

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made and executed at Vasal, this day of North 2023;

BETWEEN

SHRIPAL HOMES LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 60, Horniman Circle Chambers (Poddar Chambers) S.A Breivi Street, Fort, Mumbai 400001, hereinafter referred to as "Developer Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns) of the FIRST PART;

AND

MR. DEEPAK SHAH, of Indian Inhabitant, Age 61 years, PAN ASXPS 0702 Q, residing at Deep Darpan Bungalow, Bhandarwada, Agashi, Virar (West), Taluka Vasal, District Palghar 401301, hereinafter referred to as the "Landowner No. 1 Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrational permitted assigns) of the SECOND PART;

AND

SWASTIK SPACES LIMITED, a company incorporated under the pro-sions. The Companies Act, 2013, having its registered office at 2nd Floor, Gulmohar Photo Divekar Hospital, Virar West, Talulia Vasal, District Palghar 401303, hereinafter referred to as the "Landowner No. 2 Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns) of the THIRD PART;

AND

MRS. SHRAVNI SATISH KALAMBATE Inhabitant, Age 34 years, PAN BGGPK 2628 M and MR. SATISH PRABHAKAR KALAMBATE of Indian Inhabitant, Age 40 years, PAN CISPK 5775 N residing / having address at :

112, BABURAO SAWAL CHAWL, SHIV TEKDI, DATTA TEKDI, JOGESHWARI (EAST), MUMBAI 400060., hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors,

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Existing Landowners Approvals are annexed hereto and marked as Annexure "C".

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- Out of the total construction the units to be constructed on Ground and First D. & Second floor shall be utilized for commercial purpose ("Commercial Units") and the units forming part of 3 - 15 floors will be utilized for residential purpose. The Owners shall be entitled to allot 28 (Twenty-Eight) car parking spaces forming part of the basement to the purchasers of the Commercial Units ("Commercial Car Park") and the balance car parking spaces shall be the entitlement of the Developer. The Commercial Units and the Commercial Car Parks are jointly referred to as the "Commercial Premises". The Owners have agreed to construct and sell the Commercial Premises to various third party purchasers in the manner they deem fit and proper. After the promulgation of the Real Estate (Regulation & Development) Act, 2016 ("Act"), the Landowner Promoters have for the purpose of the Commercial Premises applied to "MAHA-RERA" for registration of Shripal Oneas a project under the provisions of Section 3 of the RERA and accordingly the project has been registered as a real estate project vide registration no.P99000033204.
- E. By and under Development Agreement dated October 28, 2021 registered with the Sub-Registrar of Assurances Palghar under Serial No. 12882 of 2021, the Landowner Promoters granted development rights in respect of the Land along with the right to utilize FSI admeasuring 6684square meters ("Development Potential") to construct the residential development consisting from 3rd to 15th floor on the building ("Residential Building") to be constructed on the Land ("Property") in favour of the Developer Promoter for the consideration and on the terms and conditions enlarged therein. The Property is more particularly described in the Second Residential beautiful hereunder written and is delineated by Blue colour boundary or the plan
- Pursuant to the aforesaid Development Agreement, the Landsone Promoter also executed a Power of Attorney dated November 1, 2021, the Sub-Registrar of Assurances Palghar under Serial No. 12981 favour of the Developer Promoter to do all acts, deeds and things, as maybe required for development of the Property.

annexed hereto as Annexure "D".

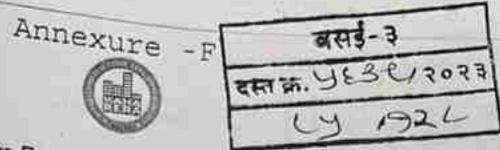
G. The Developer Promoter proposes to develop the Property by constructing 3rd to 15th floor of the building known as 'Shripal One' comprising of Basement + Ground + Fifteen floors ("Building") which shall be utilised for residential purposes along with the car parking spaces (other than the Commercial Cark Park) and the Common Amenities of the Project (defined hereinafter) in one or more phases, by utilizing the aforesald Development Potential ("Project").

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Designation !

