



करल - १		
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### AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") made at Mumbai this 29<sup>th</sup> day of March in the year Two Thousand and Twenty Three.

**Between**

**GODREJ PROPERTIES LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Godrej One, 5<sup>th</sup> floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer/Owner**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns), through its authorized representative **Ms. Orina Dsouza** authorized vide Board Resolution dated 23<sup>rd</sup> Feb, 2023 of the **ONE PART**;

**And**

**Mr. Asfaq Ahmad Sheikh** (PAN **ALUPA2426R**), aged **35** years, an adult Indian Inhabitant, residing at **4/D/602, Shanti Sadan Co-op Hsg Society, Sangharsh Nagar, Sakinaka, Near Saki Vihar Road, Sakinaka, Mumbai Maharashtra 400072 India**;

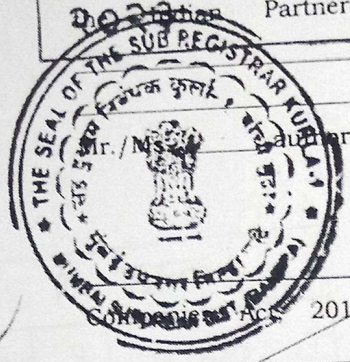
**Mr. Istiyag Ahmed** (PAN **BJFPA9121F**), aged **27** years, an adult Indian Inhabitant, residing at **4/D/602, Shanti Sadan Co-op Hsg Society, Sangharsh Nagar, Sakinaka, Near Saki Vihar Road, Sakinaka, Mumbai Maharashtra 400072 India**;

*Asfaq*

*Asfaq*

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Partnership		

OR



(PAN NO. \_\_\_\_\_) a partnership firm, registered under Partnership Act, 1932 having its registered office at \_\_\_\_\_

\_\_\_\_\_, through its authorized representative \_\_\_\_\_, authorized vide Partner's Resolution dated \_\_\_\_\_;

OR

(PAN NO. \_\_\_\_\_) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at \_\_\_\_\_ and its administrative/branch/regional office at \_\_\_\_\_, through its authorized representative Mr./Ms. \_\_\_\_\_ authorized vide Board Resolution dated \_\_\_\_\_.

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*10/11/2020*

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **THIRD PART**.

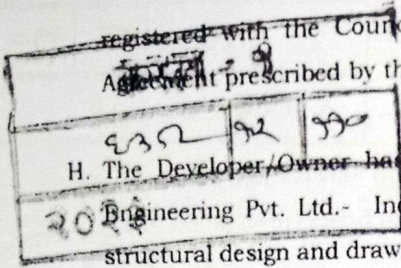
The Developer/Owner and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

**WHEREAS:**

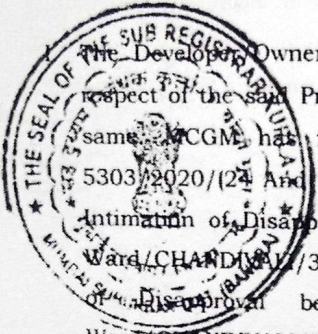
- A. By virtue of Deed of Conveyance dated 18<sup>th</sup> June, 2020, duly registered with the office of Sub-Registrar of Assurances of Kurla-1 under Serial no. KRL-1/3967 of 2020 (hereinafter referred to as "**Deed of Conveyance**") made and entered between DIC India Limited (defined as the "**Vendor**" therein) and the Developer/Owner (defined as "the **Purchaser**" therein, the Developer / Owner is entitled to land admeasuring 12,830.9 square meters (as per Property Register Cards) bearing CTS numbers 24, 24/1, 24/2 and 24/3 situated at Village Chandivali, Chandivali Road, L Ward, Mumbai - 400 072 ("**Land**") on the terms and conditions as stated therein.
- B. The Developer/Owner is thus seized and possessed of and otherwise well and sufficiently entitled to the Land which is more particularly described in the **First Schedule** hereunder written and shown delineated by red color on the plan thereof hereto annexed as **Annexure "A"**.
- C. As per the applicable laws, the following portions of Land are to be mandatorily handed over to the Municipal Corporation of Greater Mumbai ("**MCGM**") towards the corresponding reservations/setback as detailed below:

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registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;



H. The Developer/Owner has appointed M/s. Baldrige & Associates Structural Engineering Pvt. Ltd.- India as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer/Owner accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.



The Developer/Owner through its Architect submitted the building plans in respect of the said Project for sanction thereof and MCGM has sanctioned the same. MCGM has issued Intimation of Disapproval bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI - dated 11th Nov, 2020; (ii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/337/3/Amend dated 22nd March, 2021; and (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/6/Amend dated 17th September, 2021 for the Project. The Developer/Owner has also obtained Commencement Certificate bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI/CC/1/New dated 12th February, 2021 and revised Commencement Certificate bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/FCC/4/Amend, dated 29th December, 2022 from MCGM permitting the construction/development of the Project which is annexed hereto and marked as **Annexure "B"**.

