

कलन - ४
दस्त क्र. ८७९८ / २०२४
४/७०

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli on this 29th day of May, 2024

BETWEEN

M/S. ASHAPURA ESTATES, a Partnership Firm, having its office at 302, Mirage Arcade, Nehru Road, Opp. Ganesh Mandir, Dombivli (E) 421201., holding **PAN-AATFA1269Q**, through its partner **MR. JIVRAJ BHANJI PATEL** hereinafter called and referred as **PROMOTERS/DEVELOPERS** (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include the partners for the time being, survivors and surviving partners of the said firm and their heirs, executors, administrators and assigns) of the **First Part**;

AND

MR. BHAGWATILAL INDERLAL PUROHIT, Age 30 years, Occupation- **Business PAN- CACPP3655G**

MRS. KALPANA BHAGWATILAL PUROHIT, Age 26 years, Occupation- **Housewife PAN- EUXPP5611K**

All Residing At- C/o. Siddhivinayak Dairy, Near Jari Mari Mata mandir Vadavli, Ambivli (W). 421102. hereinafter called **PURCHASER/**

ALLOTTEE (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) of the **Other Part**; The

Purchaser/Allottee whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the **Purchaser/Allottee** as singular masculine;

WHEREAS vide Sale Deed dated 23.07.2014, registered with the office of Sub-Registrar of Assurance Kalyan-5, on 23.07.2014, at Sr.No.4963/2014, Promoters/Developers herein purchased from Smt. Kasubai Mahadu Bhoir & 12 Others, all that piece and parcel of land bearing S.No.21, admeasuring 9050 Sq.Mtrs., lying, being and situated at village Vadavali,

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Tal. Kalyan, Dist. Thane, Ta0l. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane (hereinafter called and referred to for the sake of brevity as the **SAID LAND-I**);

AND WHEREAS vide Development Agreement dated 20.10.2011, duly registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-2, on 01.11.2011, at Sr.No.10880/2011, and Power of Attorney dated 20.11.2011, authenticated by the Office of Joint Sub-Registrar of Assurances, Kalyan-2, Smt. Shantabai Dharma Bhoir and Others, assigned to the Promoters/Developers herein, the development rights in respect of all that piece and parcel of land bearing S.No.22/4/1, admeasuring 2150 Sq.Mtrs., lying, being and situate at village Vadavali, Tal. Kalyan, Dist. Thane, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan (hereinafter called and referred to for the sake of brevity as the **SAID LAND-II**);

AND WHEREAS in pursuance of the aforesaid registered Sale Deed & Development Agreement recited hereinabove, the Promoters/Developers have sole and exclusive right to collectively develop the Said Land-I & Said Land-II, being all that piece of N.A. land bearing **S.No.21**, admeasuring **9050 Sq.Mtrs.**, and **S.No.22, H.No.4/1**, admeasuring **2150 Sq.Mtrs.**, thus totally admeasuring **11200 Sq.Mtrs.**, or thereabout, lying, being and situate at village **Vadavali**, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan, and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter called and referred to for the sake of brevity as the **SAID PROPERTY**);

AND WHEREAS the Developers/Promoters have sole and exclusive right to construct a multi-storied buildings in and over the said property, and excepting the residential units to be allotted to the Owners as mentioned

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47. This agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, framed there under and any other provisions of Law Applicable thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the "Said property")

ALL THAT piece and parcel of N.A. land bearing **S.No.21**, admeasuring **9050 Sq.Mtrs.**, and **S.No.22/4/1**, admeasuring **2150 Sq.Mtrs.**, thus totally admeasuring **11200 Sq.Mtrs.**, or thereabout, lying, being and situate at village **Vadavali**, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane and Sub-District Kalyan, and bounded as follows:

On or towards the East : Property S.No. 20 & S. NO. 22, H.NO. 4/2
 On or towards the West : Property S.No. 2,3, S. No. 22, H. No. 3 & 5
 On or towards the North : Property S. No. 19
 On or towards the South : Property S. No. 22, H. No. 3 & Village Rd.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the "Said UNIT")

