devakabai Maruti Bhandari, 8) Bebibai Maruti Bhandari (alias Bebibai Suresh Sonawane), 9) Smt. Ambubai Gajanan Bhandari, 10) Smt. Savita Ramesh Thakare, 11) Smt. Shantabai Gajanan Bhandari, 12) Smt. Sulochana Ramesh Tare, 13) Shri. Sudam Maruti Bhandari, 14) Shri. Balaram Maruti Bhandari, 15) Shri. Ashok Pandit Bhandari, 16) Mr. Vijay Sitaram Bhandari, 17) Mr. Ramchandra Gajanan Bhandari, 18) Mr. Bhupendra Maruti Bhandari, 19) Mr. Suresh Shankar Bhandari, 20) Mr. Pandit Janglya Bhandari, 21) Mr. Krishna Gajanan Bhandari, 22) Smt. Manubai Pundalik Jadhav, 23) Smt. Hasubai Ratan Karbhari, 24) Smt. Zugalabai Balkrishna Patil 25) Mr. Vasant Tukaram Lokhande, 26) Mr. Bandu Tukaram Lokhande, and others, the original landlords all their rights, title and interest in all that piece and parcel of landed



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properties bearing 1) S.No.11, Hissa No.2 (A), Area 3270 Sq. Mtrs. 2) Survey No.12, Hissa No.3 (A), Area 1340 Sq.Mtrs. 3) Survey No.13, Hissa No.2, area 3340 Sq. Mtrs. All lands lying being and situated at Village Gandhare, Taluka Kalyan, Dist. Thane, hereinafter jointly referred to as the "Said Properties" for the consideration and terms and conditions more specifically mentioned there under written;

B) That, the Said Development Agreement dated 12th August 2011 is registered with the sub-Registrar of Assurances, Kalyan-2, under Sr. No. 8831 /2011, on 12.08.2011 and Pursuant to the said Agreement for Development dated 12th August 2011 the Said Owners executed a substituted Power of Attorney in favour of the DEVELOPERS herein, to do all acts, things, matters for the purpose of development of the said properties. The said Power of Attorney is registered with the Sub-Registrar of Assurances, Kalyan-2, under Sr. No. 275 /2011 on 12/08/2011;

C) The Developers, in pursuance thereof, have sole and exclusive rights to develop the said land and sell the flats constructed thereon on Ownership basis;

D) The Said Developers have obtained N.A. Permission dated 13.03.2013 from District Collector of Thane. And I.O.D. from Kalyan Dombivli Municipal Corporation, Kalyan, in favour of Mr. Sitaram J. Bhandari & others original landlords and M/s. Royce Developers, the Developers herein as Power of Attorney Holder and Mr. Anil Nirgude, of Kalyan as an Architect, dated 21.08.2012.

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E) That, the Said Developers prepared a Plan for Proposed construction over the Said Properties through Vitan Consultants Architects & Engineers, and submitted for approval before the Assistant Director of Planning Department, Kalyan Dombivli Municipal Corporation, which Corporation has duly sanctioned the plan on 21/08/2012, vide certificate no.2012-13/140. The Kalyan Dombivli Municipal Corporation has also Issued Commencement Certificate on 29/04/2013.

F) The Promoters have entered into a Standard Agreement with an Architect registered with Council of Architects and the agreement is as per the standard prescribed by the Council of Architects;



G) The Developers have appointed a Structural Engineer for the preparation of the Structural design and drawings of the premises and the Promoters accept the Professional supervision of the Architect and the Structural Engineer till the Completion of the Project;

H) The Developers have got approved from the concerned local authority the layout, plans, the specifications, elevations and drawings of the building/s proposed to be constructed by the Promoters on the said Land;

I) While sanctioning the said plans the concerned local authority and/or Government has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Land

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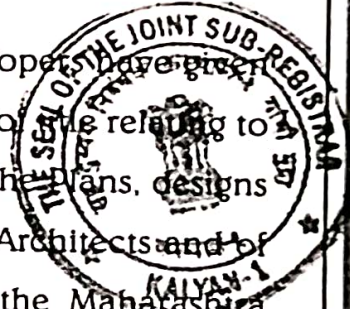
Only upon due observance and performance of which the completion and occupation certificates in respect of the said building/s shall be granted by the concerned local authority:

J) The Promoters have accordingly commenced construction of the building/s which will be known as **ROYCE PARADISE** thereon in accordance with the said Plans;

K) The Flat Purchaser has applied to the Developers for allotment of Flat No. 201 on 2nd Floor, in Building No. B4, to be constructed by the Developers on the Said Land;

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L) On demand from the Developers, the Developers have given inspection to the Purchaser of all the documents of title relating to the said land, the Development agreements and the plans, designs and specifications prepared by the Promoters, Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the Said Act") and the rules made there under;



M) Copies of i) Certificate of Title, ii) 7/12 Extract showing the nature of the title of the Original Owners to the said lands on which the plots/ tenements are constructed or are to be constructed, and (iii) the plans and specifications of the flats agreed to be purchased by the Purchaser approved by the Concerned local authority have been annexed hereto;

N) Under Section 4 of the Said Act the Developers are required to

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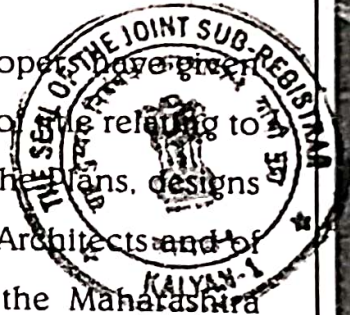
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L) On demand from the Developers, the Developers have given inspection to the Purchaser of all the documents of title relating to the said land, the Development agreements and the Plans, designs and specifications prepared by the Promoters, Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the Said Act") and the rules made there under;



M) Copies of i) Certificate of Title, ii) 7/12 Extract showing the nature of the title of the Original Owners to the said lands on which the plots/ tenements are constructed or are to be constructed, and (iii) the plans and specifications of the flats agreed to be purchased by the Purchaser approved by the Concerned local authority have been annexed hereto;

N) Under Section 4 of the Said Act the Developers are required to

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execute a written agreement for sale of the Said Flat to the Flat Purchaser, being in fact these presents and also to register the same in accordance with the provisions of the Indian Registration Act;

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

1. The Developers shall construct the said building/s consisting of Ground and upper floors on the said Property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/ the government to be made in them or any of them.



2. The Flat Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the flat purchaser one Flat / shop/ Parking Space No. 201 of Carpet area measuring 448 Sq.ft. (which is inclusive of the area of balconies) on the 2nd Floor, of Building No. B4. as shown in the Floor Plan thereof annexed hereinafter referred to as "the Flat") for the price of Rs. 27,30,000 /- (Rupees Twenty Seven lakh thirty thousand only) out of which the Developers have received a sum of Rs. 5,00,000 /- as advance money on or before execution hereof and the Flat Purchaser hereby agrees to pay to the Developers the balance amount of Purchase price of Rs. 22,30,000 /- (Rupees Twenty two lakh thirty thousand only)

27,30,000 /- (Rupees Twenty two lakh thirty thousand only)

in the following manner:-

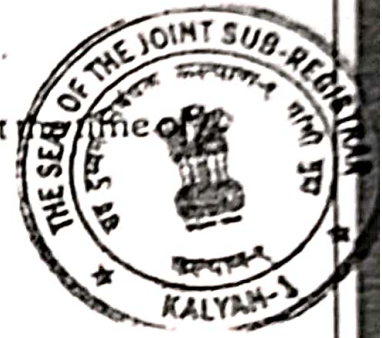
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- i) Rs. 14,46,000/- on completion of Plinth.
- ii) Rs. 8,92,000/- on completion of the slab.
- iii) Rs. 2,23,000/- on completion of Walling.
- iv) Rs. 1,11,500/- on completion of doors and
- v) Rs. 2,23,000/- on completion of Plaster.
- vi) Rs. 1,11,500/- on completion of flooring work.
- vii) Rs. 1,11,500/- on completion of Sanitary Fitting and plumbing work.
- viii) Rs. 1,11,500/- being the balance at possession.

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3. The Developers hereby agree 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.

