

529/2467

Saturday, February 08, 2025

12:51 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2665 दिनांक: 08/02/2025

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल5-2467-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गणपत केशव दामा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

Manoj
Joint Sub Registrar Panvel 5

बाजार मुल्य: रु.3085075.4 /-

मोबदला रु.4490000/-

भरलेले मुद्रांक शुल्क : रु. 314300/-

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225079416087 दिनांक: 08/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015794421202425E दिनांक: 08/02/2025

बँकेचे नाव व पत्ता:

Manoj
Joint Sub Registrar Panvel 5
मुद्रांकाचे स्वाक्षरी

Manoj
सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 2467/2025

नोंदणी :

Regn:63m

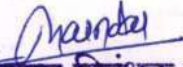
08/02/2025

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4490000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3085075.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र.15अ/14 दर 73400/- प्रती चौ.मी.,सदनिका नं. 402, चौथा मजला,चैतन्य परशुराम कॉम्प्लेक्स,प्लॉट नं. 64 बी,सेक्टर 14,कामोठे,नवी मुंबई,तालुका पनवेल,जिल्हा रायगड(क्षेत्रफळ 38.21 चौ.मी. कारपेट एरिया)((Plot Number : 64-B ;))
(5) क्षेत्रफळ	1) 38.21 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. चैतन्य डेव्हलपर तर्फे प्रो.प्रा. उदय महेश जोशी यांच्या तर्फे कु.मु.म्हणून महेश मधुकर जोशी - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं. 4, तुलसी कॉर्नर, प्लॉट नं. 87/88 ए, सेक्टर 21, कामोठे, तालुका पनवेल,जिल्हा रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(:). पिन कोड:-410206 पॅन नं:-BDWPJ4426M 2): नाव:-मान्यता देणार - परशुराम शंकर गोवारी - वय:-75; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस नं. 166,हनुमान मंदिर जवळ,सेक्टर 14,कामोठे,तालुका पनवेल,जिल्हा रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(:). पिन कोड:-410206 पॅन नं:-AHFPG2521G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणपत केशव दामा - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. बी-404,गंगोत्री सीएचएस,प्लॉट नं.68,गोकुळ डेअरी,सेक्टर 18,कामोठे,कळंबोली तालुका पनवेल, जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(:). पिन कोड:-410218 पॅन नं:-ATWPD2793A 2): नाव:-सुवर्णा गणपत दामा - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. बी-404,गंगोत्री सीएचएस,प्लॉट नं.68,गोकुळ डेअरी,सेक्टर 18,कामोठे,कळंबोली तालुका पनवेल, जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(:). पिन कोड:-410218 पॅन नं:-AYHPD5123C
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	2467/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	314300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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.


सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20250208242	08 February 2025, 11:38:25 AM			
पवल5					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	15-अ/14-कामोठे सिडको से.क.14				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर/न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
24000	73400	83200	91800	83200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	42.031 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.73400/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((73400-24000) * (100 / 100)) + 24000)				
	= Rs.73400/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 73400 * 42.031				
	= Rs.3085075.4/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त बाहेर तळाचे मूल्य + खुल्या जमिनीवरील बाहेर तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनीचे मूल्य + बांधीव क्षेत्राचे मूल्य = A + B + C + D + E + F + G + H + I + J = 3085075.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3085075/- = ₹ तीस लाख पंच्याऐंशी हजार पंच्याहत्तर /-				

पवल - 5
28 Feb 2025
9 / 100



Home

Print

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225079416087	Date 07/02/2025
Received from , Mobile number 9322209998, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 07/02/2025
Bank CIN 10004152025020715122	REF No. 2954498038
This is computer generated receipt. hence no signature is required.	

