

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made and executed at Virar, District Palghar, on this \_\_\_\_\_ day of \_\_\_\_\_ in the Christian Year Two Thousand and Twenty \_\_\_\_\_:

BETWEEN

M/s. **Mayfair Housing**, a partnership firm registered under the Indian Partnership Act, 1932 with the office of the Registrar of Firms, Mumbai under number BA104751, having its principal place of business at 1, Mayfair Meridian, Ceaser Road, Off. S. V. Road, Amboli, Andheri (West), Mumbai – 400 058 and having its site office at Mayfair Virar Gardens, Kharodi Naka, Virar Agashi Road, Bolinj, Virar (West) – 401 303, Village Bolinj, Taluka Vasai, District Palghar, hereinafter referred to as "**the Promoter**", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being of the said firm, survivor or survivors of them and the heirs, executors, administrators and assigns of the last surviving partner/s) of the **ONE PART**;

AND

Mr./Mrs. Pramod Prakash Kadam and Mr./Mrs. Sakshi Pramod Kadam, Indian Inhabitant/s, having his/her/their address at A/204, 2nd Floor, Shiv Sai Darshan CHSL, N:lemore Gaon, Nallasopara West - 401203. hereinafter called "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART**:

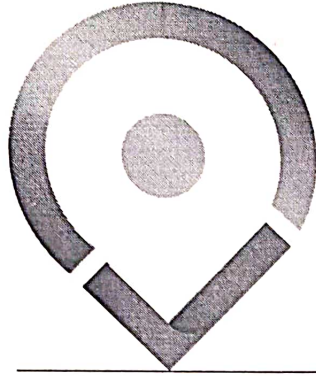
The Promoter and the Purchaser/s are hereinafter individually referred to as "**a Party**" and collectively as "**the Parties**".

### WHEREAS:

- A. The Promoter has proposed to construct an integrated mirfi township (hereinafter referred to as "**the said Township**") in and around Village Bolinj Taluka Vasai, District Palghar.
- B. The Promoter, has over a period of time, already acquired various small contiguous plots of land from the respective owners thereof and have amalgamated them and as such today the Promoter is seized and possessed of and otherwise well and sufficiently entitled to a contiguous land admeasuring approximately 87,435.00 square meters as more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said Land**"). The said Land is shown as marked in red colour shades on the plan annexed hereto as Annexure 'A'.

Developer \_\_\_\_\_

Purchaser/s \_\_\_\_\_



CODENAME  
**SARA VIRAR**

FOR FLAT NO. 1108 ON THE 11<sup>th</sup> FLOOR IN

BUILDING 36, BEARING NO. \_\_\_\_\_

PROJECT - MAYFAIR VIRAR GARDENS

DATED \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_

Mr./Mrs. Pramod Prakash Kadam

Mr./Mrs. Sakshi Pramod Kadam

ANNEXURE - "H"



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 P99000046231

Project: Mayfair Virar Gardens Cluster-VI, Plot Bearing / CTS / Survey / Final Plot No.: S No 225 H No 3by2P 4by4P 5P 6P 8P S No 226 H No 3by2P S No 227 H No 2by1P 2by2P 3P 4P 5Rt Vasai-Virar City (M Corp), Vasai, Palghar, 401303;

- 1. Mayfair Housing having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400058.
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 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Fees 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 (l) 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 20/06/2022 and ending with 30/06/2028 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.

Signature valid Digitally Signed by Dr. Vasant Premnand Prabhu (Secretary, MahaRERA) Date:20-06-2022 17:14:29

Dated: 20/06/2022 Place: Mumbai

Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority page 2

Handwritten notes and stamps on the right margin, including dates like February 13, 2020 and various project details.

Official registration form with fields for project details, fees, and a barcode. Includes a stamp and handwritten signature 'S. Kulkarni'.

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0278/814/2021-22

05/01/2022

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be