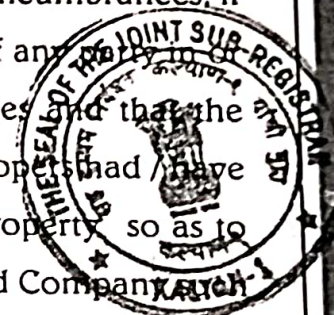
4. The Developers hereby declares that the Floor Space Index available in respect of the said land and as per the present rules is one and that no part of the said Floor Space Index has been utilized by the Developers elsewhere for any purpose whatsoever. It is agreed by the Flat Purchaser that the Developers alone shall be entitled to all FSI whether available under D.C. Rules from time to time, FSI available in lieu of road widening, setback, by way of TDR or otherwise howsoever, the Developers deem fit. The Developers and/or their nominees shall be entitled to consume such FSI by raising floor/ floors and/or putting additional structure and/or by

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way of extension of the building. The Flat Purchaser agrees not to raise any objection and /or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such construction.

5. The Developers hereby agree that they shall before handing over possession of the Flat to the Flat Purchaser and in any event before execution of conveyance of the said property and buildings constructed thereon in favour of a corporate body to be formed by the Purchasers of flat/ shops/ garages (hereinafter referred to as "the society"/ "the Limited Company") make full and true disclosure of the nature of their title to the said land as well as encumbrances, if any, including any right, title, interest or claims of any person over the said land is free from all encumbrances and that the original owners / confirming party and the Developer had / have absolute, clear and marketable title to the said Property, so as to enable them to convey to the said Society/ Limited Company absolute, clear and marketable title on the execution of a conveyance of the said land by the Flat Purchaser to the Developers.



6. The Flat Purchaser agrees to pay to the Developers interest at 21 percent per annum, in case of delay, of all the amounts which become due and payable by the Flat Purchasers to the developers under the terms of this Agreement from the date, the said amount is payable by the Flat Purchaser to the Developers.

7. On the Flat Purchasers committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other

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outgoings) and on the Flat Purchaser committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at their own option to terminate this Agreement provided always that the Power of

termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Flat Purchasers fifteen days prior notice in writing of their 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 Flat Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice. Provided further that upon termination of this Agreement as aforesaid, the Developers shall refund to the Flat Purchaser the installments of the sale price of the Flat which may till then have been paid by the Flat Purchaser to the Developers but the Developers shall not be liable to pay to the Flat Purchaser any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Developers, the Developers shall be free to deal with the dispose of the said flat at such price as the Developers may in their absolute discretion think fit.

8. The Developers agree to give the possession of the said premises to the Purchaser on or before the Dec day of 2014, subject to the availability of cement, steel, water for construction or other building material and subject to strike, civil commotion or any act of God such as earthquake, flood, or any other natural calamities and act of enemy or other cause beyond the control of the Developers. If however, the Developers are not are not able to give possession of the said premises to the Purchaser owing to

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unavoidable circumstances, the Purchaser shall not be entitled to do any damages whatsoever he/she shall be entitled to receive back the money paid by him/her to the Developers towards the price of the said premises without interest thereon.

9. The fixtures, fittings and amenities to be provided by the Developers in the said building and the Flat are those that are set out in Annexure annexed hereto.

10. The Flat Purchaser shall take possession of the Flat within seven days of the Developers giving written notice to the Flat Purchaser intimating that the said Flat is ready for use and occupation.

11. It is expressly agreed that the Developers shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes for residential or for commercial use and/or for any other use as may be permitted by the local authority in that behalf and the purchaser or his/her assignee/s shall not object to the use of the premises for the aforesaid purpose at any time in future by the respective purchasers thereof.

12. The Flat Purchaser shall use the said Flat and/or permit the same to be used only for purpose of residence/ office/ showroom/ godown. He shall use the garage or parking space only for purpose of keeping the flat Purchaser's own vehicle.

13. The Flat Purchaser along with other purchasers of Flats in the building shall join in forming and registering the society or a Limited

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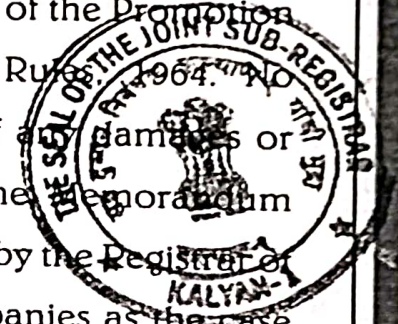
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Company to be known by such name as the Developer may decide and for this purpose shall also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary

for the formation and the Registration of the society or Limited company and for becoming a member thereof, including the bye-laws of the proposed Society and duly fill in, sign the return the same to the Promoters within seven days of the same being forwarded by the Developers to the Flat Purchasers so as to enable Developers to register the Organization of the flat Purchasers as required under Section 10 of the Said Act within the time limit prescribed by Ruled 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Rules 1964. No objection shall be taken by the Flat Purchaser if any amendments or modification are made in draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-Operative Societies or the Registrar of Companies as the case may be, or any other Competent Authority.