J. The Developer/Owner registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 ("Act") read with 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 ("Rules") with the Real Estate Regulatory Authority at <https://maharera.mahaonline.gov.in/> under no. P51800028364, authenticated copy is attached in **Annexure 'C'**;

K. The Developer/Owner has sole and exclusive right to sell the Flat in the said Building/s to be constructed by the Developer/Owner in the said Project and to enter into Agreement/s with the Purchaser/s of the Flat and receive the sale consideration in respect thereof;

L. On demand from the Purchaser/s, the Developer/Owner has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;

M. The authenticated copy of Certificate of Title issued by M/s. The Law Point, Advocates of the Developer/Owner, authenticated copies of Property register card

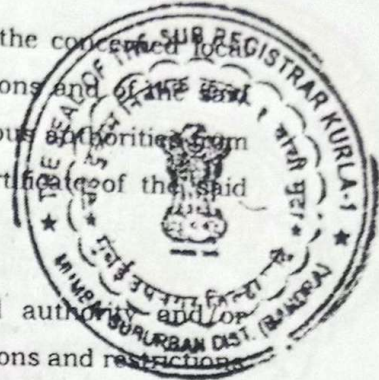
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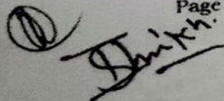
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showing the nature of the title of the Developer/Owner to the Project Land on which the Flat are to be constructed have been annexed hereto and marked as **Annexure 'D'** and **'E'**, respectively.

- N. The Developer/Owner has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and Building/s and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the said Building/Tower/Wing/Floor (s).
- O. While sanctioning the said Project Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer/Owner while developing the Project Land and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority.
- P. The Developer/Owner has accordingly commenced construction of the said Building/s in accordance with the said plans.
- Q. The Purchaser/s has applied to the Developer/Owner for allotment of a Flat No. **0303** on **03rd** floor in Tower. **"3"** ("Flat") being constructed in the said Project and **NIL** independent car parking space(s) / **01 (One)** dependent car parking space(s) ("**Car park(s)**") in the Basement 3 Level of the Building(s)/Wing(s);
- R. The Carpet Area of the said Flat is **56.33** square meters and Exclusive Areas of the said Flat is **3.97** square meters aggregating to Total Area of **60.30** square meters ("**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s and other areas appurtenant to the said Flat for exclusive use of the Purchaser/s.
- S. The authenticated copies of the plan of the Flat agreed to be purchased by the Purchaser/s, as currently sanctioned and approved by MCGM have been annexed and marked as **Annexure "F"**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure "G"**. The Common Areas and Facilities appurtenant to the said Flat is hereto annexed and marked as **Annexure "H"** and **Annexure "I"**;





VA 3/2/21

T. The Parties relying on the confirmations, representations and assurances of each other shall faithfully abide by all the terms, conditions and stipulations contained in this Agreement and the Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

Prior to the execution of these presents the Purchaser/s has paid to the Developer/Owner a sum of **Rs. 1827026/- (Rupees Eighteen Lakh Twenty Seven Thousand Twenty Six only)** only, being part payment of the sale consideration of the Flat agreed to be sold by the Developer/Owner to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer/Owner both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer/Owner the balance of the sale consideration in the manner hereinafter appearing.

Under section 17 of the said Act the Developer/Owner is required to execute a written Agreement for sale of said Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

W. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer/Owner hereby agrees to sell and the Purchaser/s hereby agrees to purchase the Flat and the garage/covered parking (if applicable).

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

1. **Construction**

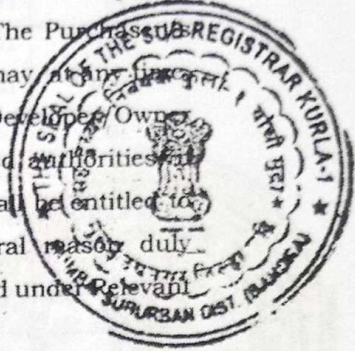
1.1 The Developer/Owner shall construct (i) Tower no. 1 to no. 5 consisting of 03 shared basements, ground/stilt and up to 15 upper floors; and (ii) Tower no. 6 to Tower no. 9 consisting of 03 shared basements, ground/stilt and up to 16 upper floors comprised in the said Project in accordance with the plans, designs and specifications as approved by MCGM from time to time. Further, (i) ground floor of these 09 building(s)/tower(s)/wings tower/s consists of common areas of the Project along with commercial/retail/shop component; and (ii) 1st floor of all tower(s) of the Project consists of flat/s along with commercial/retail/shop component as approved by the competent authority ("**Retail Component**"). Provided that the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the sanctioned plans/layout of the Project, the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

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*Ashtik*

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1.2 The Developer/Owner has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Project Land is being developed by the Developer/Owner in a single-phased manner to be determined by the Developer/Owner in its absolute discretion from time to time. The Purchaser/s further acknowledge/s and confirms that the Developer/Owner may vary/modify the sanctioned plans/layout in such manner as the Developer/Owner may deem fit, subject however to the sanction of the concerned authorities required by the concerned authorities. The Developer/Owner shall carry out minor additions due to architectural and structural reasons duly recommended and verified by Architect or Engineer and as required under Laws.



