

करला ४		
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made at Mumbai on this 17<sup>th</sup> day of March 2021, between

**M/S. NIRMAL ASSOCIATES, PAN: AAGFN8967K**, a Partnership Firm, registered under the Indian Partnership Act, 1932 and having its office at 81-C, Raju Villa, K. A. S. Road, Matunga (C.R), Mumbai 400019, hereinafter referred to as **"THE VENDOR"** (Which expression shall, unless 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, the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner, their or his assigns etc.) **OF THE ONE PART** and

1) **MR. SATISH KHUBILAL MEHTA, (PAN : AALPM6060F)**, aged about 44 years, 2) **MRS. DIMPLE SATISH MEHTA, (PAN : AIXPM2211L)**, aged about 43 years, both Hindu, Indian Inhabitants, residing at Flat No. 902, Ninth Floor, A Wing, E-6, Sarvodaya Heights, Nahar Sarvodaya Heights Co-operative Housing Society Limited, Jain Mandir Road, Sarvodaya Parshwanath Nagar, Nahur, Mulund (West), Mumbai 400 080, hereinafter referred to as **"THE PURCHASERS"** (Which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators and assigns etc.) **OF THE OTHER PART**

**WHEREAS :**

a) By an Agreement dated 4<sup>th</sup> September 2020, (registered in the office of the Registrar of Assurances at Kurla 4, under Serial No. 151468 dated 04/09/2020) M/s. Unique Gruh Nirman Private Limited, i.e. the earlier Vendor purchased from the Promoters Aspire Residency LLP, a Limited Liability a Partnership Firm, LLPIN: AAC5065, registered under the provisions of Limited Liability Partnership Act, 2008 and having its office at Office No. 4, Sun Plaza Bldg., Hari Om Nagar, Mulund (East), Mumbai 400081, (hereinafter for the sake of brevity referred to as "the said Promoters"), a residential Premises, bearing Flat No. 1303, admeasuring about 67.09 Sq. Mtr. RERA carpet area on 13<sup>th</sup> Floor of the project known as "Aspire Residency" situated Raghavendra Swamy Road, Mulund (West), Mumbai 400080, village Nahur, Taluka Kurla (hereinafter for the sake of brevity referred to as "the said Flat") alongwith exclusively earmarked



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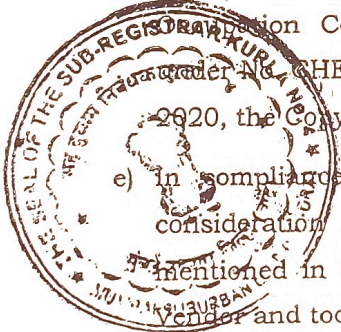
S.K. Mehta.

D.S. MEHTA

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Puzzle car parking No. N-27 for the acquirer of the flat (hereinafter for the sake of brevity referred to as "the said Car Parking Space), standing on Plot of Land bearing City Survey No. 702/A/2 of Village Nahur, Mumbai 400 080, Taluka Kurla, District Mumbai Suburban, within the limits of "T" ward of Municipal Corporation of Greater Mumbai for the consideration and the terms and conditions set out therein and more particularly described in the Schedule hereunder written . (The said Flat and the said Car Parking Space together with the rights and benefits and all other rights, title and interest hereby agreed to be sold and transferred by the Vendor to the Purchasers are hereinafter for the sake of brevity and collectively referred to as "the said Premises").

- b) Pursuant to Agreement for Sale dated 8<sup>th</sup> day of September 2020, M/s. Nirmal Associates, the Vendor herein purchased and acquired the said Premises from M/s. Unique Gruh Nirman Private Limited, which was duly registered with the Sub-Registrar of Assurances, Kurla 4, under Registration Serial No. KRL4-6907-2020 on 08/09/2020.
- c) The aforesaid Agreement dated 4<sup>th</sup> September 2020 and Agreement for Sale dated 8<sup>th</sup> day of September 2020, hereinafter collectively referred to as "the said Agreement".
- d) The said Developer completed construction of the said building and obtained Occupation Certificate from Municipal Corporation of Greater Mumbai under No. GHE/ES/1470/T/337(NEW)/OCC/1/New of 12<sup>th</sup> day of February 2020, the Copy of the said Occupation Certificate is annexed hereto.
- e) In compliance with the said Agreement the Vendor herein paid full consideration and other deposits and the charges as more particularly mentioned in the said Agreement to the said Promoters and the present Vendor and took over possession of the said Premises.
- f) Incidental to the holding of the said Premises, the Vendor is entitled to membership rights of the Co-operative Housing Society Ltd to be formed and registered under the Maharashtra Co-operative Societies Act, 1960 or any other Organisation as may be formed by the various Purchasers of the units and/or Promoters (hereinafter for the sake of brevity referred to as "the said Proposed Society").