14. Unless it is otherwise agreed to by and between the parties hereto the Developers shall within four months of registration of the Apex Body consisting members of each Society or Limited Company, and simultaneously with handing over of possession of the flats/ shops/ premises to the respective purchasers as aforesaid, cause to be transferred to the Apex Body all the right, title and the interest of the Original Owners, and the Developers in the Said Property together with the building/s by obtaining or executing the necessary conveyance of the Said lands and the said building in favour of such Apex Body, as the case may be, such conveyance shall be in keeping with the terms and Provisions of this Agreement.

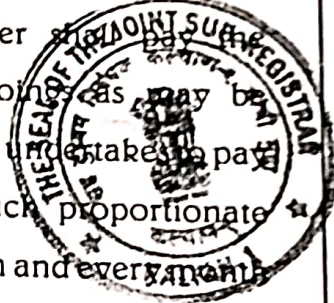
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15. Commencing a week after notice in writing is given by the Developers to the Flat Purchaser that the Flat is ready for use occupation, the flat Purchaser shall be liable to bear and pay the Proportionate share (i.e. in proportion to the floor area of the Flat) all outgoings in respect of the said land and building/s namely local taxes, betterment charges or such other levies by the concern local authority and/or Government, Water charges, Insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society/ Limited Company is formed and the said land and building/s transferred to it, the Flat Purchaser shall pay to the Developers such proportionate share of outgoings as may be determined by the Developers. The Flat Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month on advance and shall not withhold the same for any reason whatsoever. The Flat Purchaser shall in addition also pay to the Developers a sum of Rs. _____/- only as and way of a security deposit in respect of any default by the Flat Purchaser in paying the regular monthly outgoings as aforesaid. The deposits and amounts so paid by the Flat Purchaser to the Developers shall not carry any interest and shall remain with the Developers until a conveyance is executed in favour of the Society or Limited company as aforesaid. Subject to the provisions of section 6 of the Act, on such conveyance/ being executed, the aforesaid deposits less deductions provided for this Agreement) shall be paid over by the Developers to the society or the Limited Company, as the case may be. In the event of such deposit being exhausted, the Developers will call upon the Purchaser to pay further amount, as deposit, under this clause which the Flat Purchaser undertakes to pay.



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16. The Flat Purchaser shall on or before delivery of possession of the Said Premises pay to the Developers the following amounts :-

a) Rs. _____ /- (Rupees _____ only) for legal charges.

b) Rs. _____ /- (Rupees _____ only) application entrance fee of the Society or Limited Company:

c) Rs. _____ /- (Rupees _____ only) for formation and registration of the Society or Limited Company:

d) Rs. _____ /- (Rupees _____ only) for cost of providing electricity and water connections, infrastructure facilities and other expenses;

17. The Developers shall utilize the sum of Rs. _____ /- mentioned in Clause 15 (a) to (c) above paid by the Flat Purchaser to the Developers for meeting all legal costs, charges and expenses, including professional costs of the advocates of the Developers in connection with formation of the said Society, or Limited Company as the case may be, preparing its rules, regulations, and bye-laws and the cost of preparing and engrossing the Agreement and the Conveyance.



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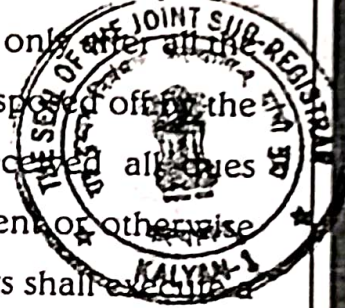
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18. Prior to execution of this Agreement the Flat Purchaser shall pay to the Developers or shall himself affix the requisite stamp duty payable on this Agreement. The Flat Purchaser shall also bear and pay his/her/their proportionate share of stamp duty and registration charges payable, if any by the Said Society or Limited Company on the conveyance and/or any other document or Instrument in respect of the said Land the building to be executed in favour of the Society or Limited Company.

