



SHREE DURGHA

Estate Agency Pvt. Ltd.

Your Real Estate Dream Virtual, is Transformed into Estate Ownership in Actual

SAGAR B. WANI

(B.L.S., LL.B.)

Director - (DIN - 06667398)

Purchaser's Name : _____

Seller's Name : _____

Property Details : _____



Sagar Wani
+91 9821500002



www.stampdutyregistration.in



Rahul Bhalekar
+91 9323228216

📍 **Panvel Office** - Shop No. 5, Gr. Floor, Neel Orchid CHS, Opp St. Joseph (Ryan) High School, Sec - 10, Khanda Colony, New Panvel - 410206.

Adv. Sagar Wani | Adv. Swapnali Wani | Pramod Jena

📍 **Kharghar Branch** - Shop - 49A, Haware's Splendor, Plot - 52 & 56, Sec - 20, Kharghar - 410210.

📞 **9820485002 | 9326100234**

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Receipt (pavli)

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529/4489

Sunday, March 02, 2025

12:31 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4804 दिनांक: 02/03/2025

गावाचे नाव: रोहिंजण
दस्तऐवजाचा अनुक्रमांक: पवल5-4489-2025
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: पंकज कुमार --

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 3800.00
पृष्ठांची संख्या: 190

एकूण: रु. 33800.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
12:50 PM ह्या वेळेस मिळेल.

Pankaj Kumar
Joint Sub Registrar Panvel 5

सह दुय्यम निबंधक घरा-२,
(पनवेल-५)

वाजार मुल्य: रु.4148925.6 /-
मोवदला रु.7459375/-
भरलेले मुद्रांक शुल्क : रु. 522166/-

- 1) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 0325015908864 दिनांक: 02/03/2025
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.1800/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 0325018009018 दिनांक: 02/03/2025
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH017024792202425E दिनांक: 02/03/2025
बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी
Pankaj Kumar
मुळपुस्तिकावज पत्ता मिळाला.

Pankaj Kumar
सह दुय्यम निबंधक, पनवेल ५. (घरा-२)

Today
Friday

श्री / श्रीम
परत नेण्यासाठी श्री / श्रीमता
यांना प्राधिकृत करत आहे. तरी मंडळ दस्तऐवज
त्यांचेकडे देण्यात यावा ही विनंती

हा मूळ दस्तऐवज

Ranjay Kumar
.....

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 4489/2025

नोंदणी :

Regn:63m

02/03/2025

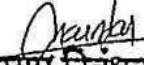
गावाचे नाव : रोहिंजण

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7459375
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4148925.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-1.2,दर-58000/-प्रती चौ.मी.,सदनिका क्र.2205,बाविसावा मजला,बिल्डिंग क्र.3,बी विंग,आनंदम -2,सर्व्हे/हिस्सा क्र. 112/1,113/2,114/1 ए,114/9 ए,114/10/11/ बी,115/6,रोहिंजण,ता.पनवेल,जि.रायगड. क्षेत्र 50.820 चौ.मी.कारपेट + 5.960 चौ.मी.एक्सवल्सुडिंग बाल्कनी + 01 कवर्ड कार पार्किंग((Survey Number : 112/1 व इतर ;))
(5) क्षेत्रफळ	1) 50.820 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. टुडे ग्लोबल होम्स-तर्फे भागीदार भावेश राजेश शाह यांचे कु.मु. म्हणून मोहम्मद ओझेन मोहम्मद इरुफान बिलग्रामी - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस क्र/१६०१, १६०२, केसर सांलीटरी, प्लॉट क्र.५, से.१९, सानपाडा, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT3637N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज कुमार - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस क्र.बी-४१/१०, एस.बी.आय कॉलनी, नेरूळ, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AOXPK9549P
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	4489/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	522166
(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 सर्ग-२,
 (पनवेल-५)



