



CHALLAN
MTR Form Number-6

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GRN	MH012076695201920M	BARCODE			Date	14/02/2020-10:10:26	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				AMT2_JT AMRAVATI NO 2 SUB REGISTRAR				
Location				AMRAVATI				
Year				2019-2020 One Time				
Account Head Details				Amount in Rs.				
0030048401 Stamp Duty				114000.00				
0030063301 Registration Fee				19000.00				
Total				1,33,000.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN				
Name of Bank				Ref. No.				
Name of Branch				Bank Date				
				RBI Date				
				Bank-Branch				
				Scroll No. , Date				
				Not Verified with Scroll				

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Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. :

989020502

सदर खलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर खलन लागू नाही.



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Mouje - Benoda, F.S.No. 7 Plot No. 46 Flat No.202 (North side)
Super Built-up Area 68.29 sq.mtr.

AGREEMENT FOR SALE OF AN APARTMENT

[Earnest Amount of Rs. 3,00,000/- paid out of total price
consideration is Rs. 19,00,000/- (Rupees Nineteen Lakhs Only)]

STAMP DUTY OF RS. 1,14,000/- IS PAID HEREWITH.

THIS AGREEMENT FOR SALE is made and executed on 14 day of
Feb 2020.

BETWEEN

**Sukhadi Infrastructure [PAN No. ADCFS 9035Q] through its
Partners ,.....,**

- i) **Shri. Purushottam Rangarrao Dhumale**, age 62 years,
Occupation Business, PAN No. BPIPD9396C
R/o. Gajanan Township, Kathora Road, Amravati.
- ii) **Shri Govind Shamrao Kingaonkar**, age 79 years,
Occupation : Business, PAN No. ACXPK3402D through
Power of Attorney Holder **Shri Sudhir Govind
Kingaonkar**, age 48 years, Occupation : Business, Both
R/o. 20, Vidarbha Housing Board Colony, Chandrapur -;
442401.

[Hereinafter refers to the **VENDOR** which expression shall unless
repugnant to the context, and meaning thereof, be deemed to
include their heirs, legal representatives, executors or
administrators, assigns) of the ONE PART.

AND

Bhushan Rajendra Jaiswal,
Aged - 33 years, Occupation : Service,
[PAN No. ANUPJ 7934K]

C/o. Rajendra Jaiswal, Golden Park, Ward No. 2,
Parsodi, Kasarkheda, Amravati -44709



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[Hereinafter refers to the **PURCHASER** which expression shall unless repugnant to the context, and meaning thereof, be deemed to include his/her/their heirs, legal representatives, executors or administrators, assigns) of the OTHER PART.

WHEREAS the vendor is absolutely seized and possessed of the land i.e. the immovable property situated at Mouje - Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati, bearing F.S. No.7, which is converted as per Rev. Case No. NAP-34/Benoda-106/2013-2014 decided on 12.03.2014, Plot No. 46, situated within limits of Municipal Corporation, Amravati by virtue of sale deed executed and Registered on 30.08.2016 vide Dast No. 3659/2016. Hence Vendors are owner and in possession of plot of total area 3374.51 sq.ft. (313.50 sq.mtr.) and its name has been mutated in Gaon Namuna 6 85 2 as per Mutation Entry No. 21747, dated 10.09.2016. Hereinafter referred to as "**The Said Land**" and more particularly described in the Schedule-I.

T.D.R. Rights, admeasuring 807.3 sq.ft. (75 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/91/16 dated 30.12.2016, certificate No. 91 total area of 4587.01 sq.mtrs. of Amravati from F.S. No. 33 of Mouje Benoda, Pragane Nandgaon Peth, Tq. 85 Dist. Amravati.

That while granting FSI, the A.D.T.P. Municipal Corporation, Amravati has considered the permissible FSI Factor 1.10. Therefore, as per the said factor permissible built up area comes to 344.85 sq.mtrs. Besides the above FSI, TDR area comes to 75 sq.mtrs. along with premium granted by the Municipal Corporation. Thus the total permissible built up area comes to 470.25 sq.mtrs.