19. After the building is complete and ready and fit for occupation and after the Society as aforesaid is registered and only after all the premises in the said building have been sold or disposed off by the Developers and only after Developers have received all dues payable to them under the terms of this Agreement or otherwise with various purchaser of premises, the Developers shall execute a Conveyance in favour of the said Society.

20. The Flat Purchaser/s or himself/ themselves with intention to bring all persons into whosever hands the Flat may come, both hereby covenant with the Developers as follows :-

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



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b) Not to store in the flat any goods which are of hazardous combustible or dangerous nature or are so have to damage the construction or structure of the building in which the Flat is situated or strong of which goods is object to by the concerned local or other authority and shall not carry or cause to be carried heavy package upto upper floors which may damage or be likely to damage the staircase, common passage or any other structure of the building in which the flat is situated, and in case any damage is caused to the building in which the Flat is situated or o the Flat on account of negligence of default of the Flat Purchaser in this behalf, the Purchaser shall be liable for consequences of the breach:

c) To carry at his own costs all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Developers to the Flat Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority And in the event of the Flat Purchaser committing any act in contravention of the above provisions the Flat Purchaser shall be responsible 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 Flat or any part thereof, nor at any time to make or cause to be made any addition or alterations of whatsoever nature in or the flat or any part thereof, nor any alteration in the elevation and outside

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Flat is situated and to keep the portion, sewers, drains, pipes in the Flat and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect and other parts of the building in which the Flat is situated and not to chisel or in any other manner cause damage to the columns, beams, walls, slabs or R.C.C. parts or other structural members of the building.

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 building in which the flat is situated or any part thereof or whereby any increase of premium shall become payable in respect of the insurance;

f) Not to throw dirt, rubbish, garbage, or other refuse or permit the same to be thrown on the said land and the building in which the flat is situated;

g) Pay to the Developers within seven days of demand by Developers, his share of security deposit demanded by concerned local authority or government for giving water, electricity or any other service connection to the building in which the Flat is situated;

h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other Public authority on account of permitted change of user of the flat by the

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l) The Flat Purchaser shall not let, sub-let, transfer assign or part with the Flat Purchaser's interest or benefit of this

Agreement or part with the possession of the Flat until and the dues payable by the Flat Purchaser to the Developers under this Agreement are fully paid up and only if the Flat Purchaser had not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser has intimated in writing to the Developers.

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



k) Till a conveyance of the Building in which the Flat is Situated is executed the Flat Purchaser shall permit the Promoters and their surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land, buildings or any part thereof to view and examine the State and conditions thereof;

क. ल. म. र.	
दस्ता नं. १०१५	२०१४
३९	९२

21
R. K. Patel
फारम, अहमदाबाद
..17..

1) To pay to the Developers within Seven days of demand his/her share of development charges and/or other charges/ taxes as levied by the concerned authority.

21. The Developers shall maintain a separate account in respect of sums received by the Promotes from the Flat Purchaser as deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the outgoings, and shall utilise the amounts only for the purpose for which they have been received.

22. Nothing contained in this Agreement is intended to be construed as a grant, demise or assignment in law of the said land and building or any part thereof. The Flat Purchaser shall have no claim, save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc., which remain the property of the Developers until the said land and building is transferred to the Society/Limited Company is hereinabove mentioned.

23. Any delay tolerated or indulgency shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser by the Developers shall not be construed as waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement y the Flat Purchaser nor shall the same in any manner prejudice the rights of the Developers.



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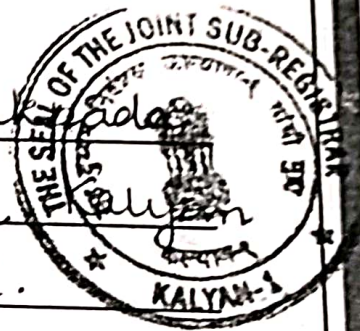
R. L. Patel
दि. २५-५-२०१४
..18..

क. ल. न. - १	
दस्ता क्र. ४०१५	२०१४
४१	२२

24. The Flat Purchaser and/or Developers shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the parties hereto will attend such office and admit execution thereof. Registration charges also in respect of this Agreement shall be borne and paid by the Flat Purchaser.