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20250302216	02 March 2025, 11:47:39 AM			
पवतऱ					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	1.2-वापराच्या विकासनक्षम महामार्गासन्मुख रहिवास व इतर जमिनी				
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
6500	58000	66700	72500	66700	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	61.862चौ. 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 -	21st and Above		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.63800/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((63800-6500) * (100 / 100)) + 6500) = Rs.63800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 63800 * 61.862 = Rs.3946795.6/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (58000 * 25/100) = Rs.202130/-				
Applicable Rules	= 3, 9, 18, 19 ,15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडॅगाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली वाळकणी)+ बंदिस्त गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाळकणी + संपर्कित वाहतूक = A + B + C + D + E + F + G + H + I + J = 3946795.6 + 0 + 0 + 0 + 202130 + 0 + 0 + 0 + 0 + 0 = Rs.4148926/- = ₹ एक्केचाळीस लाख अठ्ठेचाळीस हजार नऊ शें सव्वीस /-				

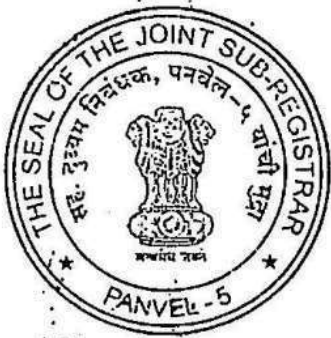
पवतऱ - ५
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Home

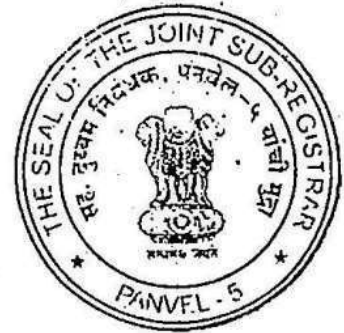
Print

पवेल - ५	
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325018009018	Date 01/03/2025
Received from -, Mobile number 9100000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 01/03/2025
Bank CIN 10004152025030107190	REF No. 2958735052
This is computer generated receipt, hence no signature is required.	

पवेल - 4
 ०१/०३/२०२५
 ३/१९००



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325015908864	Date 01/03/2025
Received from -, Mobile number 9100000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 01/03/2025
Bank CIN 10004152025030107060	REF No. 2958733232
This is computer generated receipt, hence no signature is required.	

पवल - ५	
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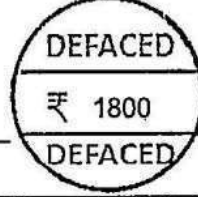
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0325018009018

Receipt Date 02/03/2025

Received from -, Mobile number 9100000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 4489 dated 02/03/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date 01/03/2025

Bank CIN 10004152025030107190

REF No. 2958735052

Deface No 0325018009018D

Deface Date 02/03/2025

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

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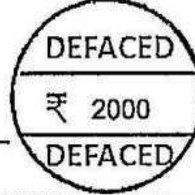
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0325015908864

Receipt Date 02/03/2025

Received from -, Mobile number 9100000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4489 dated 02/03/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date 01/03/2025

Bank CIN 10004152025030107060

REF No. 2958733232

Deface No 0325015908864D

Deface Date 02/03/2025

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

पयल - 4
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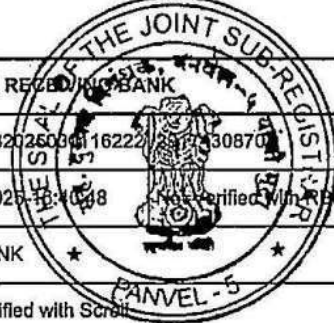
CHALLAN
MTR Form Number-6