S.K. Mehta

D.S. MEHTA

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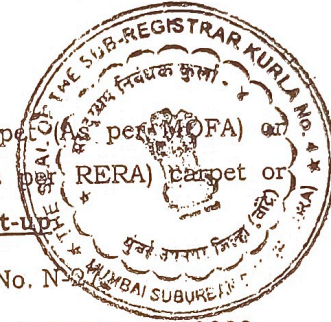


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**THE SCHEDULE ABOVE REFERRED TO,**

The Residential Premises bearing Flat No. 1303, admeasuring 67.2 Sq. Mtrs. (as per MOFA) carpet or 67.09 Sq. Mtr. (As per RERA) carpet area or thereabouts, located on 13<sup>th</sup> Floor along with right to use one Puzzle car parking No. N-27 in the their Project **Aspire Residency**, situated at Raghavendra Swamy Road, Mulund (West), Mumbai 400080, Village Nahur, Taluka Kurla, standing on Plot of Land bearing Survey No. 101, Hissa No. 2, C.T.S. No. 702A/2, admeasuring 1276.70 Sq. Mtrs. out of Survey No. 101, Hissa No. 2, C.T.S. No. 702A of Village Nahur, Taluka Kurla, District Mumbai Suburban, within the limits of "T" ward of Municipal Corporation of Greater Mumbai and further details as follows:-

Year of Construction	:	2020
Area of Flat	:	67.2 Sq. Mtrs. carpet (As per MOFA) or 67.09 Sq. Mtr. (As per RERA) carpet or <u>73.8 Sq. Mtrs. built-up</u>
Car Parking Space	:	Puzzle car parking No. N-27
Revenue Village	:	Nahur, Mulund (West), Mumbai 400080.
Div. and Sub-Division	:	122/561
No. of Floor on Building	:	Stilt plus upper Thirteen Floors.
City Survey Number/s	:	702/A/2
Complete Postal Address of Flat	:	Flat No. 1303, 13 <sup>th</sup> Floor, Aspire Residency, Raghavendra Swamy Road, Nahur, Mulund (West), Mumbai 400080



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

*[Handwritten signature]*

*[Handwritten signature]*  
Nahur

S.K. Mehta

D.S. MEHTA

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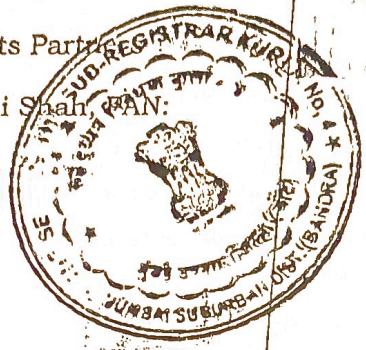
SIGNED AND DELIVERED by the  
within-named "VENDOR"

M/S. NIRMAL ASSOCIATES,

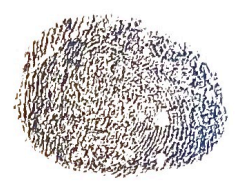
PAN: AAGFN8967K,

Represented by its Partner

- 1) Vipin Umarshi Shah, PAN:  
AACPS1837K



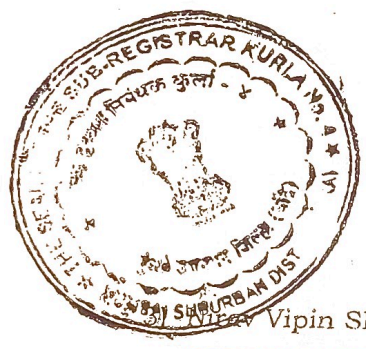
Vipin. U. Shah



- 2) Nayana Vipin Shah, PAN:  
AAGPS0522H



Nayana V. Shah



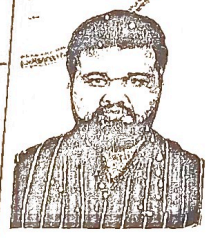
- Witness Vipin Shah, PAN:  
BOVPS0593E

In the presence of

Witnesses:

- 1. S.R. Sahu  
Sanjay R. Shah

- 2.



