

**AGREEMENT FOR SALE**

दस्तावेज - २
दस्तावेज नं. ३००४/२०२३
३ / १०

**THIS AGREEMENT** made at Thane this <sup>th</sup> 14 day of Feb in the year 2022.

**BY AND BETWEEN**

**M/S. V-RAJ BUILDCON, PAN AAGFV7651Q**, a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, having office at Plot No: 102, 1<sup>st</sup> floor, Varsha complex, Kalyannaka, bhiwandi, 421302, correspondence address: Viraj Heights, Near Saraswat Bank, Kopri Colony Thane East-400603. hereinafter referred to as **"PROMOTERS"** (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, survivors or survivor of them and the respective heirs, executors and administrators of such last survivor) **OF THE ONE PART;**

**AND**

**Mrs. Bhavana Bharat Parab** , Residing at: Sathewadi, Room No 1835, Service Road, Near New Dnyansadhna College, VTC, Thane West 400604 having Income tax PAN :- **AZWPP3221B**.

**JOINTLY WITH\***

**Mr. Bhavesh Bharat Parab**, Residing at: Sathewadi, Room No 1835, Service Road, Near New Dnyansadhna College, VTC:- Thane West 400604 having Income tax PAN :- **DJPPP2341C** . hereinafter referred to as the **"Purchaser(s)"** (which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include his/her/their/its heirs, partners, executors, administrators, successors and legal representatives as the case may be) **OF THE OTHER PART.**



*Bhavana Parab*

*Bhavesh*

*[Signature]*

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and Development) Act, 2016 (RERA) and the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "MOFA") and the rules made there under, which is hereby acknowledged and confirmed;

**J. PREMISES DETAILS:**

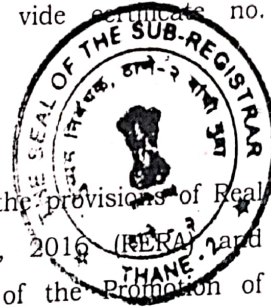
The Purchasers are desirous and acquiring from the Promoters flat No. **1114** admeasuring **27.88** square meters Carpet area (as defined under RERA) Along With \_\_\_\_\_ square meters A.P area on the **11<sup>th</sup> floor** in rehab building named as Samanavay And Mitradham Cop. Hsg .Soc known as" in the project "**Viraj Heights**" (hereinafter referred to as "the said Premises"). The Said Premises is shown in the floor plan thereof hereto annexed and marked as **Annexure "E"**. Relying upon the aforesaid, the Promoters have agreed to sell and allot to the Purchaser the Said Premises for the consideration and on the other terms and conditions herein contained.

**K. REGISTRATION:**

The Promoters had applied for and obtained registration of project under Real Estate (Regulation and Development) Act, 2016 (RERA) from MAHARERA on October 11, 2018 vide certificate no. P51700018145

**L. GOVERNING ACT:**

The present transaction is governed under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) accordingly parties hereto are required to execute the present Agreement for Sale and register the same under the provisions of Registration Act, 1908.



**NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTENDING TO BE LEGALLY BOUND AND AGREE AS UNDER:**

*Bhawanipapcha*

*[Signature]*

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**ARTICLE 2**  
**SALE**

The Promoters hereby agree to sell/convey/transfer in favor of Purchasers and the Purchasers have agreed to purchase from the Promoters flat No. **1114** admeasuring **27.88** square meters Carpet area (as defined under RERA) Along With \_\_\_\_\_ square meters A.P area on the **11<sup>th</sup> floor** in the rehab building named as Samanavay And Mitradham Co-op.Hsg.Soc in the Project known as "**Viraj Heights**" as shown in the floor plan thereof hereto annexed and marked as **Annexure "C"** in the said Project in favor of Purchaser(s) hereinafter referred to as the "**Said Premises**" and more particularly described in the Second Schedule hereunder written. The Promoters shall not be entitled to demand additional proportionate Price of the common areas and facilities appurtenant to the premises. The external amenities to be provided in the said Project are set out in **Annexure**. The Promoters have agreed that, said premises shall include necessary washrooms and toilets as per the sanctioned plan.

The Purchaser had specifically informed the Promoters that, the Said Premises is being purchased for carrying out restaurant and other like activities and pursuant to the application of the Promoters SRA has granted permission of restaurant for the Said Premises while sanctioning the revised plan. It shall be the responsibility of the Promoters to obtain OC for the Said Premises for the purpose of restaurant and the Purchaser shall be responsible to obtain all the permission for carrying out restaurant and other allied activities. However the Promoters hereto shall give all necessary co-operation, assistance, written permissions, NOC, consents as maybe required in these regards.

