

AGREEMENT FOR SALE

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S.P.K

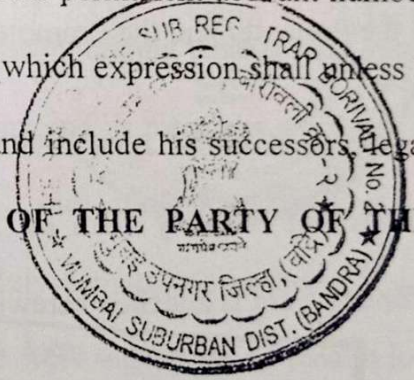
This agreement is made and entered into at Mumbai on this 06th day of February Year Two Thousand and Twenty-Three;

BETWEEN

The Maharashtra Police Co-Operative Housing Federation Ltd., a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and bearing registration No. HSG/(OH)/BOL/03/98, dated 16.03.1998 and having its registered office at Shop No. 51-53, A-6, Saraf Choudhari Nagar, Thakur Complex, Kandivaii (East), Mumbai-400101, hereinafter referred to as "**The Promoter / Federation**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include its successors, assigns and administrators) **OF THE PARTY OF THE FIRST PART,**

AND

MRS. SHEELA PRAKASH KAMBLE, of Mumbai, an Indian Resident having her address at 15, Saraswati Chawl, Aarey Road, Near Ganesh Temple, Gogtewadi, Goregaon East Mumbai-400063. and assessed to Income tax under permanent account number (PAN) AROPK3439G, AND MR. AMIT PRAKASH KAMBLE, of Mumbai, an Indian Resident having his address at 15, Saraswati Chawl, Aarey Road, Near Ganesh Temple, Gogtewadi, Goregaon East Mumbai-400063. and assessed to Income tax under permanent account number (PAN) LKDPK7779J, hereinafter called as "**The Purchasers**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his successors, legal representatives, heirs, executors, assigns and administrators) **OF THE PARTY OF THE SECOND PART.**



WHEREAS:

a) The Maharashtra Housing and Area Development Authority – an Authority constituted under the provisions of the Maharashtra Housing Area Development Act, 1976 (hereinafter referred to as "**MHADA**" for the sake of brevity) was seized and possessed of or otherwise well and

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whereof the Promoter both hereby admit and acknowledge) and the Purchasers have agreed to pay to the Promoter the balance of the sale consideration in the manner as prescribed in the Stage-wise Payment Schedule.

(c) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Purchasers, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

(d) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchasers hereby agrees to purchase the Flat.

(e) Both the parties are hereby desirous of reducing the terms and conditions of this Agreement into writing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. All the recitals hereinabove and all the schedules and annexures hereto form part and parcel of this agreement.

2. The Purchasers hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchasers a Flat bearing No. 301 on 3rd floor of the wing E having configuration of 1 BHK and self-contained in a housing project – Galaxy Heights Tower situated on Plot C-2 at Survey No. 263 (Part), C.T.S. 3525 (Part), of Village Malwani Dadasaheb Gaikwad Nagar, Gate No. 8, Malwani, Malad West, Mumbai – 400 095, demarcated in color in the typical floor plan of the said building which is enclosed herewith (The copy of the said plan is attached herewith as Annexure “J”) for consideration value of Rs. 38,17,819 /- (Rupees Thirty-Eight Lakh Seventeen Thousand Eight Hundred and Nineteen Only) plus applicable Goods and Service Tax (GST).

1. The aforesaid consideration value includes the Basic consideration of the Flat at the rate of Rs. 10,000/- per Sq. Ft., for the RERA Carpet area and also includes balance consideration for applicable Floor Rise Premium, Preferred Location Premium and the Development Charges etc.

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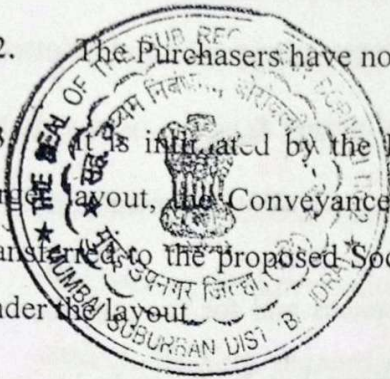
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parking space owners equally, irrespective of his vehicle is parked at the allotted slot or not.

e) The Purchasers of the Parking Space shall make regular payment towards any/all applicable contributions concerned to the allotted parking space.

62. The Purchasers have not been allotted any Covered / Closed Parking space.

63. It is indicated by the Promoter to the Purchasers that since the project land is part of large layout, the Conveyance (transfer of lease) of the respective project / building shall be transferred to the proposed Society / legal entity upon completion of all the projects / buildings under the layout.