Sanjay R. Shah



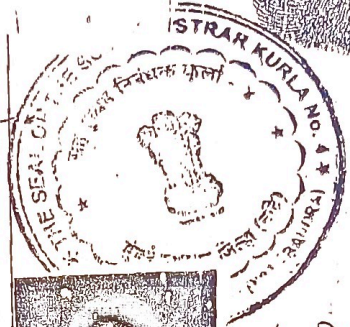
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SIGNED AND DELIVERED by the  
within-named "PURCHASERS"

1) MR. SATISH KHUBILAL MEHTA,  
PAN : AALPM6060F



S.K. Mehta



2) MRS. DIMPLE SATISH MEHTA,  
PAN : AIXPM2211L



D.S. MEHTA

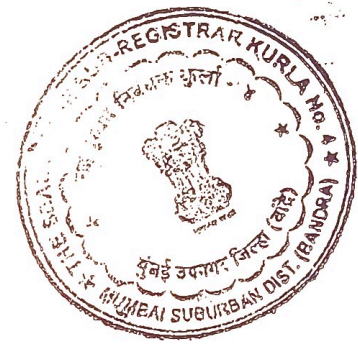


In the presence of

Witnesses:

1. S.R. SUE

2. G.R. RUSSEY





MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

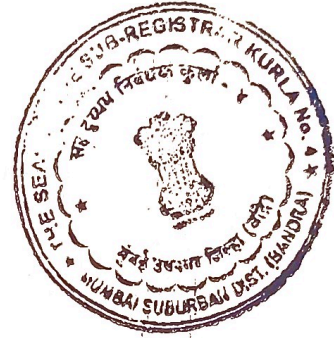
FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/ES/1470/T/337(NEW)/OCC/1/NEW of 12 February 2020]

THE RESIDENCY LLP  
Flat house, Hari om nagar, Off. E.E. Highway, Mulund(E), Mumbai-400081.  
Applicant/Owners.

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All development work of Residential building comprising of Residential Building Comprising of Stilt + 1st to 13th upper floor (Including Society office & Fitness Centre) on plot bearing C.S.No./CTS No. 702A/2 of Village NAHUR - T at Vendra Swami road, near Raja Industries is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Narayan J. Singh, RCC Consultant, Lic. No. STR/S/105 and Shri. GOPAL N. JADHAV, Site supervisor, Lic.No. U/24/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1470/T/337(NEW)/CFO/Amend dated 06 December 2019, the same may be occupied and completion certificate submitted by you is hereby accepted.

To:  
Asst. Commissioner, T Ward  
M.C. & C., T Ward  
M.C. (N), Eastern Suburb  
M.C. (W), T Ward  
M.C. (W.W.), T Ward  
Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)  
For information please



Name : LOTAN SUKADEO AHIRE  
Designation : Executive Engineer  
Organization : Personal  
Date : 12-Feb-2020 17: 12:58

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
T Ward

S.K.Mehta  
Page 1 of 1 On 12-Feb-2020  
D.S. MEHTA

CHE/ES/1470/T/337  
OCC/1/NEW

*[Handwritten signatures]*



## MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

## MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1470/T/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE

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Buildcube Constructions Pvt Ltd.  
 Plot No. 702A/2, Hari om nagar, Off. E.E. Highway,  
 Andheri (E), Mumbai-400081

With reference to your application No. CHE/ES/1470/T/337(NEW)/FCC/3/Amend Dated. 30 Mar 2018 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 346 of the Maharashtra Regional and Town Planning Act, 1966 dated 30 Mar 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building Plot No. 702A/2 Division / Village / Town Planning Scheme No. NAHUR located at Raghvendra Swami Road / Street in T Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

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.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

- 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.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
- The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer, S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 29/5/2016

*(Signature)*

*(Signature)*

*(Signature)*

S. K. Mehta.

D. S. MENTA





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Issue On : 30 May 2015      Valid Upto : 29 May 2016

Application Number :

Remark :

C.C. up to stilt Level as per approved ICD plans dtd. 09.02.2015

Approved By

Issue On : 25 Apr 2016      Valid Upto : 29 May 2016

Application Number :



C.C. up to Stilt to 5th floor as per the amended plans approved on dtd. 02.05.2016

Approved By

Issue On : 28 Dec 2016      Valid Upto : 29 May 2017

Application Number :

Remark :

Full C.C. up to 9th floor as per approved amended plan dtd 14.10.2016

Approved By

*Arund*  
*S. K. Mehta*

S. K. Mehta  
D. S. MEHTA

Issue On: 18 Oct 2017  
Application Number:

Valid Upto: 29 May 2018

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Remark:  
C.C. up to 12th floors per approved amended plan dated 11.10.2017

Approved By

Issue On: 12 Jun 2018  
Application Number:

Valid Upto: 11 Jun 2019

Remark:  
C.C. upto 13th floor except flat no.13 as per approved amended plans dtd:02.6.2018

Approved By: YESH CHHAGAN  
DUSANE  
Designation: Assistant Engineer  
Organization: MCGM  
Date: 13-Dec-2019 21: 07:28

Issue On: 13 Dec 2019  
Application Number:

Valid Upto: 29 May 2020

CHE/ES/1470/T/337(NEW)/FCC/3/Amend

Remark:  
C.C. as per last approved amended plan dated 06.12.2019.



Page 3 of 4 On 13-Dec-2019

CHE/ES/1470/T/337(NEW)/FCC/3/Amend

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S. K. Mehta  
D. S. MEHTA



20 03 2021

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. कुर्ना 4

दस्ता क्रमांक : 5515/2021

नोंदणी :

Regn 63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15700000
(3) बाजारभाव (भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10705000
(4) भू-मापन पोट्रिस्म्या व धरतमाक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: 1303, माळा नं: तेरावा मजला, इमारतीचे नाव: गंग्याण मेमिडेल्सी, ब्लॉक नं: गंधर्व स्वामी रोड, रोड नं: नाहूर, मुलुड (वेस्ट), मुंबई 400080., इतर माहिती: फ्लॉट नं 401 चा एरिया 67.2 चौ. मीटर, कार्पेट मोफा प्रमाणे म्हणजेच 67.09 चौ मीटरम रंग प्रमाणे म्हणजेच 73.8 चौ मीटर. बाधीच असून सोबत एक पड्डल कार गार्निंग क्र. एन-27 आहे ( ( C.T.S. Number . 702/AJ2 , ) )
(5) क्षेत्रफळ	1) 73.8 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पूर्तः	1): नाव:-एम/एस. निर्मल असोसिएट्स तर्फे भागीदार विपिन उमशी शाह वय:-59; पत्ता:-प्लॉट नं. 81-सी, माळा नं:-, इमारतीचे नाव: राजू वीला, ब्लॉक नं:-, रोड नं: के. ए. एम. रोड, माटुंगा (सी.आर), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400019 फोन नं:-AAGFN8967K 2): नाव:-एम/एस. निर्मल असोसिएट्स तर्फे भागीदार नयना विपिन शाह वय:-54; पत्ता:-प्लॉट नं: 81-सी, माळा नं:-, इमारतीचे नाव: राजू वीला, ब्लॉक नं:-, रोड नं: के. ए. एम. रोड, माटुंगा (सी.आर), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400019 फोन नं:-AAGFN8967K 3): नाव:-एम/एस. निर्मल असोसिएट्स तर्फे भागीदार नीरव विपिन शाह वय:-33; पत्ता:-प्लॉट नं: 81-सी, माळा नं:-, इमारतीचे नाव: राजू वीला, ब्लॉक नं:-, रोड नं: के. ए. एम. रोड, माटुंगा (सी.आर), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400019 फोन नं:-AAGFN8967K
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सतीश खूबीलाल मेहता वय:-44; पत्ता:-प्लॉट नं: 902, माळा नं: नउवा मजला, ए विंग, इमारतीचे नाव: इ-6, सर्वोदय हाइट्स, नाहूर सर्वोदय हाइट्स सी एच एस एल, ब्लॉक नं: सर्वोदय पार्श्वनाथ नगर, नाहूर, रोड नं: जैन मंदिर रोड, मुलुड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 फोन नं:-AALPM6060F 2): नाव:-डिंपल सतीश मेहता वय:-43; पत्ता:-प्लॉट नं: 902, माळा नं: नउवा मजला, ए विंग, इमारतीचे नाव: इ-6, सर्वोदय हाइट्स, नाहूर सर्वोदय हाइट्स सी एच एस एल, ब्लॉक नं: सर्वोदय पार्श्वनाथ नगर, नाहूर, रोड नं: जैन मंदिर रोड, मुलुड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 फोन नं:-AIXPM2211L
(9) दस्तावेज करून दिव्याचा दिनांक	17/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	17/03/2021
(11) अनुक्रमांक, खड व पृथ	5515/2021
(12) बाजारभावाप्रमाणे पूर्णक शुल्क	471000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

शुल्क व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तावेज 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 20/03/2021 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.