**ARTICLE 3**  
**PRICE AND PAYMENT TERMS**

**3.1 Sale Price:**

That Purchaser(s) agrees to pay Promoters for the purchase of the said Premises an amount of **Rs.33,50,000/- (Rs. Thirty Three Lakh Fifty Thousand Only)** (hereinafter referred to as the 'Sale Price') And **Rs 33,500/- (Rs. Thirty Three Thousand Five Hundred Only)** towards GST on as per the prevailing rate on full consideration

*Bhuvan Prady* *[Signature]*



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 २६/१०

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**SAID PROPERTY**

All that pieces and parcels of land bearing Tikka no. 20, City Survey No. 1025-A (P), admeasuring 5850.05 square meters lying, being and situate at Village Chendani, Kopari Taluka and District Thane and within the jurisdiction of registration District & Sub-District of Thane within the limits of Municipal Corporation of Thane, Maharashtra State


**THE SECOND SCHEDULE ABOVE REFERRED TO**

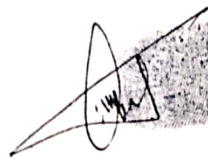
**(SAID PREMISES)**

flat No. 1114 admeasuring 27.88 square meters Carpet area (as defined under RERA) Along With 1.03 square meters A.P area on the 11<sup>th</sup> floor in the rehab building named as Samanavay And Mitradham Co. Ltd. in the project known as "Viraj Heights"

**SIGNED, SEALED AND DELIVERED** )  
 By the within names "PROMOTERS" )  
**M/S. V-RAJ BUILDCON**  
 THROUGH PARTNER AND AUTHORIZED SIGNATORY  
**MR. RAJESH GUPTA**



In the presence of   
 1. ANIL ANANT PAWAR






2. AMAY S. MORE (AMORE)  
 SIGNED AND DELIVERED by the )  
 Within named "THE PURCHASER/S" )

  
 Mrs. Bhavana Bharat Parab



**Mr. Bhavesh Bharat Parab**

In the presence of   
 1. ANIL ANANT PAWAR  
 2. AMAY S. MORE (AMORE)







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 स्ल रीहाबिलिटी १७७४/२०२३  
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**SLUM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")  
 No. SRA/ENG/018/Sec-1/S TGL/AP

**COMMENCEMENT CERTIFICATE**

20 AUG 2018

REHAB Building

TO:  
 M/s. V-Raj Buildcon  
 Unit No.530 A Wing Lodha Supremus 2  
 Road No.22, Near New Passport Office,  
 Wagle Estate, Thane (W).

Sir,  
 With reference to your application No. 465 dated 04/06/2018 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S No. 1025 A (pt), Tika No.20.

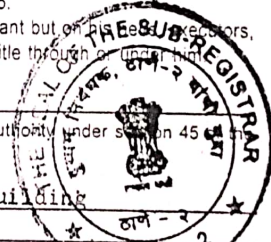
of village Chendani, at Kopari TPS No. -  
 ward Sector - 1 Situated at Thane (E)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. TMC/TDD/6189 dt. 03/02/2018  
 IDA U/R No. SRA/ENG/018/SEC-1/S TGL/AP dt. 21/02/2018  
 and on following conditions

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if -  
 (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.  
 (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.  
 (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O (SRA) has appointed Shri. Nitin S. Pawar Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level of Rehab Building



For and on behalf of Local Authority  
 The Slum Rehabilitation Authority  
 Executive Engineer (SRA)  
 FOR  
 CHIEF EXECUTIVE OFFICER  
 (SLUM REHABILITATION AUTHORITY)

K.A. Renu maurya.



CTL/NOC/22-23/7171/1

Date: 21-02-2023

To,  
"Viraj Heights",  
Dhobighat, Opp. Saraswat Bank,  
Kopri Colony,  
Thane East -400603

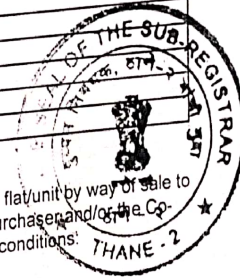
टन न - २
दस्ता क्रमांक ३५५४/२०२३
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Kind Attn.: Mr. Rajesh R. Gupta

**Sub:** NOC for sale/transfer of Unit no. "1114" in the "Viraj Heights" Project by V-Raj Buildcon, situated at Kopri Thane(E).