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Page 3



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

Cliptored under the later of World When of the land his registration is granted under section 5 of the Act to the following project under project registration number 99000033204

ed between parents in d. TOPACT SHRIPAL ONE . Plot Bearing / CTS / Survey / Final Plot No. S. NO. 115/B PLOT NO tit Vasai-Virar City (M Shottam Shah Wester

- Mumbal City, Pin. 400001.

 2. This registration is granted subject to the following conditions, namely
 The promoter shall enter into an agreement for sale with the allotte Shripal Homes Lip having its registered office / principal place of business at Tehsil Mumbal City, District
 - - . 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, Rates 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 (I) of sub-section (2) of section 4 read with Rule 5.

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 09/02/2022 and ending with 26/11/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
- 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.

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary against the promoter including revoking the registration granted herein, as per the Act and the rules apply Sub-Regis under.

> Digitally Sig Dr Vasant Secretary, MahaREROAT Date:09-02-2022 15:31:25

Signature

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

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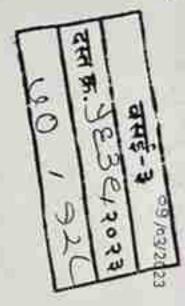
To,

Mr. Deepak P. Shah, "Deep Darpan" Bhandar Wada, Ageshi, Virar (W), Taluka Vasai, Dist:- Palghar

N G-7/8, D-wing Sethi Palace, Ambadi Road, Vasai (W) Taluka Vasai, Dist:- Palghar. M/s. En-Con, Project Consultants,

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Gokhivare, Tal.: Vasal, Dist.: Palghar. Revised Development Permission for Proposed layout of Residential/

Commencement Certificate vide order No. VVCMC/TP/CC/VP-632/398/2021-22 dated 16/12/2021.

Your Registered Engineer's letter dated 21/12/2021

The Develor

Planning Authority functions for respective jurisdiction of Vasal-Vive Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-1 of Further Vasal Virar City Municipal Corporation is appointed by Govt. of Vasal-Vive for 21 villages Armala, Arnala Killa, Patilpada, Mukkam, Tempi, Kgnar Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Majjipada, Satpala & Kalamb, notification no. TPS-1214/UDR-54/CR-View February 2015. The Development permission is granted on fewelopment Control and promotion Regulations which was published to the promotion of the promotion of the promotion of the promotion of the published to the promotion of the promotion of the published to the promotion of the promotion of the promotion of the published to the promotion of the promotion of the published to the promotion of the promotion of the published to the promotion of the promotion of the published to the published to the promotion of the promotion of the published to the publishe

follication No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2rd December 1900 December 2000 December

6/12/2021. The details of the layout is given below: drawing shall be in the letter No VVCMC/TP/CC/VP-632/398/2021-22 letter and dated

1 2 2		9 Area under market	8 Area under Parking lot	/ Area under 40,00 mt DP Road	CONTROL OF CALCULATION	A Balance Diet Aves	5 Area under Encroachment	*	3 Land use (Predominant) Residential & Co.	4 Location Gokhivan	3
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दस्त कमाक : 5639/2023

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गावाचे नाव: गोखिवरे

श्रानामान(माडपटटयाच्या क्रितपटदाकार आकारणी देतो की पटटेदार ते 2799225 सरारतामा 1848000

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मूर करावे) ॥ धू-मापन, पोटहिस्सा य धनकमाक (असल्यास)

1) पालिकेचे नाव गालधर इतर वर्णन ;सदिनिका ने: 1406,ए बिंग, माळा ने: चौदावा मजना, इमारतीचे नाव: श्रीपास बन, ब्लीज नं: बिल्डींग नं. 1, रोड : गोखिबरं, इतर माहिती: इतर माहिती: गदनिकेचे क्षेत्र 28.94 Survey Number: 115/B/Plot No. 1;)) बी.मी.कारपेट म्हणजेब सदमिकेचे एकूण क्षेत्र 29.63 थी.मी.बिन्टअप,गांद मीचे गोखिवर,विभाग क. 2((

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अकारणी किंवा जुडी देण्यात अमेल तेव्हा.