FIRST SCHEDULE OF THE PROPERTY

All the piece or parcel of the vacant larger land aggregated admeasuring 57.5 acres i.e. approximately 2,30,000 square meters or thereabouts, being Survey No. 263 (part), CTS No. 3525 (part), situated at Dadasaheb Gaikwad Nagar, Village - Malvani, Malad, in the registration sub-district of Mumbai Suburban District and bounded as follows that is to say :-

On or towards the North by: Mumbai Board Colony, S. No. 263 (part) and Al-Falah Education Society and School Plot.

On or towards the South by: World Bank Project Scheme (S. No. 263) (part)

On or towards the West by: All India Radio Receiving Station and Kala Vidyalaya School.

On or towards the East by: BEST depot and Marshy land.

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SECOND SCHEDULE OF THE PROPERTY

All the piece or parcel of the Project Land admeasuring total 11,876.20 Sq. Mtrs., on which the aggregated Built-up Area of 72,542.66 Sq. Mtrs. has been approved, situated within the layout of the larger property as mentioned in 'FIRST SCHEDULE OF THE PROPERTY' hereinabove and bounded as follows that is to say:

On or towards the North by : Plot C-1 and balance plot C-2 (Reserved for further development)

On or towards the South by : Public D. P. Road and World Bank Project Scheme [S. No. 263 (p)]

On or towards the West by : Public D. P. Road between Kala Vidyalay School.

On or towards the East by : Transit Tenements of MHADA.

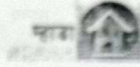
THIRD SCHEDULE OF THE PROPERTY

Flat No. 301, in E Wing, area admeasuring 353.379 Sq. Ft. RERA Carpet, on the 3rd floor, having configuration of 1 BHK without any Car Parking Space, in the Galaxy Heights Tower 1, situated at Dadasaheb Gaikwad Nagar, Gate No. 8, Opp. Kala Vidyalay School, Malvani, Malad West, Mumbai - 400095.

On or towards the North by : Plot C-1 and balance plot C-2 (Reserved for further development)

No. S.P.K

[Signature]



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TP84315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-64/1081/2022/CC/1/New

Date : 31 March, 2022

To

M/s. Maharashtra Police Co-operative Housing Federation Ltd

51-53, A-6, Saraf Choudhari
Nagar Thakur complex, Kandivali
(east) Mumbai - 400 101.

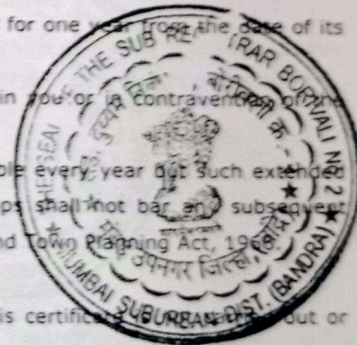
Sub : Proposed development on Plot C-2, Tower- I, Wing A to F of building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Galkwad Nagar, Malwani, Malad, bearing CTS No. 3525(pt.) Village Malvani at Goregaon(W) Mumbai- 400095.

Dear Applicant,

With reference to your application dated 29 March, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed development on Plot C-2, Tower- I, Wing A to F of building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Galkwad Nagar, Malwani, Malad, bearing CTS No. 3525 (pt.) Village Malvani at Goregaon(W) Mumbai- 400095.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-64/1081/2022/IOA/1/Old dt. 29 March, 2022 and 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.
4. This permission does not entitle you to develop land which does not vest in you or is contravened by the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extension period shall be in no case exceed three years provided further that such laps shall not bar an subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.



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गावाचे नाव : मालवणी

(1) किल्ल्याचा प्रकार	करारनामा
(2) मौदणी	3817819
(3) बाजार गाव (बाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3835285.08
(4) पु.गापन, पोटहिम्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 301 इ बिंग, माळा नं: निमरा, इमारतीचे नाव: पॅलेस्ती हाईटम टॉवर 1 दादामाझेव गायकवाड नगर, ब्लॉक नं: कला विद्यालय समोर गेट न 8 मालवणी, रोड : मालाड पश्चिम मुंबई 400095, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 353.379 चौ फुट कॉर्पोरेशन PUI: PN4410027490000 ((C.T.S. Number : 3525 (part) ;))
(5) क्षेत्रफळ	1) 353.379 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात अमेल नेव्हा.	
(7) दस्तावेज करून देणा-या/निहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-महाराष्ट्र पोलिस को-ऑप हींगिंग फेडरेशन लिमिटेड तर्फे मंचालक मंदीप शशिकान्त हाडीकर तर्फे कुलमुबल्यार मागर भारत भोमले वय:-29; पत्ता:-प्लॉट नं: ५१ ते ५३, माळा नं:-, इमारतीचे नाव: मराठा चौधरी नगर, ब्लॉक नं: टाकूर संकुल कांदिवली पूर्व, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AAAAM4976C
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शीला प्रकाश कांबळे वय:-57; पत्ता:-प्लॉट नं: १५, माळा नं:-, इमारतीचे नाव: सरस्वती चाळ, ब्लॉक नं: आर रोड गोगटेवाडी गोरगाव पूर्व, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-ARQPK3439G 2): नाव:-अमित प्रकाश कांबळे वय:-35; पत्ता:-प्लॉट नं: १५, माळा नं:-, इमारतीचे नाव: सरस्वती चाळ, ब्लॉक नं: आर रोड गोगटेवाडी गोरगाव पूर्व, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-LKDPK7779J
(9) दस्तावेज करून दिल्याचा दिनांक	06/02/2023
(10) दस्तावेज केल्याचा दिनांक	06/02/2023
(11) अनुक्रमांक, संड व पृष्ठ	1859/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	230200
(13) बाजारभावाप्रमाणे मौदणी शुल्क	30000
(14) शेंग	