AND WHEREAS the vendors subjected to sanctioned Municipal building Permit No. 0897 dt. 20.12.2017 and as per Deed of Declaration Regd. at Sr. No. 1068 dated 06.03.2019 i.e. as per the provisions of Maharashtra Apartment Ownership Act 1970 has



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commenced the construction of the residential apartment named as "**SILVERWOOD RESIDENCY**".

Sukhadi Infrastructure through its Partners have obtained Registration Certificate of Project "Silver Wood Residency" dated 11.09.2018 from Maharashtra Real Estate Regulatory Authority vide No. P50300017762.

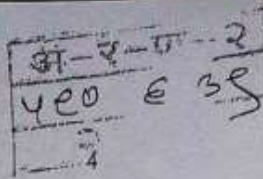
As per said sanctioned plan and deed of declaration, the said "**SILVERWOOD RESIDENCY**" consists of Ground Floor and Four Upper Floors. The Ground Floor is meant for Covered Parking & 1 shop. There are 3 (Three) residential Flats/Units on First Floor and 2 (Two) residential Flats/Units each on Second, Third and Fourth Floor. Thus there are in all 9 (Nine) independent and self-contained separate units/flats and 1 shop on ground floor in the said building. Ground floor is to be used as commercial unit and adjoining space of the said commercial unit is only use for the commercial unit holder for their parking.

Whereas the vendors above named have given inspection to the purchaser of the original documents of title deeds, Plan and Deed of declaration and upon verification and satisfaction about the title of the same, the purchaser has agreed to purchase and the vendor have agreed to sale apartment bearing **No. 202 (North side)**, situated on **Second Floor** having Carpet area **53.22 sq.mtr.** Built-up area **60.77 sq.mtr.** & Super built up area of **68.29 sq.mtr.** with **12.95 %** proportionate undivided share in land and building described in Schedule II of this Deed, constructed on the land described in "Schedule I" for a total consideration of Rs.19,00,000/- (Rupees Nineteen Lakhs Only) including Govt. Registration Charges expenses upto Rs.1,52,000/-, on the terms and condition hereinafter stated :-

NOW THEIR AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

1. That the total sale consideration for the same of the Flat No. 202 (North side), situated on 2nd Floor having Carpet area **53.22 sq.mtr.** Built-up area **60.77 sq.mtr.** & Super built up area





of 68.29 sq.mtr. with 12.95 % undivided proportionate share in land as described in Schedule -II is agreed for amount of Rs.19,00,000/- (Rupees Nineteen Lakhs Only) out of which the purchaser have paid to the vendor the amount of Rs. 50,000/- as Token and Rs.2,50,000/- as earnest amount total amount Rs.3,00,000/- towards the earnest amount of this agreement, the details of the same are as under :-

Amount	Particulars
Rs. 50,000/-	Paid by Cheque No. 008018 of The Khamgaon Urban Co-op. Bank Ltd. Amravati dt. 20.01.2020,
Rs. 2,50,000/-	Paid by Cheque No. 008019 of The Khamgaon Urban Co-op. Bank Ltd. Amravati dt. . . .2020,

The vendor hereby acknowledge the receipt of the same.

In consideration of the above said total amount of Rs.19,00,000/- (Rupees Nineteen Lakhs Only) the vendor hereby agreed to sale to the purchaser the **Flat No. 202** which is fully described in Schedule 'II' hereto and the said consideration includes the cost of common areas and facilities with proportionate undivided share in the said land and building more particularly described in the Schedule 'I' hereto. The purchaser have also agreed to pay the remaining amount of sale consideration of Rs.16,00,000/- (Rupees Sixteen Lakhs only) to the Vendors as per agreed in schedule IV as mentioned below.

2] The Vendor shall construct the said building on the said plot of land, more particularly described in the Schedule II, in accordance with the plans, designs and specification mentioned in Deed of declaration and which have been seen and approved by the purchaser.

3] The vendor shall deliver vacant possession of the said property to the purchaser at the time of execution of sale deed by completing the construction as per specification mentioned in Schedule III. The vendors assures that all the construction being made and were to be made as per the Local Municipal Byelaws and



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perfectly as per the map sanction by the Amravati Municipal Corporation pertaining to the said property.