GRN	MH017024792202425E	BARCODE	[Barcode]			Date	01/03/2025-16:35:03	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AOXPk9549P					
Location	RAIGAD				Full Name	PANKAJ KUMAR					
Year	2024-2025 One Time				Flat/Block No.	FLAT NO 2205 22ND FLOOR BUILDING NO 3 B					
					Premises/Building	WING ANANDAM II					
Account Head Details			Amount In Rs.								
0030046401 Stamp Duty			522166.00		Road/Street	SURVEY/HISSA NO 112/1 AND OTHERS VILLAGE ROHINJAN					
0030063301 Registration Fee			30000.00		Area/Locality	TAL-PANVEL DIST-RAIGAD					
					Town/City/District						
					PIN	4	1	0	2	1	0
					Remarks (If Any)	PAN2=AAKFT3637N-SecondPartyName=TODAY HOMES~CA=7459375					
					Amount In	Five Lakh Fifty Two Thousand One Hundred Sixty Six					
					Words	Rupees Only					
Total			5,52,166.00								
Payment Details			IDBI BANK		FOR USE IN RECEIPT IN IDBI BANK						
Cheque-DD Details					Bank CIN	Ref. No.	69103332026030116222/30870				
Cheque/DD No.					Bank Date	RBI Date	01/03/2025-16:35:03				
Name of Bank					Bank-Branch	IDBI BANK					
Name of Branch					Scroll No. , Date	Not Verified with Scroll					



पत्र - 6
मार्च 2024
1920



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन फेड दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-4489	0009416548202425	02/03/2025-12:30:54	IGR548	30000.00

2	(IS)-529-4489	0009416548202425	02/03/2025-12:30:54	IGR548	522166.00
Total Defacement Amount					5,52,166.00

प व म - ५	
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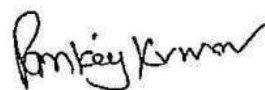


AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made at Panvel on this 02nd day of March, 2025, between M/S. TODAY GLOBAL HOMES, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its Partners (1) SHRI BHADRESH RAJESH SHAH (2) SHRI BHAVESH SHAH (3) SHRI RAJESH BHOGILAL SHAH & (4) SHRI SUNIL AGARWAL, having its office at 605, Shelton Cubix, Plot No.-87, Sector No.-15, C.B.D.-Belapur, Navi Mumbai-400 614, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART and

Today Global Homes


Partner



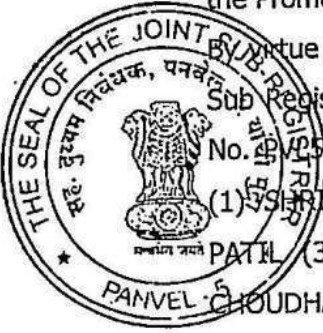
MR. PANKAJ KUMAR having their address at **H.N B41/10 SBI COLONY, NERUL-400706** hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the trust its trustees for the time being) OF THE OTHER PART;

Whereas the Promoters are fully seized and possessed of all those pieces or parcels of land bearing (1) Survey No.-114, Hissa No.-10/11/B, admeasuring 0-16-40 H.R.P. (2) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. plus Potkharaba 0-01-30, totaling to 0-42-00 H.R.P. (3) Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-0 H.R.P., (4) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (5) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (6) Survey No.-113, Hissa No.-2, admeasuring

0-04-50 H.R.P, aggregating to 1-60-10 H.R.P., equivalent to 16010 Sq. Mts., all situate, lying and being at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

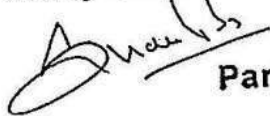
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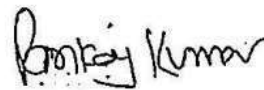
The aforesaid land bearing Survey No.-114, Hissa No.-10/11/B is acquired by the Promoters as under:



BY virtue of a Sale Deed dated 05/05/2017, duly registered before the Joint Sub Registrar of Assurances at Panvel-5 under Receipt No.-4031, Document No. P/25-3774-2017 on 05/05/2017, the owners of the aforesaid land i.e., (1) SHRI JAGANNATH DAGDU PATIL (2) SHRI DNYANESHWAR DAGDU PATIL (3) SHRI BALARAM DAGDU PATIL (4) SMT. SUNITA ATMARAM CHOUHARY (5) SMT. LAXMI PRAKASH KATHE (6) KU. SUREKHA DAGDU PATIL ALIAS SMT. SUREKHA HARISHCHANDRA BHAGAT & (7) SMT. JIJABAI DAGDU PATIL, sold and transferred their rights, title, interest and benefits in the said land bearing Survey/Hissa No.-114/10/11/B admeasuring 0-16-40

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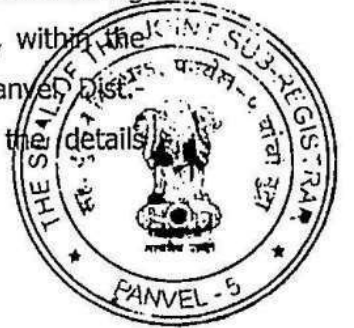

Partner



H.R.P. in favour of SHRI BHAVESH RAJESH SHAH and pursuant to the above, the said plot has been transferred in the name of SHRI BHAVESH RAJESH SHAH in the 7/12 extracts of the revenue records of the concerned authority.

And whereas the Promoters have acquired the development rights of the lands bearing (1) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. plus Potkharaba 0-01-30, totaling to 0-42-00 H.R.P. (2) Survey No. 112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-00 H.R.P. (3) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (4) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (5) Survey No.-113, Hissa No.-2, admeasuring 0-04-50 H.R.P, all situate, lying and being at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Raigad, by virtue of diverse Development Agreements, per the details mentioned hereunder:

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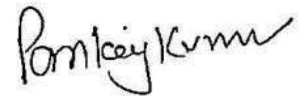
1) Survey/Hissa No.-114/9A

By virtue of a Development Agreement dated 06/09/2017, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-13818, Document No. PVL4-10151-2017 on 06/09/2017, the owner of the aforesaid land i.e., SHRI KRUSHNA PARSHURAM PATIL along with the Confirming Party (1) SHRI SUNIL KRUSHNA PATIL (2) SHRI SATISH KRUSHNA PATIL (3) SHRI SUNIT KRUSHNA PATIL (4) SMT. SUNANDA RAMKRUSHNA PATIL & (5) SMT. SUMAN KRUSHNA PATIL, granted and assigned the development rights of a land bearing Survey/Hissa No.-114/9A admeasuring 00-40-70 H.R.P. plus potkharaba 0-01-30 H.R.P., totaling to the area of 00-42-00 H.R.P. to and in favour of SHRI BHAVESH SHAH and handed over the vacant and peaceful possession of the said land to him;

2) Survey/Hissa No.- 112/1

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By virtue of a Development Agreement dated 16/09/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-10812, Document No. PVL4-9972-2021 on 16/09/2021, the owner of the aforesaid land SHRI SHANKAR TRIMBAK PATIL, granted and assigned the development rights of the said land bearing Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-0 H.R.P., on the basis of area sharing ratio to and in favour of SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to him;

3) Survey/Hissa No.-115/6

By virtue of a Development Agreement dated 11/04/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.-7498, Document No. PVL3-6786-2022 on 13/04/2022, the owners of the aforesaid land (1) SHRI BHUSHAN SADASHIV PATIL & (2) SHRI KALPESH SADASHIV PATIL granted and assigned the development rights of the said land bearing Survey/Hissa No.-115/6 on the basis of area sharing ratio to and in favour of M/S. TODAY GLOBAL HOMES, through its Partner SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to them;

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Survey/Hissa No.-114/1A

By virtue of a Development Agreement dated 11/04/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.-7504, Document No. PVL3-6792-2022 on 13/04/2022, the owner of the aforesaid land i.e. SHRI DHANAJI BALARAM PATIL granted and assigned the development rights of the said land bearing Survey/Hissa No.-114/1A on the basis of area sharing ratio to and in favour of TODAY GLOBAL HOMES, through its Partner SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to them;



