

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0403202012773	Date 04/03/2020
Received from MS PANVELKAR INF PVT LTD, Mobile number 8380046600, an amount of Rs.1680/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 04/03/2020
Bank CIN 10004152020030410658	REF No. IGAIFTKUK4
This is computer generated receipt, hence no signature is required.	

Ward No. : 12/32
Village : Mankivli
Flat area : 30.70 sq. metres (carpet)
Mkt. Value : Rs. 1311000/-
Actual Value : Rs. 24,00,000/-
Stamp Value : Rs. 144000/-



AGREEMENT FOR SALE

This Agreement is made at Mankivli, Tal. Ambernath, Dist. Thane on this 05 day of March 2020

BETWEEN

M/S. PANVELKAR INFRASTRUCTURES PRIVATE LIMITED (PAN NO. AAFCP3290F) a company incorporated under the provisions of Companies Act, 2013, having its office at Nandi Commercial Complex, Shivdham, Ambernath(E), through its Director **SHRI. RAHUL VIJAY PANVELKAR**, aged about 34 years, Occupation Business, , hereinafter called as the **PROMOTER/DEVELOPERS** (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include its present directors, board members, successors,

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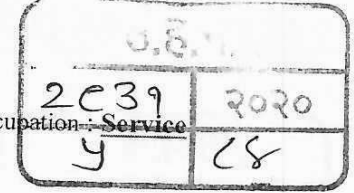
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AND

1) Mr. Subhash Tukaram Ghag, Age 29 Yrs, Pan No:- BUXPG1060N, Occupation:- Service



2) Mrs. Poonam Subhash Ghag, Age 27 Yrs, Pan No:- DLKPK6242J, Occupation : Service

Residing at: A/13, Saibaba Housing Society, Ganesh Nagar, Parerawadi, Near Yogeshwar Mandir, Sakinaka, Mumbai 400 072.

hereinafter referred to as "THE FLAT PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof and include their respective heirs, executors, administrators and assigns) party of the **SECOND PART**.

WHEREAS;

a) The party of the FIRST PART PROMOTER/DEVELOPERS obtained Ownership rights in respect of Land property viz.

Sr.No.	VILLAGE NAME	GUT NO.	AREA IN SQ.MTRS.	ASSESSMENT RS.
1	Village MANKIVALI, Tal. Ambernath, Dist.Thane,	42/2	7910	6.91
2		42/3	350	0.08
		TOTAL	8260	
T.D.R.				
3	Village Katrap, Tal. Ambernath, Dist.Thane	S.NO.57, Hissa No.8	2494	
4	Village Katrap, Tal. Ambernath, Dist.Thane,	S.NO.57, Hissa No. 8	623.5	
5	Village Manjarli, Tal. Ambernath, Dist. Thane.	Gut.No.13, Hissa no. 2P	666	
6	Village Shirgaon, Tal. Ambernath, Dist. Thane.	Survey no. 98, Hissa No. 3, Survey no. 100, Hissa No. 8	1000	
	AREA OF PROJECT LAND AVAILABLE		8260	
	PROPOSED AREA FOR WHICH PERMISSION GRANTED BY KBMC (as per the provision of encouragement)		13591.94	



All the property No. 1 to 6 hereinafter shall together be referred to as "the said Project Land property" for the sake of brevity and more particularity.

PROPERTY NO.1

M/s. PANVELKAR INFRASTRUCTURES PRIVATE LIMITED, through its Director Mr. RAHUL VIJAY PANVELKAR have acquired the said property from SHRI PRAKASH G. SHARMA, by virtue of Agreement for Sale & Power of Attorney dated 24/11/2014, which are registered before the Sub-registrar of Ulhasnagar bearing registration no. Ulhasnagar-2-11016/2014 & 11017/2014 respectively.

AND THEREAFTER M/s. PANVELKAR INFRASTRUCTURES PRIVATE LIMITED, through its Director Mr. RAHUL VIJAY PANVELKAR, conveyed the said land in their name by virtue of Deed of Conveyance dated 11/09/2017, which is registered before the Sub-registrar of Ulhasnagar bearing registration no. Ulhasnagar-2-11947/2017 and M/s. PANVELKAR INFRASTRUCTURES PRIVATE LIMITED, becomes the absolute owner of the said land.