मुल्यांकनासाठी विचारात घेतलेला वपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

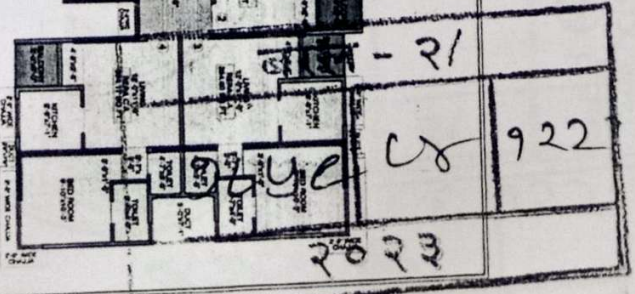
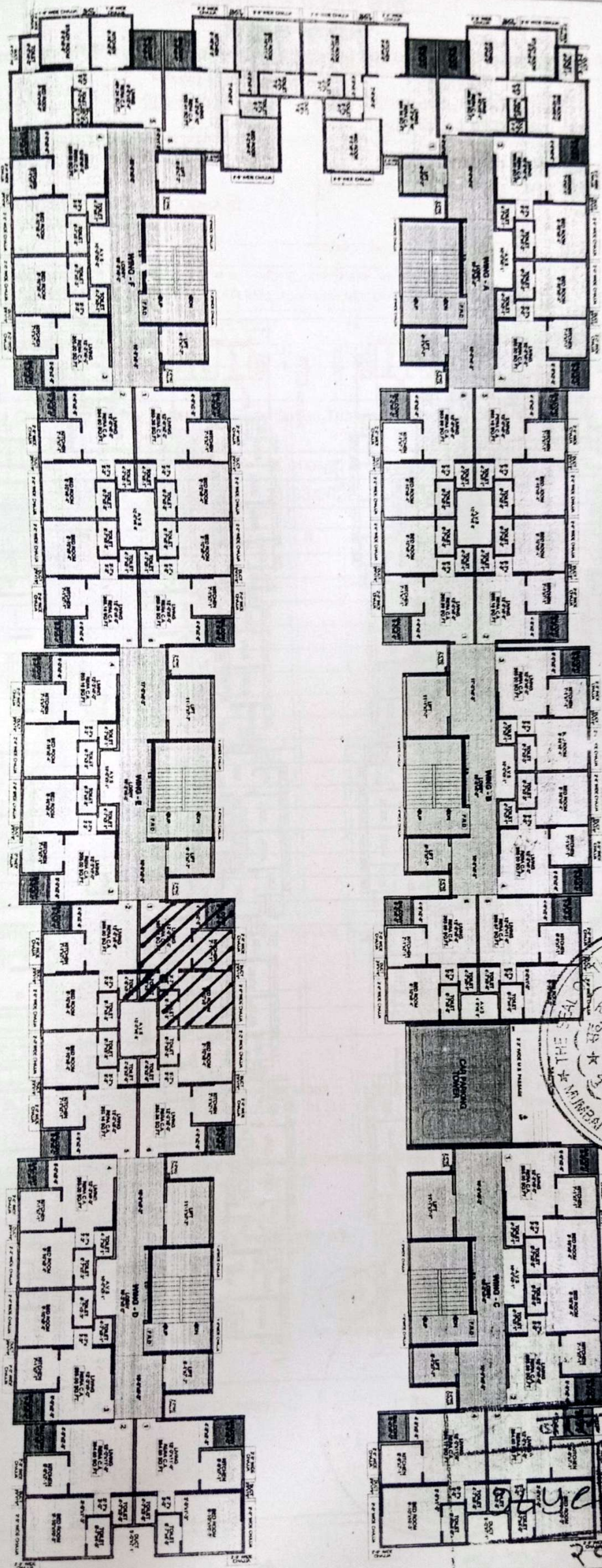
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह प्र

सह दुय्यम निबंधक बोरीवली-२
मुंबई उपनगर जिल्हा.

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