25. All notices to be served on the Flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser by the Registered post A.D./Under Certificate of posting at his/her/their address specified below:-

Triveni Vihar . B-29, Khadak
Sai Chowk, Barave Road,
C/O, Near Kalyan hospital.



31
R K Patel

26. If the Purchaser neglects, omits or fails to pay for any reason whatsoever, to the Developers any part of the amount due and payable to the Developers under the terms and conditions of this Agreement or otherwise (whether before or after the delivery of the possession) within the time herein specified or if the purchaser shall in any other way fail to perform or observe any of the covenants and stipulations herein contained or referred to, the Developers shall be entitled to re-enter upon and resume possession of the said premises and this Agreement shall cease and stand terminated. The purchaser herein agrees that on the Developers re-entry on the said premises as aforesaid all the right, title and interest of the purchaser in the said

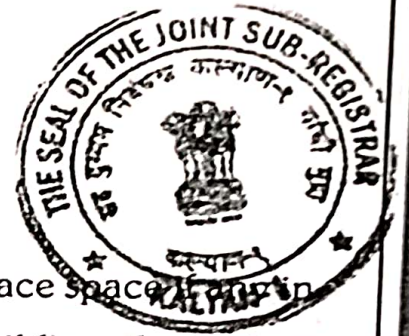
३१	
दस्ता नं. २०१५	२०१४
४३	२२

31

R K Patel
२०१५, ११/११/११...१९..

premises and under this Agreement shall cease and the purchaser shall also be liable for immediate ejection (of the Purchaser) as a Trespasser.

27. The Developers shall in that event refund the money without interest paid as purchase price by the Purchaser only after disposing off the premises to any other party. The Developers shall be entitled to deduct from the purchase price becoming refundable to the purchaser under this clause the loss or damage suffered by the Developers and/or other purchasers of premises on account of the Purchaser committing breach of any of the terms and conditions herein.



28. It is agreed between the parties that the terrace space in front or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be enclosed by the Flat Purchaser till the permission on writing is obtained from the concerned local authority and the Developers or the society or as the case may be, the Limited Company.

29. The Flat Purchaser agrees and confirm that the Developers shall at all times hereafter without payment of any compensation have for themselves/ their nominees/ assigns exclusive right to exploit user of the terrace by putting up bill boarding's/ hoardings for advertising/ commercial purposes. The Society/ company when formed shall execute necessary lease deed/ agreement for this purpose.

021

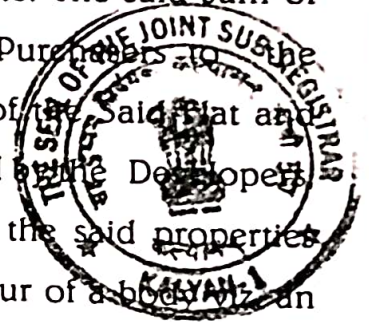
R. Patel

दिनांक २५ अक्टूबर २०२०..

क. ल. न. = १	
दस्ता क्र. २०१५	२०१४
२५	२२

30. It is hereby agreed and confirmed that the Developers shall not be liable to contribute any sums towards maintenance charges/ other outgoings in respect of flats/ premises which are unsold by them.

31. In addition to the amounts mentioned in hereinabove, the Flat Purchaser also agrees to pay to the Developers the sum of Rs. 30960 /- towards maintenance of amenities common to the entire properties mentioned in the Schedules hereunder written viz. play ground, recreation ground, gardens, internal roads, drainage systems, water mains, electric supply lines etc. The said sum of Rs. 30960 /- will be paid by the Flat Purchaser to the Developers at the time of taking possession of the said flat and unutilised balance thereof shall be transferred by the Developers after the completion of all the buildings on the said properties described in the Schedules hereunder, in favour of a body an apex society to be formed for the purpose of looking after all such common facilities.



32. The flat purchaser agrees that If any of the taxes such as service tax, VAT, W.C. tax or any other taxes at any time imposed by Government or local authorities that will be totally borne by him (purchaser).

33. The dimensions of the said flat and premises given in the plan hereto annexed are approximate and may vary by 5% and the party of the Other part hereby consents to the same and shall not be entitled to object to it and any variation in these dimensions shall not affect the price mentioned and the payment thereof by the Party of

दि. १०.११.१८	
दस्ता फ. ४०१५	२०१४
२०	२२

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RK Patel
दि. १०.११.१८

the Other Part.