4] That the charges for installation of electric meter connection and charges for three Phase Electric Connection meter/water supply connection of M.J.P. Local Body Tax of Municipal Corporation other chargeable Tax levied by Government and GST shall be borne by Purchaser/Vendee.

5] Vendor has delivered the vacant peaceful possession, with proper drainage system and with proper water supply level in the said property.

6] The said property hereby agreed to be sold, is from all the encumbrances, lien, charges, mortgage and vendor is absolutely entitled to transfer and convey the said property to the purchaser and no other person excepting the Vendor has any right, title, interest or possession of any nature what so ever over the said property. The vendor shall pass a free, clear and marketable title of the said property to the purchaser or his nominee and clear of all the encumbrances, if any, before execution of the sale deed.

7] The vendor has clear all the government and Semi Government taxes, non-agricultural assessment, and other taxes till this date and accordingly, for the future purchaser will be liable for payment of same as per his proportionate undivided share in the land.

8] The said property shall be quietly entered into and upon and shall be held and enjoyed by the purchaser, without any interruption or disturbance by the vendor or any person claiming through or under him and without any lawful disturbance or interruption by any other person whomsoever, after execution of sale deed.

9] Vendor will give warrants that in case of any claim by any third person in respect of the said property or any portion thereof, the vendor shall be responsible for the same and shall compensate and indemnify the purchaser.



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10] This agreement of sale has been executed by the vendor out of his own free will and voluntarily, after understanding the importance and implications of the same.

11] The payment of installments as mentioned in Schedule III is the essence of this agreement and in case of any default is made in payment of the installments, the vendor shall be entitled to charge interest @ 24% p.a.

12] The vendor shall deliver the possession and execute the sale deed of apartment i.e. sale deed of the apartment to the purchaser or his nominee on or before February 2021.

13] The vendor will deliver the possession of apartment to the purchaser only if the purchaser has paid all the amount payable by him under this agreement to the vendor and if he has duly observed and performed all obligations and stipulations contained in this agreement.

14] The Vendor shall convey and assign all rights, title and interest in the apartment to the purchaser after the completion of building and on receipt of all payments, price, deposits payable by the purchaser to the vendor in respect of apartments / car parking spaces and other premises in the said building.

15] The purchaser shall also be liable to pay expenses on account of stamp duty and registration charges, drafting and legal charges in respect of the Deed of Apartment.

16] The sale of the said apartment shall be subject to the provisions of The Maharashtra Apartment Ownership Act and Rules made there-under.

17] That any error or omission described of the said property shall not in any manner whatsoever affect the validity and authority of this agreement for sale and if any arise the vendor shall correct it while executing Deed of Apartment.

18] That the agreement for sale has been executed by the vendor and the purchaser out of their free will and voluntarily after understanding true import and implication thereof.



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19] PROVIDED ALWAYS and it is hereby agreed that whatever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants herein contained, the expression "The Vendor/Seller and The Vendee/Purchaser hereinbefore used, shall include his respective heirs, legal representatives, successors and assigns and it shall bind them.

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove mentioned.

SCHEDULE "I"

1] Mouje - Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati, bearing F.S. No.7, which is converted as per Rev. Case No. NAP-34/Benoda-106/2013-2014 decided on 12.03.2014, Plot No. 46, situated within limits of Municipal Corporation, Amravati by virtue of sale deed executed and Registered on 30.08.2016 vide Dast No. 3659/2016. Hence Vendors are owner and in possession of plot of total area 3374.51 sq.ft. (313.50 sq.mtr.) and as per boundaries is as under :-

Towards East	-	Plot No. 47
Towards West	-	Plot No. 45
Towards North	-	Plot No. 37-A,
Towards South	-	Road in the layout.