We have received your request for seeking our No Objection for sale/transfer of flat/property/unit out of the entire property mortgaged with us, vide Debenture Trust Deed dated Aug 19, 2022. Details of the Unit in the "Viraj Heights" Project for which NOC is being issued is as under:

Booking Date	21-08-2022
Flat/Unit No.	1114
Floor No.	11 <sup>th</sup>
Configuration	1BHK
Project & Building Name	Viraj Heights- Rehab Building
RERA Carpet Area of the Flat/Unit (Sq. Ft.)	300.10
Name of the Applicant (Purchaser)	Mrs. Bhavana Bharat Parab
Name of the Co-Applicant (Co-Purchaser)	Mr. Bhavesh Bharat Parab
Agreement Value (AV)	Rs. 33,50,000/-
Other Charges	Rs. 50,000/-
Stamp duty	Rs. 2,74,500
Taxes	Rs. 33,500/-
Total sale consideration	Rs. 37,08,000/-
Amount Received as on date against AV	Rs. 2,00,000/-
Amount Received as on date against taxes	Rs. 0
Amount Received as on date against stamp duty	Rs. 0
Total received	Rs. 2,00,000/-
Balance amount yet to be paid	Rs. 35,08,000/-
No of Car Parks	0
Parking Amount	Rs. 0



We hereby give our No Objection for allotment and / or transfer of aforesaid flat/unit by way of sale to Purchaser and Co-Purchaser named above only and/or mortgage by the Purchaser and/or the Co-Purchaser named above, subject to compliance of following conditions:



**CATALYST TRUSTEESHIP LIMITED**

Mumbai Office Windsor, 6<sup>th</sup> Floor, 604, C.S.T. Road, Kalina, Santacruz (East), Mumbai 400 098 Tel +91 (22) 4922 0555 Fax +91 (22) 4922 0505  
 Regd. Office GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune 411 038 Tel +91 (20) 66807200  
 Delhi Office Office No. 810, 8<sup>th</sup> Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi - 110001 Tel +91 (11) 430 2910/02.  
 CIN No. U74999PN1997PLC110262 Email dt@cttrustee.com Website www.catalysttrustee.com  
 Pune | Mumbai | Bengaluru | Delhi | Chennai | GIFT City | Kolkata



## गावाचे नाव : कोपरी

(1) विलेखाचा प्रकार	करनामा	
(2) सोबदला	3350000	
(3) वाजाराभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	3667583.52	
(4) भू-मापन, पॉटन्सिमा व घरक्रमांक(अमल्याम)		1) पालिकेचे नाव: टाणे म. न. पा. इतर वर्णन : इतर माहिती: फ्लॉट नं. 1114, 11वा मजला, ग्हाव विल्डींग, समन्वय आणि मित्रधाम को. ऑप. सोसायटी, विराज झार्डन, चेंदणी, कोपरी, टाणे. फ्लॉटचे क्षेत्र 27.88 चौ. मी. रंग कार्पेट, सोबत म. पी क्षेत्र 1.03 चौ. मी. एकूण क्षेत्र 28.91 चौ. मी. रंग कार्पेट (( Survey Number : CTS No. 1025A(P), Tika No. 20 ; )
(5) क्षेत्रफळ		1) 28.91 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले वेव्हा.		
(7) इतरनोबज करून देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.		1): नाव:- वी राज विल्डकॉन नॉन भागीदार आणि मादरकॉर्प श्री. राजेश गुमा तर्फे क्युबीडवावावासाठी कु. मु. धा नितीस दिवाकर पाटक - वय:-22, पत्ता - फ्लॉट नं. ऑफिस नं. 102, माळा नं. 1, इमारतीचे नाव. वया कॉम्प्लेक्स, फ्लॉट नं. - रोड नं: कल्याण नाका, भिवंडी टाणे, महाराष्ट्र, टाणे. पिन कोड:-421302 पंन नं.-AAGFV7651Q
(8) इतरनोबज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता		1): नाव:- भावना भरत परब - - वय:-47, पत्ता - फ्लॉट नं: रम नं. 1835, , माळा नं. - , इमारतीचे नाव:-, फ्लॉट नं. - , रोड नं: सर्विस रोड, ज्ञानमाधना कॉलेज जवळ, टाणे, महाराष्ट्र, टाणे. पिन कोड:-400604 पंन नं.-AZWPP3221B 2): नाव:- भावेश भरत परब - - वय:-27, पत्ता - फ्लॉट नं: रम नं. 1835, , माळा नं. - , इमारतीचे नाव:-, फ्लॉट नं: - , रोड नं: सर्विस रोड, ज्ञानमाधना कॉलेज जवळ, टाणे, महाराष्ट्र, टाणे. पिन कोड:-400604 पंन नं.-DJPPP2341C
(9) इतरनोबज करून दिल्याचा दिनांक	14/02/2023	
(10) इतरनोदणी केल्याचा दिनांक	14/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3774/2023	
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	257100	
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		

सह मुख्य निबंधक वर्ग - २  
टाणे फ. २

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