34. This agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Maharashtra Act No. XV of 1971) and the rules made there under / said act and the rules made there under.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of landed properties bearing

- 1) S.No.11, Hissa No.2 (A), Area 3270 Sq. Mtrs.
- 2) Survey No.12, Hissa No.3 (A), Area 1340 Sq.Mtrs.
- 3) Survey No.13, Hissa No.2, area 3340 Sq. Mtrs.



All are lying being and situated at Village Gandhare, Taluka Kalyan, Dist. Thane, within the limits of Kalyan Dombivali Municipal Corporation and in the Registration District and Sub-Registration District Kalyan.

IN WITNESS WHEREOF THE Parties hereto have hereunto and to duplicate hereof set and subscribed their respective hands and seal on the day and year first hereinabove mentioned.

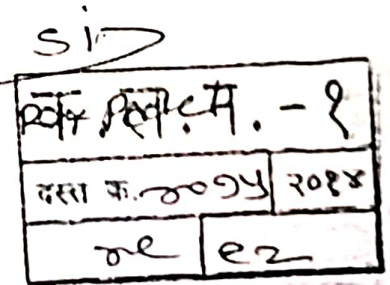
SIGNED & DELIVERED by

the within named "DEVELOPERS"

M/S. ROYCE DEVELOPERS

Through its Partners

]
]
]
]





29/05/2014

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 4015/2014

नोंदणी :

Regn:83m

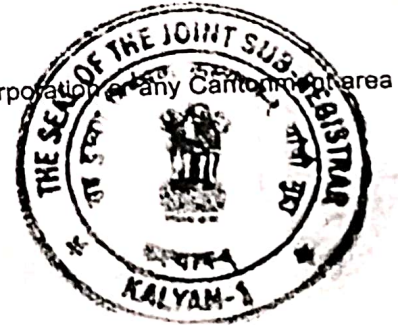
गावाचे नाव : 1) गंधारे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2730000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	2668000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती: मीजे गंधारे, स.नं. ११, हि.नं. २ अ, स.नं. १२, हि.नं. ३ अ, स.नं. १३, हि.नं. २ यावरील रॉईस पॅराडाईस, विल्डींग नं. बी-४, सदनिका क्र. २०१, दुसरा मजला, क्षेत्र ४४८ चौ. फुट कारपेट. ((Survey Number : स.नं. ११, स.नं. १२, स.नं. १३ ; HISSA NUMBER : हि.नं. २ अ, हि.नं. ३ अ, हि.नं. २ ;))
(5) क्षेत्रफळ	1) 448 चौ.फूट
(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:-मे. रॉईस डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार १. श्री. संजय शांताराम कनकोमे २. राकेश के. पटेल यांचे कुलमुखत्यारी म्हणून. श्री. संकेत सुधाकर पाटील वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रॉईस गॅलक्सी ऑफिस नं. 2 ते 6, अग्रवाल कॉलेज जवळ, गंधारे कल्याण प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAMFR5354E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. विरेंद्र जसुनाप्रसाद गुप्ता वय:-32; पत्ता:-, त्रिवेणी विहार, बी-29, खडकपाडा, साई चौक, बारावे रोड, कल्याण प., Aghai, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:-AWPRG1439J
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2014
(10) दस्त नोंदणी केल्याचा दिनांक	29/05/2014
(11) अनुक्रमांक, खंड व पृष्ठ	4015/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	163800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27300
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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





29/05/2014

सूची क्र.2

दुपयम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 4015/2014

नोंदणी :