PROPERTY NO.2

M/s. PANVELKAR INFRASTRUCTURES PRIVATE LIMITED, through its Director Mr. RAHUL VIJAY PANVELKAR have acquired the said property from SHRI PRAKASH G. SHARMA, by virtue of Agreement for Sale & Power of Attorney dated 05/12/2014, which are registered before the Sub-registrar of Ulhasnagar bearing registration no. Ulhasnagar-2-11453/2014 & 11454/2014 respectively.

AND THEREAFTER M/s. PANVELKAR INFRASTRUCTURES PRIVATE LIMITED, through its Director Mr. RAHUL VIJAY PANVELKAR, conveyed the said land in their name by virtue of Deed of Conveyance dated 21/06/2018, which is registered before the Sub-registrar of Ulhasnagar bearing registration no. Ulhasnagar-2-8007/2018 and M/s. PANVELKAR INFRASTRUCTURES PRIVATE LIMITED, becomes the absolute owner of the said land.

PROPERTY NO.3

The promoter has purchased T.D.R. in respect of land bearing Survey No.57 Hissa No.8, Area admeasuring 2494 sq. mtrs., Village Katrap, Tal. Ambernath Dist. Thane, by virtue of Transfer Deed of T.D.R. bearing Registration no. UHN-2-5563/2018 dated 27/04/2018.

PROPERTY NO.4

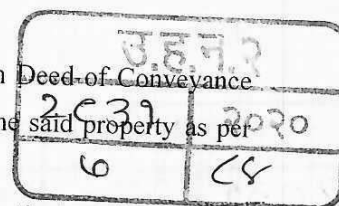
The promoter has purchased T.D.R. in respect of land bearing Survey No.57 Hissa No.8, Area admeasuring 623 sq. mtrs., Village Katrap, Tal. Ambernath Dist. Thane, by virtue of Transfer Deed of T.D.R. bearing Registration no. UHN-2-3425/2018 dated 20/03/2018.

PROPERTY NO. 5

The promoter has purchased T.D.R. in respect of land bearing Gut no. 13, Hissa no. 2, Area admeasuring 666 sq. mtrs., Village Manjarli, Tal. Ambernath Dist. Thane, by virtue of Transfer Deed of T.D.R. bearing Registration no. UHN-2-10937/2017 dated 03/10/2017.

PROPERTY NO.6

Thus the Property No.1 to 6 are possessed by the Promoter through Deed of Conveyance /Development rights and thus the Promoter has got every right to develop the said property as per sanctioned plan.



The property described hereinabove as Property No.1 to 6 are collectively called as "the said Project Land property".

AND WHEREAS the property No. 1 is converted into Non Agricultural Land assessment vide the circular no. MAHSUL/K-1/T-3/JAMINBAB R.K./ KV-237/2017 DATED 09/08/2017 passed by Hon'ble Tahsildar of Ambernath on dated 18/07/2017 and recorded by virtue of Mutation entry no. 629 of Village Mankivali, Taluka Ambernath, Dist. Thane.

AND WHEREAS the Property no. 2 is converted into Non Agricultural Land assessment vide the circular no. MAHSUL/K-1/T-3/JAMINBAB R.K./ KV-237/2017 DATED 09/08/2017 passed by Hon'ble Tahsildar of Ambernath on dated 01/06/2018 and recorded by virtue of Mutation entry no. 643 of Village Mankivali, Taluka Ambernath, Dist. Thane.

AND WHEREAS the Promoter/Developer for property No. 1 to 6 obtained Sanctioned/ approved plan from Kulgaon Badlapur Municipal Council vide permission/sanction No. KBMC/NRV/BP/4242/2018-19, Unique no. 44, DATED 13/06/2018.

WHEREAS NOW the Promoter are entitled and enjoined upon to construct buildings on the project land in accordance with the aforesaid sanctioned plan and the recitals hereinabove. THE Promoter/Developer is in absolute possession of the project land.

