

369/6664

पावती

Original/Duplicate

Monday, April 12, 2021

नोंदणी क्र.: 39म

4:07 PM

Regn.: 39M

पावती क्र.: 7637 दिनांक: 12/04/2021

गावाचे नाव: देवनार
दस्तऐवजाचा अनुक्रमांक: करल1-6664-2021
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: उनेव अमीनुद्दीन पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2240.00

पृष्ठांची संख्या: 112

एकूण:

रु. 32240.00

DELIVERED

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:25 PM ह्या वेळेस मिळेल.

Mr. Jagtap
द. निबंधक कुर्ला १

वाजार मुल्य: रु. 2254613.13/-

मोवदला रु. 4400000/-

भरलेले मुद्रांक शुल्क: रु. 132000/-

(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

- 1) देयकाचा प्रकार: DHC रकम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1204202107738 दिनांक: 12/04/2021
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 240/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1204202107643 दिनांक: 12/04/2021
वॅकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014023384202021M दिनांक: 25/03/2021
वॅकेचे नाव व पत्ता:

B. Patel

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AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** ("Agreement") is made at Mumbai, this 31st day of MARCH 2021.

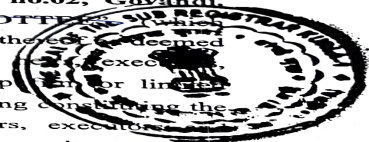
S. A. Patel
Patel

BETWEEN

M/S. RATNAAKAR SHELTERS LLP, a limited liability partnership firm registered under the provisions of the Limited Liability Partnership Act, 2009 having its principal place of business at Vallabh Society, 90 ft Road, Ghatkopar (East), Mumbai- 400077, through the hands of its duly authorized / designated partner, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner for the time being constituting the said limited liability partnership firm and the survivors or survivor of them and the heirs, executors and administrators of the last such survivor, his, her or their assigns) of the **ONE PART**;

AND

(1) Mr. Unaib Aminuddin Patel (2) Patel Saidabi Aminuddin of Mumbai Indian Inhabitant residing at Plot no. 16/M/3, Shivaji Nagar, road no.02, Govandi, Mumbai - 400043 hereinafter referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their administrators and permitted assigns; in case of a partnership firm, the partners or partner for the time being constituting the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor; in case of a limited company its successors and permitted assigns; in case of a Joint Hindu Family, the members or member for the time being of the said Joint Hindu Family, and their respective heirs, executors, administrators and permitted assigns and in case of Trust, the trustees for the time being constituting the trust) of the **OTHER PART**:



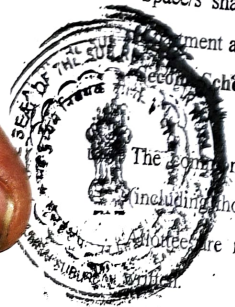
The Promoters and the Allottee shall, hereinafter, be collectively referred to as the "**Parties**" and individually as "**Party**".

Patel *S. A. Patel*

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exclusive right to sell on what is popularly known as 'Ownership Basis', lease, allot or otherwise transfer the residential flats/units and the covered Car Park Spaces in the stilt/stilt-stack/puzzle parking/mechanized independent parking towers in the Sale Building/s to be constructed by the Promoters on the project land and to enter into Agreement/s with the purchasers and acquirers thereof on such terms, conditions and consideration as the Promoters may deem fit and proper in their absolute discretion and to receive and appropriate to themselves the consideration monies and sale proceeds in respect thereof in their own name.

i) Based on the aforesaid, the Allottee has applied to the Promoters for allotment to the Allottee of Flat No. 703A admeasuring 380 sq.ft. Carpet area as per MOFA equivalent to 35.3 square metre carpet area, & admeasuring 396 sq.ft. Carpet area as per RERA equivalent to 36.8 square metre carpet area, on the Seven floor in the Wing 'A', in the Sale Building/s in the Sale Component, to be known as "Aventus Heights" being constructed on the project land described in the First Schedule hereunder written. The Promoters have also agreed to allot to the Allottee One Car Park Space/s in the stilt/stilt-stack/puzzle parking/mechanized independent parking towers in the Sale Building/s. The said Flat No. 703A in the Wing 'A', on the Seven floor of the Sale Building/s shall hereinafter be called the "said Apartment" and the said One Car Park Space/s shall hereinafter be called the "said Car Park Space/s". The said Apartment and the said Car Park Space/s are more particularly described in the First Schedule hereunder written.



The common areas, facilities and amenities provided in the Sale Building (including those appurtenant to the said Apartment) that may be used by the Allottee are more particularly described in the Third Schedule hereunder written.

- v) Relying upon the said application the Promoters hereby agree to sell to the Allottee the said Apartment and the said Car Park Space/s at the price and on the terms and conditions hereinafter appearing.
- w) The Promoters hereby retain the right to submit amended plans for approval to the concerned authorities from time to time, to enable them to construct the Sale Building/s and other sale Buildings/Wings by exploiting the maximum development potential available for construction of the Sale Component on the project land.

meters or thereabouts, more particularly described in the **First Schedule** hereunder written, in accordance with the plans and specifications as approved by the concerned local authorities, as amended from time to time.

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The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee the said Apartment being the said Flat bearing Flat No. 703A admeasuring 380 sq.ft. Carpet area as per MOFA equivalent to 35.3 square metre carpet area & admeasuring 396 Square Feet i.e. 36.8 Square metres RERA carpet area on the Seven floor in the Wing 'A' in the Sale Building/s to be known as "AVENTUS HEIGHTS", on ownership basis, shown on the floor plan thereof annexed hereto and marked as Annexure "7" described in the Second Schedule hereunder written, at or for the price of Rs. 44,00,000/- (Rupees Forty Four Lakhs) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the said Apartment, the nature, extent and description of the common areas and facilities are more particularly described in the **Third Schedule** hereunder written.

- (b) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee the said covered Car Park Space/s being the One Car Park Space/s bearing in the stilt/stilt-stack/puzzle parking/mechanized independent parking towers in the Sale Building/s to be known as "Aventus Heights" being constructed on portion of the project land.

The total aggregate consideration amount for the said Apartment and the said Car Park Space/s is thus Rs. 44,00,000/- (Rupees Forty Four Lakhs) (hereinafter called the "Total Price").

- (d) The Allottee has, out of the Total Price paid, on or before execution of this agreement a sum of Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand) (not exceeding 10% of the total consideration) as advance payment or application fee.

Amount of Rs. 8,80,000/- (Rupees Eight Lakhs Eighty Thousand) not exceeding 30% of the Total Price) to be paid to the Promoters upon the execution of this Agreement;

- ii. Amount of Rs. 6,60,000/- (Rupees Six Lakhs sixty thousand) not exceeding 45% of the Total Price) to be paid to the Promoters on the completion of the Plinth of the Sale Building/s in which the said Apartment is located;