Regn:63m

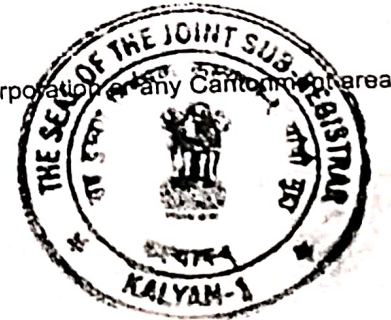
गावाचे नाव : 1) गंधारे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2730000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2668000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मीजे गंधारे, स.नं. ११, हि.नं. २ अ, स.नं. १२, हि.नं. ३ अ, स.नं. १३, हि.नं. २ यावरील रॉईस पॅराडाईस, बिन्डींग नं. बी-४, सदनिका क्र. २०१, दुसरा मजला, क्षेत्र ४४८ चौ. फुट कारपेट. ((Survey Number : स.नं. ११, स.नं. १२, स.नं. १३ ; HISSA NUMBER : हि.नं. २ अ, हि.नं. ३ अ, हि.नं. २ ;))
(5) क्षेत्रफळ	1) 448 चौ.फुट
(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:-मे. रॉईस डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार १. श्री. संजय शांताराम कनकोमे २. राकेश के. पटेल यांचे कुलमुखत्यारी म्हणून . श्री. संकेत सुधाकर पाटील वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रॉईस गॅलक्सी ऑफिस नं. 2 ते 8, अगरवाल कॉलेज जवळ, गंधारे कल्याण प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAMFR5354E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. विरेंद्र जमुनाप्रसाद गुप्ता वय:-32; पत्ता:-, -, त्रिवेणी विहार, बी-29, छडकपाडा, साई चौक, बारावे रोड, कल्याण प., Aghai, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:-AWPRG1439J
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2014
(10) दस्त नोंदणी केल्याचा दिनांक	29/05/2014
(11) अनुक्रमांक, खंड व पृष्ठ	4015/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	163800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27300
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



कल्याण डोंबिवली महानगरपालिका, कल्याण.

नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत क.१ ते ५ करीता)

जा.क्र.कडोंमपा/नरवि/सीसी/कवि/ ७७

दिनांक:- २७/०१/२०१५

प्रति,

श्री.सिताराम जे.भंडारी व इतर

कु.मु.प.धा. मे.रॉयसी डेव्हलपर्स

व्दारा-श्री.अनिल निरगुडे(वास्तू.), कल्याण.

स्ट्रक्चरल इंजिनियर- मे.खासनीस अॅण्ड असो.

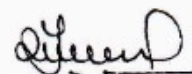
वास्तुशिल्पकार श्री.अनिल निरगुडे यांचे दि.१८/०५/२०१५ चे अर्जावरून दाखला देण्यांत येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.११/२अ, १२/३अ, १३/२ भुखंडाचे क्षेत्र ७८४५.००चौ.मी. मौजे-गंधारे येथे महानगरपालिका यांचेकडील बांधकाम परवानगी जावक क.कडोंमपा/नरवि/बांप/कवि/२०१२-१३/१४०/२८३, दि.१३/०१/२०१४ अन्वये ६७०४.११ चौ.मी. मंजूर केलेल्या नकाशे प्रमाणे रहिवास बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखवित्याप्रमाणे तसेच खालील अटींवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

अ.क्र.	मजले	इमारत क.१ व २ एकत्रित	इमारत क.३, ४ व ५ एकत्रित	बांधिव क्षेत्र (चौ.मी.)
१)	तळ मजला	स्ट्रिक्ट	स्ट्रिक्ट	४४.३८ चौ.मी.
२)	पहिला मजला	०८ सदनिका	१२ सदनिका	७७९.६० चौ.मी.
३)	दुसरा मजला	०८ सदनिका	१२ सदनिका	७७९.६० चौ.मी.
४)	तिसरा मजला	०८ सदनिका	१२ सदनिका	७७९.६० चौ.मी.
५)	चौथा मजला	०८ सदनिका	१२ सदनिका	७७९.६० चौ.मी.
६)	पाचवा मजला	०८ सदनिका	१२ सदनिका	७७९.६० चौ.मी.
७)	सहावा मजला	०८ सदनिका	१२ सदनिका	७७९.६० चौ.मी.
८)	सातवा मजला	०८ सदनिका	१२ सदनिका	७७९.६० चौ.मी.
	एकूण =	५६ सदनिका	८४ सदनिका	५५०१.५८ चौ.मी.

अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरित करावी लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यांत येईल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- जावक क.कडोंमपा/नरवि/बांप/कवि/२०१२-१३/१४०/२८३, दि.१३/१/२०१४ या बांधकाम परवानगीमधील सर्व अटी आपणांवर बंधनकारक राहतील.



सहाय्यक मॅजिस्ट्रेट

कल्याण डोंबिवली महानगरपालिका, कल्याण