P. S. ...

Dona.
श्री सुवर्णा रत्नपत दामा

पवल - ५	
२७६७	२०२५
३	/५०





CHALLAN
MTR Form Number-6



GRN	MH015794421202425E	BARCODE		Date	07/02/2025-19:03:48	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment				PAN No.(If Applicable) ATWPD2793A			
Office Name PNL5_PANVEL NO 5 SUB REGISTRAR				Full Name MR. GANPAT KESHAV DAMA AND OTHER ONE			
Location RAIGAD				Flat/Block No. FLAT NO.402, 4th FLOOR, CHAITANYA			
Year 2024-2025 One Time				Premises/Building PARSHURAM COMPLEX			

Account Head Details	Amount In Rs.	Remarks (If Any)					
0030046401 Stamp Duty	314300.00	Road/Street SECTOR 14. PLOT NO. 64B, KAMOTHE					
0030063301 Registration Fee	30000.00	Area/Locality NAVI MUMBAI,, DIST RAIGAD					
		Town/City/District					
		PIN 4 1 0 2 0 9					
		Remarks (If Any) PAN2=BDWPJ4426M-SecondPartyName=CHAITANYA DEVELOPER-					
		Amount In Three Lakh Forty Four Thousand Three Hundred Rupee					
Total	3,44,300.00	Words s Only					

चलान - 6
२४६६ २०२५
२ / ६०

Payment Details THE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque Details		Bank CIN	Ref. No.	00040572025020755355	CK00GNBTP1
Cheque/DP No.		Bank Date	RBI Date	07/02/2025-19:24:04	Not Verified with RBI
Name of Bank		Bank-Branch STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date Not Verified with Scroll			

Department ID : Mobile No. : 9322209998
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निवचक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

P. S. ...

सौ. अ. व. ...



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

Receipt of Document Handling Charges

PRN 0225079416087 Receipt Date 08/02/2025

Received from , Mobile number 9322209998, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 2467 dated 08/02/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name IBKL	Payment Date 07/02/2025
Bank CIN 10004152025020715122	REF No. 2954498038
Deface No 0225079416087D	Deface Date 08/02/2025

पवेल-५
२०२५
७ / १०

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



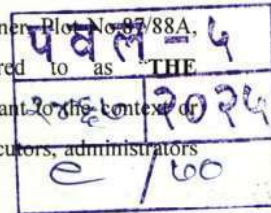
AGREEMENT FOR SALE

Project/Building	"CHAITANYA PARSHURAM COMPLEX"
Project Address	Plot No. 64B, Sector 14, Kamothe, Navi Mumbai-410209.
Flat No. & Floor	Flat No. 402 on 4 th Floor
Carpet Area	Carpet Area 38.21 Sq.mtrs
Agreement Value	Rs. 44,90,000/-

THIS AGREEMENT FOR SALE is made and entered into at PANVEL on this 08 day of February, 2025;

BETWEEN

M/S. CHAITANYA DEVELOPER, through its Proprietor MR. UDAY MAHESH JOSHI, having PAN No. **BDWPJ4426M**, having office at: Shop No.4, Tulsi Corner, Plot No. 87/88A, Sector-21, Kamothe, Tal-Panvel, Dist- Raigad, hereinafter referred to as "THE PROMOTER/DEVELOPERS" (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE FIRST PART;**



AND

1) MR. GIANPAT KESHAV DAMA, Age: 54 years, Pan No.: AYWV2133and
 2) MRS. SUVARNA GIANPAT DAMA, Age: 51 years, Pan No.: AYWV05
 residing at Room No. B-404, Giangaxi CHS, Plot No. 64B, Sector-14, Kamothe, Kalemhali Navi Mumbai-410209
Gokul Dairy, Sector-18, Kamothe, Kalemhali Navi Mumbai-410209
 hereinafter referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE SECOND PART;**



AND

(1) **Shri. Parashuram Shankar Gowari,** Age: **75** years, PAN No.: **AHFPG2521G**, Indian Inhabitant, residing at House No.166, Near Hanuman Mandir, Sector-14, Kamothe, Taluka-Panvel, Dist. Raigad-4102018 hereinafter referred to as the "CONFIRMING PARTY", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE THIRD PART.**