5) Survey/Hissa No.-113/2

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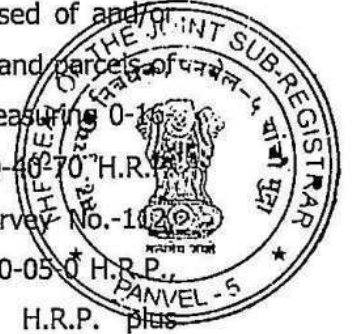

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By virtue of a Development Agreement dated 11/04/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.-7500, Document No. PVL3-6788-2022 on 13/04/2022, the owner of the aforesaid land SHRI YOGESH YASHWANT PATIL granted and assigned the development rights of the said land bearing Survey/Hissa No.-113/2 on the basis of area sharing ratio to and in favour of TODAY GLOBAL HOMES through its Partner SHRI BHADRESH RAJESH SHAH and handed over the vacant and peaceful possession of the said land to them;

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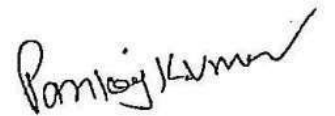
And whereas by virtue of the above referred Sale Deed and Development Agreements, the Promoters are now fully seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid pieces and parcels of the land bearing (1) Survey No.-114, Hissa No.-10/11/B, admeasuring 0-10-40 H.R.P. (2) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. plus Potkharaba 0-01-30, totaling to 0-42-00 H.R.P. (3) Survey No.-114, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-00 H.R.P. (4) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (5) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (6) Survey No.-113, Hissa No.-2, admeasuring 0-04-50 H.R.P, aggregating to 1-60-10 H.R.P., equivalent to 16010 Sq. Mts., all situate, lying and being at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as "THE SAID PROPERTY/PLOTS OF LAND" and more particularly described in the "First schedule" hereunder written and are fully entitled to develop the said plots by constructing the buildings thereon as per the plans approved by the concern authorities;



And whereas the Promoters have initially got the plan sanctioned and approved for construction of the residential buildings on the said property consisting of 2 (Two) buildings bearing Building No.-1 & 2 having Ground plus 15 (Fifteen) upper floors vide amended **Commencement Certificate bearing reference number PMC/TP/Rohinjan/112/1 & others/21-22/16278/1839/2022, dated 28/06/2022** and obtained Development

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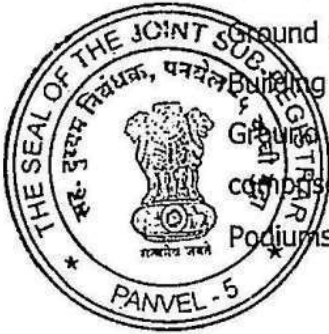


Permission for the same, issued by the Assistant Director of Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad. The Building No.-1 has no wing and the Building No.-2 is comprising A & B wing.

And whereas the Promoters now got the plan sanctioned and approved for construction of 3 (Three) residential buildings on the said property bearing Building No.-1, 2 & 3, vide amended **Commencement Certificate bearing reference number PMC/TP/Rohinjan/112/1 & others/21-23/16278/1212/2023**, dated **19/05/2023** and obtained Development Permission for the same, issued by the Assistant Director of Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad. The Building No.-1 is Ground plus 21 upper floors and has no wing and the Building No.-2 comprises of 2 Wings A & B Wing. Whereas A wing of Building No. 2 is Ground plus 22 upper Floors and B wing of building No. 2 is Ground plus 18 upper floors. and the Building No.-3 comprises of 2 Wings A& B whereas A wing of Building No. 3 is Ground plus 14 upper floors and B wing of Building No. 3 is ground plus 13 upper floors.