AND THEREAFTER commenced the construction of a multistoried building over the said property and are ready to sell the constructed Apartment (flats/shops/offices/units) to prospective purchasers for valuable consideration.

AND WHEREAS the proposed construction of the project shall be carried out in the name and style of "PANVELKAR ESTATE - GREENFORD". The Promoter/Developer proposed to construct on the project land various buildings as per the Sanctioned plan details of the same are as under :-

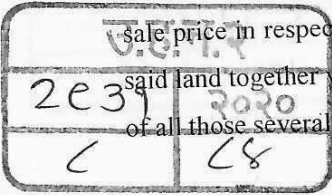
Total no. of buildings – 5 Buildings

Building No/WING - A, B, C, D, and E.

Number of Floor : A & B Building -Part Stilt, Ground + 7 Floors
C & D Building -Part Stilt, Ground + 9 Floors
E Building -Part Stilt, Ground + 8 Floors



buildings at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / units.



AND WHEREAS in pursuance to the sanctioned plan the Promoter has commenced the construction work on the said property and the construction work of the buildings will be completed and formation of cooperative housing societies, the final deed of conveyance/s will be executed and registered by following due process of law in accordance with the prevailing rules and regulations.

AND WHEREAS the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building and the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

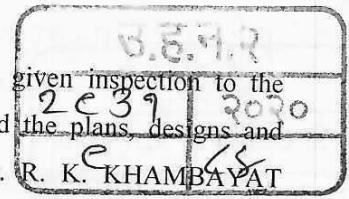
AND WHEREAS the Purchaser after going through the entire disclosures, and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and/or further alterations in the scheme of construction as may be permitted by the concerned local authorities from time to time and accordingly has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS 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.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at **BADLAPUR** on **07/08/2018** under registration no. **P51700017332**; authenticated copy is attached in Annexure 'F';

AND WHEREAS 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.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects & Engineers Mr. R. K. KHAMBAYAT through RAJ ASSOCIATES, Kulgaon Badlapur, 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.



AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or 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.

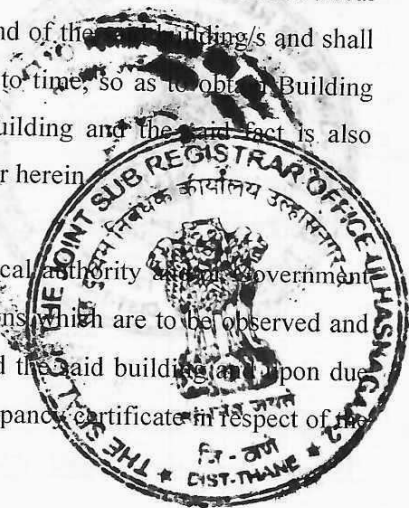
AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 'C-1'.

AND WHEREAS 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.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure 'D'.

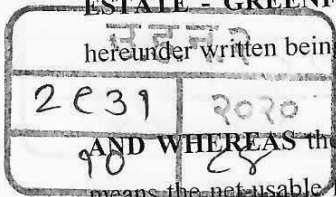
AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact is also disclosed and brought to the notice and knowledge of the Purchaser herein.

AND WHEREAS while sanctioning the said plans concerned local authority and 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.



AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said sanctioned plan issued by Kulgaon Badlapur Municipal Council vide permission / sanction No. KBMC/NRV/RP/4242/2018-19 Unique no. 44 DATED 13/06/2019

ESTATE - GREENFORD", being constructed on the said property described in the schedule hereunder written being the said premises.



AND WHEREAS the carpet area of the said premises is 30.70 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 Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the apartment.

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 hereinafter.

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 2,00,000/- (Rupees Two Lakh) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Purchaser, 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 between the Parties, the Party of the First Part has agreed to sell to the Party of the Second Part and the Party of the Second Part has agreed to Purchase from the Party of the First Part one self-contained Flat/Unit/Shop/Office in the Project known as "PANVELKAR ESTATE - GREENFORD" situated on the said property which is more particularly described in details in the schedule hereunder written; upon and subject to the declarations, terms & conditions hereinafter contained.