WHEREAS:

(a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter referred to as the "CIDCO/Corporation"), is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to

Uday Joshi
Promoter

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श्री सुवर्णा गिजपात
Allottee
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P. S. G. G. G.
Uday Joshi
Confirming Party

as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provisions of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

- (b) As per directives and policies of the State Government, referred to hereinabove and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted **Shri. Parshuram Shankar Gowari**, a piece and parcel of land bearing **Plot No. 64B, Sector – 14**, admeasuring about 399.50 Sq. Mtrs., lying, being and situated at Village: Kamothe Tal: Panvel and Dist: Raigad (hereinafter referred to as "**the Said Plot**"), which is written hereinafter and more particularly described in SCHEDULE I for the purpose of constructing a building or building on the terms and conditions hereinafter contained.

Description of Land allotted

Village	Plot No.	Sector No.	Area in Sq. Meters
KAMOTHE	64B	14	399.50

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२०२६ (०) २०२५
९० / ६९

By virtue of an agreement to lease dated 06/06/2007, the corporation transferred, conveyed and assigned all the leasehold rights of the said plot unto and in favour of **Shri. Parshuram Shankar Gowari** (hereinafter referred to as the said "**Original Licensee**"), as per terms and conditions mentioned therein and the same was duly registered with Sub-Registrar of Assurances at Panvel, bearing registration receipt no. **6964** and document no. **PVL-06897/2007** on **28/06/2007** (hereinafter referred to as the "**said Agreement to Lease**").



(d) Whereas the original licensee paid to the corporation lease premium and the corporation delivered the possession of the said plot to the Original Licensee in pursuance of the Said Agreement to Lease.

- (e) By virtue of the "Tripartite Agreement" dated 19/06/2023, CIDCO of first part, **Shri. Parshuram Shankar Gowari**, of the second part, transferred and conveyed 50% undivided shares with respect to the Said Plot unto and in favour of **M/S.CHAITANYA DEVELOPER** through its Proprietor **Mr. Uday Mahesh Joshi** of the third part. The same was duly registered with Sub-Registrar of Assurances at Panvel, bearing registration receipt no. **12167** and Document No. **PVL-2/10574/2023** on **19/06/2023** (hereinafter referred to as the "**said Tripartite Agreement**").
- (f) In pursuance of the said tripartite agreement, **Shri. Parshuram Shankar Gowari**, executed a separate power of attorney dated **19/06/2023** with respect to the said plot unto

Uday Joshi
Promoter

सौ. श्री. अश्विनी गणपत देसाय
Allottee

P. S. Joshi
Uday Joshi
Confirming Party

and in favour of M/S.CHAITANYA DEVELOPER through its Proprietor Mr. Uday Mahesh Joshi and the same was duly registered with Sub-Registrar of Assurances at Panvel, bearing registration receipt no. **12168** and Document No. **PVL-2/10575/2023** on **19/06/2023** (hereinafter referred to as the "said Power of Attorney").

- (g) By virtue of the said Tripartite Agreement and said Power of Attorney, the Promoter is absolutely seized and possessed of and well and sufficiently entitled to develop the said Land in accordance with the recitals hereinabove;
- (h) The Promoter is in possession of the project land;
- (i) The Promoter has proposed to construct on the project land, building having Stilt + 06 upper floors.
- (j) The Allottee is offered an Apartment bearing number **402** on the 4th floor, (hereinafter referred to as the said "Apartment") in the building called "**Chaitanya Parshtaan Complex**" (herein after referred to as the said "Building") being constructed by the Promoter
- (k) The Promoter has 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;
- (l) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at **P52000052751** on **22/09/2023**.
- (m) The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- (n) By virtue of the Tripartite Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;
- (o) On demand from the allottee, the Promoter will give inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect **M/s. SOHO Architects** 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 thereunder;

