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AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE is made and executed at Mumbai on this 8th day of Sept. 2022, BETWEEN

M/S H. RISHABRAJ REALTY, (PAN NO. AALFH2982D) a partnership firm registered under Indian Partnership Act, 1932 having its registered office at 103, Jai Tirth, Daulat Nagar, 10th Road, Borivali East, Mumbai – 400 066 hereinafter referred to as the “**PROMOTER**”(which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners of the time being and from time to time constituting the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the **ONE PART**

AND

(1) MRS. SUPRIYA SURESH CHURI (PAN: ADLPC8079R) and (2) MR. SURESH SAKHARAM CHURI (PAN: ABKPC4218R), an adults, Indian Inhabitant of Mumbai, presently having address at B/102, Viprashree Complex, Manvel Pada Road, Opp. Railway Subway, Virar (East), Vasai, Thane- 401305 hereinafter referred to as the “**Allottee/s**” (which term in case of individual/s shall so far as the context admits be deemed to mean and include his/ her/ their respective heirs, executors, administrators and permitted assigns and in case of partnership firm, the partner or partners for the time being and from time to time of the firm and survivor of them and their heirs, executors and administrators and permitted assigns and in case of incorporated body/ies/ company/ies, its/their successors and permitted assigns) of the **OTHER PART.**



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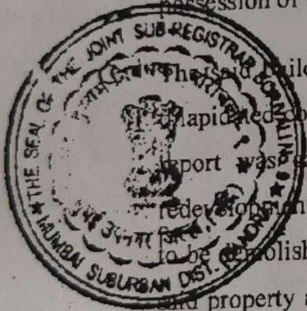
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WHEREAS :

A. That the said society made an application before the competent authority for Unilateral Deemed Conveyance bearing Application No. 309 of 2019 and by Order cum Certificate dated bearing No. DDR-4/Mum./D.C./ Rameshwar Darshan CHSL/877/2020 dated 22/06/2020 passed by the said authority i.e. District Deputy Registrar Mumbai City (4), the said property is conveyed in favour of RAMESHWAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as **The Said Society**) and the said Unilateral Deed of Conveyance is duly registered before the Sub-Registrar of Assurances under Sr. No. BRL-05- 1762 OF 2021 dated 02/02/2021; The Society as such has become absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 760 sq. yards or 634.37 Sq. Mtrs. or thereabouts [**said plot**] along with the building standing thereon known as "Rameshwar Darshan CHSL" consisting of Ground and Three upper floors [**SAID BUILDING**] lying, being & situated at Sub Plot No. 28 of Old Final Plot No. 324, New Final Plot No. 275 (Pt), of Village Borivali, of the Town Planning Scheme No. III, 39, Kastur Park, Shimpoli Road, Borivali (West), Taluka Borivali, in the Registration District and Sub- District of Mumbai Suburban, hereinafter referred to as the "**SAID BUILDING**" and more particularly described in the Schedule hereunder written and shown in City Survey Plan of the said Property annexed as **ANNEXURE "1"** hereto.

B. The society building comprises of Ground + 3 upper floors. There are in all 18 Residential flat and 4 Commercial Shop owners & they are in occupation and possession of their respective flats and shop.



The building of Rameshwar Darshan Co-op. Hsg. Society, is old and is in a dilapidated condition, and the same is incapable of being repaired. Structural Audit report was carried out & due to heavy cost of repair members resolved that redevelopment instead of repair be carried out and hence the existing building require to be demolished and to redevelop the property by constructing new building on the said property and to appoint Promoter to carry out the redevelopment of the society property by demolishing the existing building.

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D. The members of the society felt that they should take advantage of the provisions under the Development Control Rules (TDR/FSI/ fungible FSI) wherein they can entrust the redevelopment of the said society to Promoter/builders of repute.		