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

1. The Promoter shall construct the said buildings presently as per the following number of buildings as per the sanctioned plans and permissions on the said property described in the schedule hereunder written in accordance with the plans, designs and specifications as approved by the

2. The Owners/Developers hereby declare and confirm that by virtue of the Deed of Conveyance, they are having all the rights and absolute authority to develop the said project Land property by constructing thereon building/s containing of self contained Apartment, flats, offices, shops, units and other premises as may be permissible by Planning Authority and law. The Owners/Developers hereby further confirm that they have prepared the building plans of the proposed complex/buildings through their architect Mr. R. K. KHAMBAYAT, RAJ ASSOCIATES and the same has been sanctioned by the Kulgaon-Badlapur Municipal Council. The copy of the said sanctioned plans duly signed by the Owners/Developers and the architect has been handed over to the Purchaser/s.

3. The OWNERS/DEVELOPERS shall construct the said buildings as follows:-

Total no. of buildings – 5 Buildings

Building No/WING - A, B, C, D, and E.

Number of Floor : A & B Building -Part Stilt, Ground + 7 Floors
C & D Building -Part Stilt, Ground + 9 Floors
E Building -Part Stilt, Ground + 8 Floors

on the said property in accordance with the building plans sanctioned by the KBMC and which has been shown to the Purchaser/s.

4. The OWNERS/DEVELOPERS hereby agrees to sell to the PURCHASER; and the PURCHASER has agreed to Purchase from the OWNERS/DEVELOPERS one self-contained FLAT/OFFICE/SHOP/UNIT No:- 503, on the Fifth floor in the "C" Wing, in the Project named "PANVELKAR ESTATE - GREENFORD", apartment area admeasuring 1050 Sq. mtrs. (Ten Thousand Five Hundred Sq. mtrs.) hereinafter totally referred to as "The said Premises" which is more particularly described in details in the schedule hereunder written) as shown in the Floor plan thereof hereto annexed and marked Annexure 'C-1' and 'C-2' for the consideration of Rs:- 24,00,000/- (Rupees:- Twenty Four Lakh Only) The Purchaser has agrees to pay the above consideration in the following manner:-

a) The Purchaser has paid on or before execution of this agreement a sum of Rs. 2,50,000/- (Rupees:- Two Lakh only) as advance payment or application fee in the following manner:-

DATE	BANK NAME	CHEQUE NO	AMOUNT
02.11.2019	State Bank of India	Swipe	25,000/-
11.01.2020	Bank of Baroda	000001	1,00,000/-
21.02.2020	Bank of Baroda	NEFT	25,000/-
21.02.2020	Bank of Baroda	NEFT	50,000/-
21.02.2020	Bank of Baroda	NEFT	5,000/-

PAYMENT SCHEDULE FOR GROUND + 9th FLOOR BUILDING

Sr.No	Particulars	%
1	On Booking	10%
2	On The Execution of Agreement for Sale	20%
3	On Completion of Plinth work	15%
4	On completion of ground floor/Stilt slab	4%
5	On completion of first floor slab	4%
6	On completion of Second floor slab	4%
7	On completion of Third floor slab	4%
8	On completion of Fourth floor slab	4%
9	On completion of Fifth floor slab	4%
10	On completion of Sixth floor slab	4%
11	On completion of Seventh floor slab	3%
12	On completion of Eighth floor slab	3%
13	On completion of Ninth floor slab	3%
14	On completion of the walls, internal & external plaster, masonry work of premises	5%
15	On completion of tiles & other finishing work	5%
16	On completion of Plumbing work	5%
17	On completion of Electrical & Painting work.	2%
18	At time of possession and / or at the time when the construction of the said	1%
	Total	100%

The Cheque /D.D/ Pay Order to be drawn in Favour to
Panvelkar Infrastructures Pvt. Ltd.

Bank Name: ICICI Bank, Branch: Ambernath

Account Type: Current A/c, Account No. 106705000789

IFSC Code: ICIC0001067

c) It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the construction amount shall be essence of contract. All the above respective payments shall be made within 7 days of the promoters / builders sending a demand notice to the purchaser/s calling upon them to make payment of the same. Such notice is to be sent under certificate of posting/ registered post A.D. Courier service at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the promoters/ builders.

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 Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/