

वसई-३
दस्त क्र. ५३३९/२०१३
५३/१२२

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF THE SAID LAND)**

All those pieces and parcels of land bearing Survey No. 115/B/Plot No. 1 admeasuring in aggregate 8498.00 square meters or thereabouts situate, lying and being at Village Gokhivare, Taluka Vasai, District Palghar and bounded as follows:

On or towards North by : Survey No. 115/B Plot No. 3  
 On or towards South by : 40.M. D.P. Road  
 On or towards East by : Survey No. 115, Hissa No. 5  
 On or towards West by : Survey No. 115/B Plot No. 2

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF THE PROPERTY)**

Land with the FSI to the extent of 6,684 square meters (built-up area) for Residential development consisting from 3<sup>rd</sup> to 15<sup>th</sup> floor of the building comprising of Basement + Ground + Fifteen floors on the Land.



**THIRD SCHEDULE HEREINABOVE REFERRED TO  
PART A  
(DESCRIPTION OF THE PREMISES)**

Premises No. 1406 Wing "A" admeasuring 26.94 square meters carpet area (as per the Act) and in addition thereto an enclosed balcony admeasuring NIL square meters carpet area on the 14<sup>th</sup> floor of the Residential Building known as "SHRIPAL ONE".

**Part B**

(Description of the Car Parking Space/s)

(NA) Car parking space bearing no. NA in the NA in respect of the Premises.

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mbare

*(Handwritten signature)*

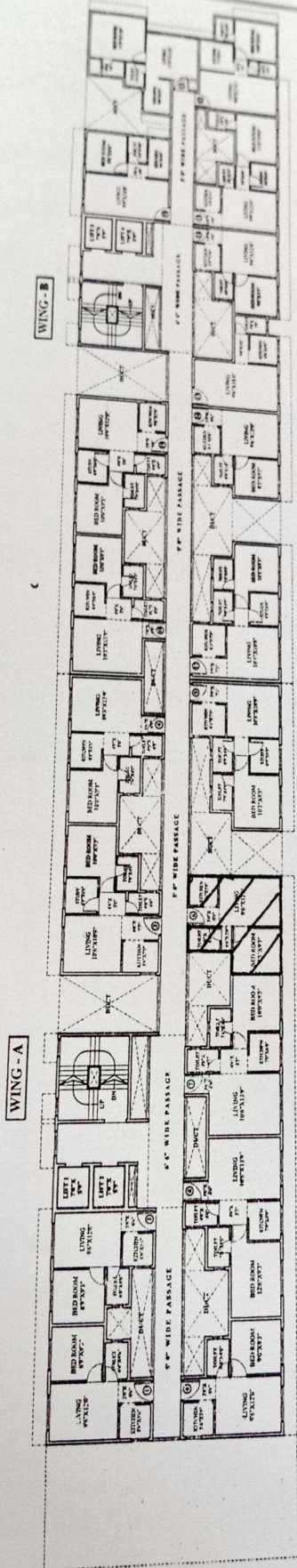
IN WITNE  
hands,

SIGNED  
by with  
SHRI  
By the  
MR. A  
in the

1.

2.

ANNEXURE - I



\*\* TYPICAL FLOOR PLAN \*\*  
 (3RD, 4TH, 6TH, 7TH, 8TH, 9TH, 11TH, 12TH, 13TH & 14TH)

WING - A (1 - 9)  
 WING - B (10 - 19)