ALL THAT piece and parcel of Flat No. **906**, having Carpet area admeasuring **50.20 Sq.Mtrs.**, on the **9th** Floor, alongwith **Exclusive Areas** admeasuring **9.69 Sq.Mtrs.**, which comprise of exclusive open or enclosed balcony admeasuring **9.69 Sq.Mtrs.** and/or Open Terrace admeasuring **— Sq.Mtrs.**, appurtenant to the said Unit, in the Building No. **A2** of the project known as **ASHAPURA GALAXY**, situated at Vadavli, Tal. Kalyan, Dist. Thane. as per floor plan attach herewith, alongwith **One Mechanical Stack Parking Space** in the **Stilt**, to be constructed on the land described in the First Schedule mentioned hereinabove.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS1700045776
Project: ASHAPURA GALAXY , Plot Bearing / GTS / Survey / Final Plot No.: S No 21 and S No 22 (4/1) at Vadavali
Bld., Kalyan, Thane, 421102;

1. Ashapura Estates having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421201.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 6 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 09/06/2022 and ending with 30/06/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Dated: 09/06/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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दुय्यम निबंधक : सह.दु.नि.कल्याण 4

दस्त क्रमांक : 8719/2024

नोंदणी :

Regn:63m

गावाचे नाव : वडवली

पत्राचा प्रकार
दस्ता
पत्राचा विवरण (भाडेपट्ट्याच्या
पट्ट्याकार आकारणी देतो की पट्टेदार ने
पत्राचा, पोट्टिस्मा व घरक्रमांक(अमल्यास)

करगनामा

3693000

3279000

1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : इतर माहिती: विभाग क्र. 34/97 दर 47400 चौ. मी. मीज वडवली येथील मध्ये नं. 21,22,हिस्मा नं. 4/1 या जागेवरील आशापुर्ग गॅलॅक्सी विल्डींग नं. ए-2 या इमारतीमधील मदतिका क्र. 906,नववा मजला,क्षेत्र 50.20 चौ.मी.कार्गेट. वाळकी क्षेत्र 9.69 चौ.मी.पाकींगसह (Survey Number : मध्ये नं. 21,22, हिस्मा नं. 4/1. ;))

1) 50.20 चौ.मीटर

पत्राचा किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:-मेसर्स आशापुर्ग इस्टेट नॉर्कें भागीदार जीवराज धानजी पटेल वय -57 -- वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं. 302, मिर्ज आर्कड, नेहरू रोड, गणेश मंदिर मसंग, डोंविवली पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AATFA1269Q

पत्राचा करून घेणा-या/निवृत्त ठेवणा-या
चे नाव किंवा दिवाणी न्यायालयाचा
ना किंवा आदेश अमल्यास.प्रतिवादिचे
ना.

1): नाव:-भगवतीलाल इंदरलाल पुरोहित वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मिद्विनायक डेजी जरी मरी माता मंदिर जवळ, वडवली आंबिवली पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-CACPP3655G

पत्राचा करून घेणा-या पत्राकाराचे व किंवा
न्यायालयाचा हक्कनामा किंवा आदेश
प्रतिवादिचे नाव व पत्ता

2): नाव:-कल्पना भगवतीलाल पुरोहित वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मिद्विनायक डेजी जरी मरी माता मंदिर जवळ, वडवली आंबिवली पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-EUXPP5611K

पत्राचा करून दिल्याचा दिनांक

29/05/2024

पत्राचा नोंदणी केल्याचा दिनांक

29/05/2024

पत्राचा क्रमांक.खड व पत्र

3719/2024

पत्राचा भावाप्रमाणे मूद्रांक शुल्क

258600

पत्राचा भावाप्रमाणे नोंदणी शुल्क

30000

पत्रासाठी विभागाने घेतलेला तपशील:-

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

पत्राचा आकारनामा निवडलेला अनुच्छेद :-



सह.दुय्यम निबंधक कल्याण - ४