



CHALLAN
MTR Form Number-5

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GRN	MH009481827202021E		BARCODE	[Barcode]		Date	31/12/2020-11:56:44		Form ID	25.2		
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Stamp Duty					TAX ID / TAN (If Any)						
	Registration Fee					PAN No.(If Applicable)	ACFPC0769H					
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI 1					Full Name	Vishal Surendra Chauhan					
Location	AMRAVATI					Flat/Block No.	Survey No. 7 Plot No. 46 Silver Wood Residency					
Year	2020-2021 One Time					Premises/Building	Flat No. 402 Super buldup area 68.29 Sqmt					
Account Head Details			Amount In Rs.			Road/Street	Flat No. 402 Super buldup area 68.29 Sqmt					
0030046401 Stamp Duty			48000.00			Area/Locality	Mouje Benoda					
0030063301 Registration Fee			16000.00			Town/City/District						
						PIN	4 4 4 6 0 5					
						Remarks (If Any)	SecondPartyName=Purushottam Rangarao Dhumale and one other-CA=1600000-Marketval=1600000					
						Amount In	Sixty Four Thousand Rupees Only					
						Words	64 000 00					
Total						FOR USE IN RECEIVING BANK						
Payment Details	STATE BANK OF INDIA					Bank CIN	Ref. No.	00040572020123151683		IKDAVWEUD2		
Cheque/DD Details					Bank Date	RBI Date	31/12/2020-11:24:58		Not Verified with RBI			
Cheque/DD No.						Bank Branch	STATE BANK OF INDIA					
Name of Bank						Scroll No. , Date	Not Verified with Scroll					
Name of Branch						Mobile No. : 8087391619						

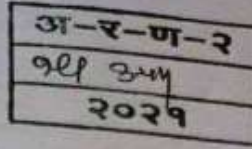
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चतन फेवल दुखन निबयक कार्यालयात नोंदणी करावयाच्या दस्ताखती लागू आहे. नोंदणी न करावयाच्या दस्ताखती सदर चतन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3112202024295	Date 31/12/2020
Received from . . vishal surendra chauhan, Mobile number 8275590119, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Amaravati 1 of the District Amravati.	
Payment Details	
Bank Name SBIN	Date 31/12/2020
Bank CIN 10004152021123122338	REF No. IGAKEARY02
This is computer generated receipt, hence no signature is required.	

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Mouje - Benoda, Zone No. 10.373, Rate 22000/-
F.S.No. 7 Plot No. 46 Flat No.402 (North corner) Super Built-up
Area 68.29 sq.mtr.

AGREEMENT FOR SALE OF AN APARTMENT

[Earnest Amount of Rs. 2,00,000/- paid out of total price
Consideration Value Rs. 16,00,000/-
[Rs. Sixteen Laksh Only]

STAMP DUTY OF RS. 48,000/- IS PAID HEREWITH.

THIS AGREEMENT FOR SALE is made and executed on ____ day of
December 2020.

BETWEEN

**Sukhadi Infrastructure [PAN No. ADCFS9035Q] through its
Partners**

- i) **Shri. Purushottam Rangarrao Dhumale**, age 62 years,
Occupation Business, PAN No. BPIPD9396C
R/o. Gajanan Township, Kathora Road, Amravati.
ACXPK3402D through Power of Attorney Holder
Shri Mohan Rangrao Dhumale, age 51 years,
Occupation : Business, Both R/o. Kawatha, Tq.
Bhatkuli, Dist. Amravati - 444602.
PAN No. EMSPD9546J, Adhar No. 215013486935
- 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. PAN No. BIRPK4420N,
Adhar No. 575140286200



[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

1. **Shri. Vishal Surendra Chauhan**,
Aged - 50 years, Occupation : Business,
[PAN No. ACFPC0769H]
R/o. Parijat Colony, Badnera Road
Amravati, Tq. & Dist. Amravati - 444607
Adhar No. 672214209025

[Hereinafter refers to the **PURCHASER** which expression shall
unless repugnant to the context, and meaning thereof, be deemed to

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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 Separation Regd. at Sr. No. 1068 dated 06.03.2019 i.e. as per the provisions of Maharashtra Apartment Ownership Act 1970, has 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

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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. 402 (North Corner)**, situated on **Forth Floor** having Carpet area **53.22 sq.mtr.** Built-up area **60.77 sq.mtr.** and 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.16,00,000/- (Rupees Sixteen Lakhs Only)** including Govt. Registration Charges expenses 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. **402 (North Corner)**, situated on **4th 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 **7.36 %** undivided proportionate share in land as described in Schedule -II is agreed for consideration amount of **Rs.16,00,000/- (Rupees Sixteen Lakhs Only)** out of which the purchaser have paid to the vendor the amount of **Rs. 2,00,000/-** as Booking amount by 1) **Rs.1,00,000/-** by Cheque No. 516729 date 21/11/2020 of State Bank of India, Main Branch, Amravati and 2) **Rs. 1,00,000/-** by Cash as earnest amount of this agreement.

The vendor hereby acknowledge the receipt of the same. In consideration of the above said total amount of **Rs.16,00,000/- (Rupees Sixteen Lakhs Only)** the vendor hereby agreed to sale to the purchaser the **Flat No. 402** 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 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



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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 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.

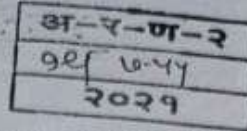
7] The vendor has clear all the government and Semi Government taxes, non-agricultural assessment, and other taxes till this date and accordingly, for the future purchaser will be liable for payment of same as per his proportionate undivided share in the land.

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

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 IV 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 **April 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 19] PROVIDED ALWAYS and it is hereby agreed that wherever 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.