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E. In pursuance of the aforesaid, by and under the said Development Agreement dated 22/04/2021, the said Society has granted development rights in respect of the said Property in favour of the Promoter, duly registered with the Sub-Registrar of Assurances at Mumbai, Borivali under serial number **BRL-09-5463 OF 2021**, Dated 22/04/2021 ("**Development Agreement**") and for utilizing Plot Base F.S.I., Government F.S.I., TD¹¹, IDR on Road Width, Reg. 33(7)(B), Compensatory Fungible F.S.I., Road Set Back F.S.I. and all other permissible F.S.I. available as per DCPR, 2034 ("**FSI**"), on the terms and conditions as in the manner contained therein. In pursuance of the said Development Agreement, the Society has also executed a Power of Attorney dated 22/04/2021 in favor of the Promoter, registered with the Sub-Registrar of Assurances at Borivali under Serial No. **BRL-09/5467 OF 2021 Dated 22/04/2021** ("**Power of Attorney**"), to enable the Promoter to carry out various acts, deeds, matters and things in connection with the development of the said Property. A copy of Index-II of the Development Agreement is annexed hereto and marked as **Annexure-2** ;

F. The Promoter has obtained sanctioned plans from MCGM vide IOD dated 25/05/2021 bearing No. P- 6604/ 2021/(275) / R/C Ward/ FP/ IOD/ 1/ New and Commencement Certificate (CC) dated 22/12/2021 bearing No. P- 6604 / 2021 /(275) / R/C Ward/ FP/ /FCC/1/New and has demolished the Old Building after obtaining vacant possession thereof. A copy of IOD and CC is annexed as **Annexure-3** colly hereto;

G. The Promoter presently intends to construct a residential-cum-commercial building on the said Land, consisting of Ground, plus 9th upper floors (collectively, the "**Building**"), which Building is proposed to be known as '**RISHABRAJ RAMESHWAR**' and is registered as a 'real estate project', with the Maharashtra Real Estate Regulatory Authority ("**MahaRera**"), under the provisions of the Real Estate (Regulation and Development) Act, 2016, read with the 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 and other Rules made thereunder (collectively, "**RERA**").

H. A Certificate of Title dated 13/02/2021, issued by Ms. Charushila Raorane, Advocate, certifying the title of the Society and the Promoter in respect of the said Property, is hereto annexed and marked as **Annexure - 4**;

I. On demand from the Allottee, the Promoter has given to the Allottee, inspection of all the deeds, documents, approvals and plans in respect of the title, specifications and

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planning in respect of the said Property as required under RERA and RERA Rules and has made all relevant disclosures to the Allottee. The Allottee hereby confirms that they have completely and absolutely satisfied themselves in respect of the Promoter's title and right to develop the said Property and the planning of the real estate project. Further, the Promoter has informed that Allottee that they can examine all documents uploaded by the Promoter on the website of MahaRERA as required by RERA and the RERA Rules;

J. The principal and the material aspects of the development of the Real Estate Project, are briefly stated below, for which and the Allottee/s hereby accords his consent, no objection and confirmation in favour of the Promoter and agrees to extend full co-operation required by the Promoter: -

- (i) The said proposed Building presently comprises of a residential-cum-commercial building consisting of rehab and free sale /saleable component, consisting of Ground, plus 9th upper floors;
- (ii) The additional F.S.I./T.D.R. (of whatever nature and by whatever name called) that may become available to the Promoter in respect of the Property is likely to be utilized by the Promoter for construction of additional flats/ premises/ floors as the case may be, over and above the already sanctioned floors by the Municipal Corporation;
- (iii) The Promoter would be entitled to merge, consolidate, amalgamate and/or aggregate any contiguous land parcel with the development of the said Property;
- (iv) The Promoter, for the purpose of complying with the terms, conditions, stipulations and restrictions as may be imposed by the Municipal Corporation in respect of the said Building and for facilitating the utilization, consumption and exploitation of the entire F.S.I. potential on the said Property that may become available from time to time on account of change, modification and alteration in building rules and regulations/Development Control Regulation in force from time to time including by way of loading of TDR and Fungible F.S.I., be and absolutely entitled to alter and/or amend and/or modify the plans and specifications in respect of the proposed building in the manner as may be approved by the concerned authorities and the Allottee/s hereby accords their



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consent, no objection and confirmation in favour of the Promoter in that regards and further agrees to extend all co-operation required by the Promoter;

(v) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s, jointly/in common with other allottees/members, are