पवल - ५	
२२६६	२०२५
३७	१६०



Uday Joshi
Promoter

श्री सुवर्णा गणेशन दामा
Allottee

Uday Joshi
Confirming Party

- (p) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively;
- (q) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1;
- (r) The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2;

(s) The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D;

(t) The Promoter has got some of the approvals from the concerned local authority(s) 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;



- (u) While sanctioning the said plans concerned local 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 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 concerned local authority.
- (v) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.
- (w) The Allottee has applied to the Promoter for allotment of an Apartment No. **402 on 4th floor** in the building named as "**Chaitanya Parshuram Complex**" constructed by Promoter.
- (x) The carpet area of the said Apartment is **38.21** square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant

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Allottee

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to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

- (y) 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;

- (z) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 4,49,000/- (Rupees Four Lakhs Forty Nine Thousand only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing, Rs. 40,41,000/- (Rupees Forty Lakhs Forty One Thousand and 00/-) and on

- (aa) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra bearing no. **P52000052751**, authenticated copy is attached in Annexure "F";

- (bb) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, 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 Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Said Apartment and the garage/covered parking (if applicable).

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

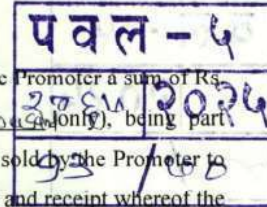
1. The Promoter shall construct the said building/s consisting of Stilt and 6 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
Provided that the Promoter shall have to obtain prior consent in writing of 2/3rd of the Allottees in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

- 1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. **402** on floor **4th** having carpet area

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admeasuring 38.21 sq. metres in the building "Chaitanya Parshuram Complex" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 44,90,000/- (Rupees Forty Four Lakhs Ninety Thousand only) being 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 Second Schedule annexed herewith. The purchase price of the Apartment as mentioned above, is determined on the basis of above referred carpet area of the apartment which

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Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

The total aggregate consideration amount for the apartment is thus Rs. 44,90,000/-

PAYMENT SCHEDULE



	Particulars	Percent
1.	On booking of the Flat	10%
2.	Within 15 days from the day of booking	15%
3.	Completion of Plinth	20%
4.	On completion of 1 st Slab	5%
5.	On completion of 2 nd Slab	5%
6.	On completion of 3 rd Slab	5%
7.	On completion of 4 th Slab	5%
8.	On completion of 5 th Slab	5%
9.	On completion of 6 th Slab	5%
10.	On completion of 7 th Slab	5%
11.	On Completion of Brickwork, Door & Window Frames	5%
12.	On Completion of Internal Plaster & External Plaster	5%
13.	On Completion of Plumbing, Electrical fittings.	2.5%
14.	On Completion of Flooring/Tile Work.	2.5%
15.	On Completion of Painting Work	2.5%
16.	On Possession	2.5%
	TOTAL	100%

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Promoter

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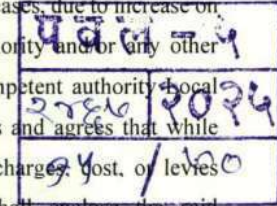
- 1(c) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, Swachh Bharat Cess, any other Cess or any other similar taxes which may be levied any time, hereinafter in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.
- 1(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/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter 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 Allottee, which shall only be applicable on subsequent payments.
- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments to equal instalments payable by the Allottee by discounting such early payments @ $\frac{5}{100}$ per annum for the period by which the respective instalment 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 Allottee by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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 Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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 1(a) of this Agreement.
- 1(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

- 2.1 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

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Promoter

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authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

2. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 399.50 square meters only and Promoter has planned to utilize Floor Space Index of 1.5 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 1.5 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only till conveyance/assignment of leasehold rights.

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4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not withdraw from the project, interest as specified in the Rule, on all the amounts payable by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Uday Joshi
Promoter

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Allottee

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Uday Joshi
Confirming Party