कुमनामा किंवा आदेश असन्याम, प्रतिवादिचे अकार के ताव किया दिवाणी न्यायालयाचा) इन्तर्वित करन देणा-या/लिहून ठेवणा-या

1) 29.63 चो.मीटर

1): नाब:-में. श्रीपाल होम्म एलएलपीचे अध्योराईज्ड सिग्नेटरी अकित थी. चोषा तर्फे कु.मु. राहुल गमरे दय:-34; पत्ता:-प्लोट से: ऑफिस ने. 60, मास्ता ने: -, इसारतीचे ताब: हॉर्निमत गर्कत चेंबसे (पोदार चेंबसे) , व्लोक से: -, रोड 2): नाव:-मान्यता देणार - दिपक शहा आणि में, स्वस्तिक स्पेमेंस निमिटेड, तर्फे हुं, मुं, में, शीपान होन्स एनएतपी के अर्थशराईच्छ निमेटी अफित पी, चोधा तर्फे हुं, मुं, राहुल समरे बय:-34; पत्ता-प्लीट ने; अफिन ने, 60, माळा में -, इमारतीचे नाव: होनियन सर्कत चेवसे (पोहार चेवसे) , ज्योक से -, रोड ने; एम, ए डेव्हणी स्ट्रीट, कोर्ट, मुंबई नः एम. ए. ब्रेब्ह्ननी स्ट्रीट, सीर्ट, मुंबई, , महाराष्ट्र, मुन्बई, पिन कोड:-400001 पेन न:-AAKFC9979J . महाराष्ट्र, मुन्दरं पिन कोड -400001 पेन न -AAKFC9979J

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पंच म:-CISPK5775N

9) इन्ताविक करन दिल्याचा दिनांक 10)टब्न मोदणी केम्याचा दिनाक 14/03/2023

5639/2023 14/03/2023

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13)बाजारभावाप्रमाणे नांदणी शुल्क

12)बाजरभाषाप्रमाणे मुदाक शुल्क

11)अनुसमाक, खड व पृष्ठ

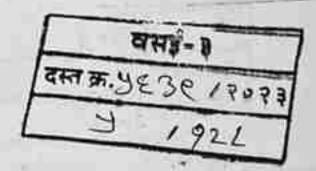
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दुव्यम निवधक वर्ग-२ वसइक्र.

मृन्योकनामाठी विचारात घेतलेला तपशील::

मुद्राक शुल्क आकारताना निवहलेला अनुष्यंद :-

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



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administrators and permitted assigns, in case of a Partnership Firm / LLP, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company its successors and permitted assigns, in case of a Hindu Undivided Family, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case of a Trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the FOURTH PART.

The Landowner No. 1 Promoter and the Landowner No. 2 Promoter shall hereinafter collectively be referred to as "Landowner Promoters".

The Developer Promoter and the Landowner Promoters, wherever the context so requires are hereinafter collectively referred to as the "Promoters".

and the Purchaser, wherever the context so requires, are hereinafter wherever to as the "Parties" and individually as the "Party".

her landowner Promoters are seized and possessed off and well and sufficiently entitled to all that piece or parcel of land bearing Survey No. 115/B/Plot No. 1 admeasuring 8,498 square meters situate, lying and being at Village Gokhivare, Taluka Vasai and District Palghar ("Land"). The Land is more particularly described in the First Schedule hereunder written and is delineated by red colour on the plan annexed hereto as Annexure "A". A copy of the 7/12 extract is annexed hereto as Annexure "A".

- By and under an order dated 17-07-2010/11-03-2014, the Landowner Promoters have converted the user of the Land from agricultural to nonagricultural. A copy of the aforesaid order is annexed hereto and marked as Annexure "B" hereto.
- C. The Landowner Promoters have obtained approvals dated 26-06-2014 from VVCMC/TP/CC/VP-0632/1462/2014-15 for construction of a building on the Land upto ground floor and have thereafter obtained from the competent authorities, Commencement Certificate ("CC") bearing no. VVCMC/TP/CC/VP-0632/398/2021-22 dated December 16, 2021 for construction of a building on the Land for basement, ground and fifteen floors and the Developer Promoter has commenced construction of the Project in accordance with the approvals so obtained ("Existing Landowners Approvals"). The Existing Landowners Approvals are valid and subsisting. A copy of the CC and other

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Receipt (pavti)

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Tuesday, March 14, 2023 1:51 PM 3

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Regn.:39M

पावती क्रं.: 5952

दिनांक: 14/03/2023

गावाचे नाव: गोखिवरे

इस्तऐवजाचा अनुक्रमांक: बसइ3-5639-2023

वस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: श्रावणी सतीश कळंबटे -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 128