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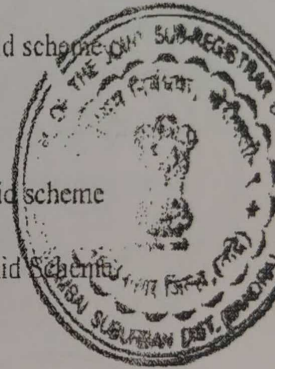
79. Any difference of opinion and or dispute concerning understanding, interpretation and/or implementation of any of the provisions contained in this agreement, shall be mutually discussed between the parties hereto and resolved. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, RERA Rules and regulations, thereunder.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece or parcel of land admeasuring 760 sq. yards or 634.37 sq. mtrs. situated at Sub Plot No. 28 of Old Final Plot No. 324, New Final Plot No.275 (pt) TPS III, 39, Kastur Park, Shimpoli Road, of revenue Village Borivali, Taluka Borivali, Mumbai Suburban District and bounded as follows:

- North** by Sub Plot No. 25 of final Plot No. 324 of the said scheme
South by 60 ft. Road of the said scheme
East by Sub-Plot No. 29 of final Plot No. 324 of the said scheme
West by Sub- Plot No. 27 of final plot No. 324 of the said scheme



THE SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO:

Residential Premises bearing Flat No. 202, admeasuring 639 square feet RERA Carpet Area (equivalent to 59.39 Square Meters), on the Second Floor, 3BHK of the said Building to be known as 'Rishabraj Rameshwar' of Rameshwar Darshan Co-operative Housing Society Limited, to be constructed on the said Property which is more particularly described in the First Schedule hereinabove written.

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गावाचे नाव : बोरीवली

करारनामा	करारनामा
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पक्षकाराचे नाव	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: 202, माळा नं: 2रा मजला, इमारतीचे नाव: रामेश्वर दर्शन को ऑप हौ सो लि, ब्लॉक नं: बोरीवली पश्चिम, मुंबई-92, रोड: कस्तुर पार्क, शिंपोली रोड, इतर माहिती: दसतात नमूद केल्याप्रमाणे सदनिका चे क्षेत्रफळ 639 चौ.फूट रेरा कार्पेट ..((Final Plot Number : 275 (Pt) of TPS III ;))
पक्षकाराचे पत्ता	1) 65.32 चौ.मीटर
पक्षकाराचे नाव	1): नाव:-मेसर्स एच रिशबराज रियल्टी चे भागीदार हरीश आर जैन तर्फे मुखत्यार महणून पुरषोत्तम नागर - - वय:-63; पत्ता:-प्लॉट नं: 103, माळा नं:- इमारतीचे नाव: जय तीर्थ, ब्लॉक नं: बोरीवली पुर्व, मुम्बई, रोड नं: दौलत नगर रोड नं. 10, महाराष्ट्र, MUMBAI पिन कोड:-400066 पॅन नं:- AALFH2982D
पक्षकाराचे पत्ता	1): नाव:-सुप्रिया सुरेश चुरि वय:-52; पत्ता:-प्लॉट नं: बी/102, माळा नं: - इमारतीचे नाव: विप्रंथ्री कॉम्प्लेक्स, ब्लॉक नं: वसई पूर्व, पालघर, रोड नं: मन्वेल पाडा रोड, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ADLPC8079R
पक्षकाराचे नाव	2): नाव:-सुरेश सखाराम चुरि वय:-63; पत्ता:-प्लॉट नं: बी/102, माळा नं: - इमारतीचे नाव: विप्रंथ्री कॉम्प्लेक्स, ब्लॉक नं: वसई पूर्व, पालघर, रोड नं: मन्वेल पाडा रोड, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ABKPC4218R
पक्षकाराचे पत्ता	
तारेवज करून दिल्याचा दिनांक	08/09/2022
नोदणी केल्याचा दिनांक	08/09/2022
नुक्रमांक, खंड व पृष्ठ	14455/2022
वाजाराभावाप्रमाणे मुद्रांक शुल्क	726000
वाजाराभावाप्रमाणे नोदणी शुल्क	30000
शेरा	

मांकनासाठी विचारात घेतलेला तपशील:-
कि शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 10/09/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

करारनामा

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1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 202, माळा नं: 2रा मजला, इमारतीचे नाव: रामेश्वर दर्शन को ऑप हौ सो लि, ब्लॉक नं: बोरिवली पश्चिम, मुंबई-92, रोड : कस्तुर पार्क, शिंपोली रोड, इतर माहिती: दस्तात नमूद केल्याप्रमाणे सदनिका चे क्षेत्रफळ 639 चौ.फूट रेरा कार्पेट ..((Final Plot Number : 275 (Pt) of TPS III ;))

1) 65.32 चौ.मीटर

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(9) दस्तऐवज करुन दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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