[Referred to as the 'said land']

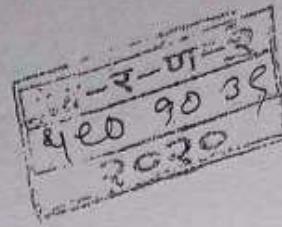
2] T.D.R. Rights, admeasuring 807.3 sq.ft. (75 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/91/16 dated 30.12.2016, certificate No. 91 total area of 4587.01 sq.mtrs. [Referred to as the 'said land'] from F.S. No. 33 of Mouje Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati.



SCHEDULE "II"

A premises of the "SILVERWOOD RESIDENCY" Apartment constructed on the said property, bearing Flat No. 202 (North side) situated at 2nd Floor having Carpet area





53.22 sq.mtr. Built up area 60.77 sq.mtr., Super built up area of 68.29 sq.mtr. with 12.95 % proportionate undivided share in land consisting of 2 Bed Room, 1 Hall, 1 Kitchen, Toilet & Bathroom which is bounded as under:-

Towards East	-	Plot No. 47,
Towards West	-	Plot No. 45,
Towards North	-	Plot No. 37-A,
Towards South	-	Flat No. 201

SCHEDULE 'III'

1. R.C.C. Framed : External Wall 6", Internal Wall 4" thick.
2. Plastering : All internal walls are smoothly finished plastered with white Putty, All external walls are sand face finished plastered.
3. Doors : Main door and Other door cement frames with flush doors
4. Windows : 3 track Aluminum Windows in bedroom (Mosquito Net) and 2 track Aluminum windows in other side with M.S. Grills.
5. Water proofing in Toilets and On Terrace.
6. Flooring : 2'x2' High Quality Vitrified tiles
7. Toilets: Tiles up to lintel level height upto 7 ft.
8. Kitchen : Otta with stainless steel sink.
9. Electrical : Single Phase supply. One miniature circuit breaker (MCB), Modular switches & concealed copper wiring.
10. Plumbing : Concealed plumbing, C-PVC., U-PVC Pipe fitting, Sanitary drainage in S.W.R. Pipes.
11. Chajja in Each Bedroom and Kitchen.

SCHEDULE 'IV'

Remaining consideration amount of Rs.16,00,000/- (Rupees Sixteen Lakhs only) will be paid by the purchaser to the vendor strictly in following proportion :-

State upon which payment is to be made

Percentage of payment out of total consideration



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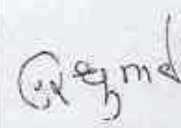
- 1) 20% At the time of 1st Slab Rs. 3,20,000/-
- 2) 20 % At the time of 2nd Slab Rs. 3,20,000/-
- 3) 20 % At the time of 3rd Slab Rs. 3,20,000/-
- 4) 15 % At the time of 4th Slab Rs. 2,40,000/-
- 5) 10 % At the time of 5th Slab Rs. 1,60,000/-
- 6) 10 % At the time of Windows, Doors, Tiles, Electrification, kitchen work etc. Rs. 1,60,000/-
- 7) 5 % At the time of sale deed Rs. 80,000/-

Rs. 16,00,000/-

As per Partnership Deed, made between partners of Sukhadi Infrastructure, it is convene between them that any two partners can attend the procedure of Registry while selling the apartment and perform signature and necessary requirement.

IN WITNESS WHEREOF, the parties above named in presence of two witnesses have hereto set their hands on/...
Day of 2-2020

Details of ID Proof with Photograph of
Sukhadi Infrastructure through its Partners
Purushottam Rangarrao Dhumale - Vendor

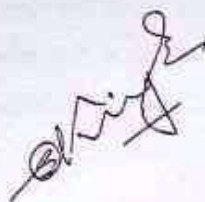
Passport Photo	L.H. Thumb Impression	Signature
		



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Details of ID Proof with Photograph of
Sukhadi Infrastructure through its Partners
Shri Govind Shamrao Kingaonkar, through Power of Attorney
Holder Shri Sudhir Govind Kingaonkar - Vendor

Passport Photo	L.H. Thumb Impression	Signature
		

Details of ID Proof with Photograph of - Purchaser

Passport Photo	L.H. Thumb Impression	Signature
		

Witnesses :

1. 11/5/20 PL Chaitanya Patil

2. 