वसति-3  
 दस्तावेज क्र. 9839 / 2023  
 1926

*Delambate*  
*Delambate*



For M/s. SHRIPAL HOMES LLP

Partner/Authorised Signatory

FLAT NO :- 1406

PROPOSED COMMERCIAL RESIDENTIAL BUILDING NO. 1, ON PLOT BEARING, 115(B) PLOT NO. 1

AT VILLAGE - GOKHIWARE, DIST. VASAI, DIST. PALGHAR

BUILDERS.  
 SHRIPAL HOMES LLP.  
 SHRIPAL ONE,  
 GOKHIWARE ROAD, OPP. HP PETROL PUMP, VASAI - EAST

SCALE	DATE
1:100	10/01/2023
PROJECT NO.	115(B) PLOT NO. 1
REG. NO.	9839/2023

## गावाचे नाव : गोखिवरे

विलेखाचा प्रकार	करारनामा
1) मोबदला	2799225
2) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ने मुद्रा करावे)	1848000
3) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : सदनिका नं: 1406, ए विंग, माळा नं: चौदावा मजला, इमारतीचे नाव: श्रीपाल बन, ब्लॉक नं: विल्डींग नं. 1, रोड : गोखिवरे, इतर माहिती: इतर माहिती: सदनिकेचे क्षेत्र 26.94 चौ.मी. कारपेट म्हणजेच सदनिकेचे एकूण क्षेत्र 29.63 चौ.मी. विल्टअप, गाव मौजे गोखिवरे, विभाग क्र. 2 ( ( Survey Number : 115/B/Plot No. 1 ; ) )
4) क्षेत्रफळ	1) 29.63 चौ.मीटर
5) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मे. श्रीपाल होम्स एलएलपीचे अॅथोराईज्ड सिग्रेटरी अंकित पी. चोप्रा तर्फे कु. मु. राहुल गमरे वय:-34; पत्ता:-प्लॉट नं: ऑफिस नं. 60, माळा नं: -, इमारतीचे नाव: हॉर्निमन सर्कल चेंबर्स (पोद्दार चेंबर्स), ब्लॉक नं: -, रोड नं: एस. ए. ब्रेव्हली स्ट्रीट, फोर्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAKFC9979J
6) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	2): नाव:-मान्यता देणार - दिपक शहा आणि मे. स्वस्तिक स्पेसेस लिमिटेड. तर्फे कु. मु. मे. श्रीपाल होम्स एलएलपी चे अॅथोराईज्ड सिग्रेटरी अंकित पी. चोप्रा तर्फे कु. मु. राहुल गमरे वय:-34; पत्ता:-प्लॉट नं: ऑफिस नं. 60, माळा नं: -, इमारतीचे नाव: हॉर्निमन सर्कल चेंबर्स (पोद्दार चेंबर्स), ब्लॉक नं: -, रोड नं: एस. ए. ब्रेव्हली स्ट्रीट, फोर्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAKFC9979J
7) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रावणी सतीश कळंबटे - वय:-34; पत्ता:-प्लॉट नं: 112, माळा नं: -, इमारतीचे नाव: वादुराव सावल चाळ, ब्लॉक नं: -, रोड नं: शिव टेकडी, दत्ता टेकडी, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-BGGPK2628M
8) दस्तावेज करून दिल्याचा दिनांक	2): नाव:-सतीश प्रभाकर कळंबटे - वय:-40; पत्ता:-प्लॉट नं: 112, माळा नं: -, इमारतीचे नाव: वादुराव सावल चाळ, ब्लॉक नं: -, रोड नं: शिव टेकडी, दत्ता टेकडी, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-CISPK5775N
9) दस्तावेज करून दिल्याचा दिनांक	14/03/2023
10) दस्तावेज करून दिल्याचा दिनांक	14/03/2023
11) अनुक्रमांक, खंड व पृष्ठ	5639/2023
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
14) शेर	

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

वसई-३  
दस्ता क्र. ७६३९ / २०२३  
० १९२८

## AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made and executed at Vasai, this 14<sup>th</sup> day of March 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 Brelvi 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 Vasai, 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, administrators and permitted assigns) of the **SECOND PART**;

AND

**SWASTIK SPACES LIMITED**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at 2<sup>nd</sup> Floor, Gulmohar Park to Divekar Hospital, Virar West, Taluka Vasai, 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 CISP 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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