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₹. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:06 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1848000 /-

मोबदला क.2799225/-

भरलेले मुद्रांक शुल्क : रु. 196000/-

Sub Registrar Vasal 3 सह. दुय्यम निवंधक वर्ग-२ वसई क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1403202301163 दिनांक: 14/03/2023

वॅकेचे नाव व पता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1403202301131 दिनांक: 14/03/2023

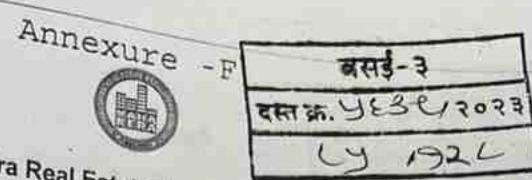
वेंकेचे नाव व पत्ताः

3) देयकाचा प्रकार: eChallan रक्रम: रु.28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016726947202223E दिनांक: 14/03/2023

वॅकेचे नाव व पत्ता:

- Ladamirate



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number PES000033204

PS909003322 Palghar, 401208; Plot Bearing / CTS / Survey / Final Plot No. S. NO. 115/B PLOT NO 1st Vasai-Virar City (M.

- 1 Shripal Homes Lip having its registered office / principal place of business at Tehsii. Mumbai City, District
- 7. 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, Rates 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 (I) of sub-section (2) of section 4 read with Rule 5.

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 09/02/2022 and ending with 26/11/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
- 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 against the promoter including revoking the registration granted herein, as per the Act and the rules are the Act and the Act Under.

Date: 09/02/2022 Sos Mumbal

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

(Secretary MahaRERAT Date 09-02-2022 15 31 25

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Signature

Digitally Sign Dr Vasani

गा. वसई, जि. पालधर - ४०१ ३०५. मुख्य कार्यालय, विरात विरान (पूर्व),



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इ-मेल : vasavvascorporation@yahoo.com

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देशक

To. VVCMC/TP/CC/VP-0632/398/2021-22

Mr. Deepak P. Shah

Deep Darpan Bhandar Wada,
Agashi, Virer (W),
Taluka Vasai, Dist:- Palghar
Ms. En-Con, Project Consultants,
G-7/8, D-wing Setni Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist:- Palghar.

Sub Fresh Commencement Certificate for proposed Layout of Residential Building & Commercial Building on land bearing S.No.115/8/Plot No-1 of Village-Gokhivare, Taluka Vasai, Dist. Paighar.

Ret:

N.A. order No: MHA/K-1/T-9/NAP/SR-164/2010 dtd. 17/07/2010 8 MHA/K-1/T-9/NAP/GOKHIVARE-VASAI/SR-(215/2013)5/2014 dtd. 17/07/2010 8 MHA/K-1/T-M.R. No.1038/2019 dtd 13/08/2019 for land measurement.

Commencement Certificate vide order No. VVCMC/TP/CC/VP-632/1462/2014-15 dated 26/06/2014.

Your Registered Engineer's letter dated 08/07/2021 & 01/12/2021

The Development Pian of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UB-12 dated 99/02/2007, Keeping 113 EPS in pending, Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UB-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UB-12 dtd. 19/09/2009, Notification No. TPS-1208/1917/CR-89/09/UB-12 dtd. 19/09/2009, Notification No. TPS-1208/1917/CR-89/09/UB-12 dtd. 16th August 2014 and EEPS were approved vide Notification no. TPS-1214/975/CR-77/14/UB-12 dtd. 16th August 2014 and EEPS were approved vide notification no. TPS-1214/975/CR-77/14/UB-12 dtd. 16th August 2014 and EEPS were approved vide notification no. TPS-1214/975/CR-77/14/UB-12 dtd. 27 Sabvata of Norther Vide notification no. TPS-1209/2429/CR-65 Sabvata of Norther Vide notification no. TPS-1209/2429/CR-65 Sabvata of Norther Vide notification no. TPS-1209/2429/CR-65 Sabvata Norther Vide Norther Vide Norther Norther Norther Vide Norther N Authority/Planning Authority for respective jurisdiction and SPA for 21

functioning as per MRTP Act 1966.

The details of permission are as under