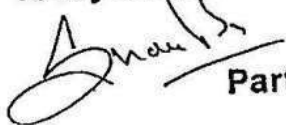
And whereas the Promoters now got the plan sanctioned and approved for construction of 3 (Three) residential buildings on the said property bearing Building No.-1, 2 & 3, vide amended **Commencement Certificate bearing reference number PMC/TP/Rohinjan/112/1 & others/21-24/16278/2558/2024**, dated **22/10/2024** and obtained Development Permission for the same, issued by the Assistant Director of Town Planning, Panvel Municipal Corporation, Panvel, Dist.-Raigad. The Building No. 1 is Ground plus Two Podiums plus 21 residential floors and has no wing and Building No. 2 comprises of 2 Wings A & B Wing where both Wing A & B is Ground plus two Podiums plus 21 residential floors and Building No. 3 comprises of 2 Wings A & B where both Wing A & B is Ground plus two Podiums plus 26 residential floors.

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And whereas the Allottee(s) is/are aware that development of the said property shall be completed over a lengthy period of time and that although the building in which the Flat/Other premises hereby agreed to be allotted

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may be completed and the Promoters may permit the Allottee(s) to use the Flat/Other premises. However, only on completion of the entire work of development of the said property and construction of all the buildings in the layout, the Promoters shall take steps to obtain conveyance of the said property in favour of a Co-operative Society or federation of the co-op societies and/or any other corporate body to be formed of the Allottee(s).

This Agreement is entered into by the Allottee(s) on a specific understanding and agreement that the Allottee(s) shall not insist upon the Deed of Conveyance in respect of the said property being executed until the development of the entire property is completed;

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And whereas the Promoters declare that the above referred agreement, permissions and sanctions are still valid, subsisting and completely in force;

And whereas the Promoters are entitled and enjoined upon to construct the residential buildings on the project land in accordance with the recital hereinabove as per the plans sanctioned and the development permission granted by the competent authorities including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. The copy of the Development Permission/amended Commencement Certificate is annexed herewith and marked as "Annexure-A";




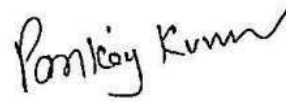
And whereas the Allottee(s) is/are offered a Flat and/or other premises No. 2205 on 22nd Floor in Building No. 3 in "B" Wing (hereinafter referred to as "the said Flat") of the buildings' project to be known as "ANANDAM-II" (hereinafter referred to as "the said Building") being constructed of the said project, by the Promoters;

And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the

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And whereas the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-F";

And whereas the list of amenities has been specified in the third schedule mentioned hereunder in this agreement;

And whereas the Promoters have 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 approval from various authorities from time to time so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

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And whereas while sanctioning the said plans concerned authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters 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 authority;



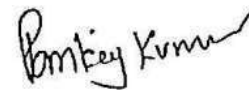
And whereas in pursuance to the sanctioned plans and permissions, the Promoters have commenced the construction work of 1st Phase of the buildings' project on the said plots of land;

And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat and/or other units bearing number **2205** on the **22nd** Floor in Building No.- **3** of "**B**" Wing of the proposed buildings' project to be known as "**ANANDAM-II**" being constructed on the said Project;

And whereas the carpet area of the said Flat is **50.820** Sq. Mts. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, excluding balcony area is **5.960** Sq. Mts. area appurtenant to the said Flat for exclusive use of the Allottee(s) but includes the area covered by the internal partition walls of the Flat;

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And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter;

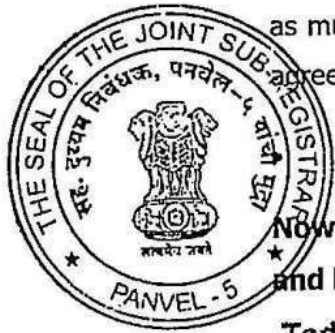
And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of Rs. 1,08,000/- (Rupees. One Lakh Eight Thousand Only) being part payment of the Sale Consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing;

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai under No. P52000048037, the authenticated copy of the Certificate is annexed herewith as "Annexure-G";

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908;

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In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.



Now therefore this agreement witnessed and it is hereby agreed by and between the parties hereto as follows:

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