2. **Description of Flat, Car Park(s) and Common Areas and Facilities & Total Consideration**

2.1 At the request of the Purchaser/s, the Developer/Owner has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer/Owner :-

- a residential Flat of the aforesaid Total Area bearing No. **0303**, on the **03rd** floor of the Tower "**3**" ("**Flat**"), which is more particularly described in the **Third Schedule** hereunder written and shown in brown hash on the plan thereof thereto annexed as Annexure G;
- 01 (One)** covered parking space having size of **2.3 meters x 4.5 meters** bearing no. **GURPB3US0544** as more particularly earmarked at Annexure "**J**" as annexed hereto, **0 (Zero)** independent / **01 (One)** dependent covered parking space(s) situated in the Basement 3 Level. ("**Car Park(s)**").

constructed or being constructed in the Project, along with the right to use the Common Areas more particularly described in the **Annexure H** and Facilities more particularly described in the **Annexure I**.

2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer/Owner in the said Building(s)/Wing(s)/Tower(s) and the Flat as are set out in **Annexure 'G'**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer/Owner and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

2.3 The **Carpet Area** of the Flat is **56.33** square meters and the **Exclusive Areas** of the Flat is **3.97** square meters aggregating to **Total Area** of **60.30** square meters. The **Carpet Area & Exclusive Areas** shall have the meaning ascribed to it in Recital R above.

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2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer/Owner a total lump sum sale consideration of **Rs. 17400245/-** ("Total Consideration"), comprising of the following: -

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	17400245
(ii)	Towards the Exclusive Areas of the Flat.	-
(iii)	Towards Car Park(s).	-
(iv)	Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Flat.	-
	Towards Facilities as set out in Annexure I.	-



of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer/Owner, amounts as specified in Clause 7 of this Agreement.

**3. VARIATION IN AREA**

The Developer/Owner shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer/Owner and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

**4. Payment Schedule & Manner of Payment**

4.1 The Purchaser/s hereby agrees and undertakes to pay to the Developer/Owner the Total Consideration of **Rs.17400245/- (Rupees One Crore Seventy Four Lakh Two Hundred Forty Five only)** in the following manner:-

Sr.No.	Milestone	Percentage	Rupees
(i)	Part Application Money	10%	476190
(ii)	Within 21 Days of Booking		1263834
(iii)	On Receipt of Occupancy Certificate	85%	14790208
(iv)	On Offer of Possession	5%	870013
	<b>Total:</b>	<b>100%</b>	<b>17400245</b>

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**FIRST SCHEDULE**  
(Description of Land)

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All those pieces or parcels of land bearing (i) C.T.S No. 24; (ii) C.T.S. No. 24/1; (iii) C.T.S. no. 24/2 and (iv) C.T.S. no. 24/3, admeasuring in aggregate approximately 12,830.9 sq. meters or thereabouts situated at Chandivali Farm Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;  
On or towards the South : CTS NO. 11A, 11A/400;  
On or towards the East : Existing Road & 9.15 meters wide DP road; and  
On or towards the West : 18.30 meters wide existing road (Chandivali)



**SECOND SCHEDULE**  
(Description of Project Land)

All those pieces or parcels of land bearing (i) portion of C.T.S No. 24, (ii) C.T.S No. 24/1, (iii) C.T.S No. 24/2, and (iv) C.T.S No. 24/3, admeasuring in aggregate approximately 10,984.01 square meters or thereabouts situated at Chandivali Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;  
On or towards the South : AOS/Reservation;  
On or towards the East : Existing Road & 9.15 meters wide DP road; and  
On or towards the West : 18.30 meters wide existing road

**THIRD SCHEDULE**  
(Description of Flat)

Flat No. **0303** admeasuring **56.33** square meters of Carpet Area and Exclusive Areas admeasuring **3.97** square meters of the Flat aggregating to **60.30** square meters on the **03th** floor in Tower "**3**" of project known as "**Godrej Urban Park**" along with **NIL** independent / **01 (One)** dependent covered parking space(s) situated in the Basement 3 Level of the Building(s)/Wing(s).

*W. S. Shinde*

*(Signature)*

*Shinde*



**FIRST SCHEDULE**  
(Description of Land)

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All those pieces or parcels of land bearing (i) C.T.S No. 24; (ii) C.T.S. No. 24/1; (iii) C.T.S. no. 24/2 and (iv) C.T.S. no. 24/3, admeasuring in aggregate approximately 12,830.9 sq. meters or thereabouts situated at Chandivali Farm Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;
- On or towards the South : CTS NO. 11A, 11A/400;
- On or towards the East : Existing Road & 9.15 meters wide DP road; and
- On or towards the West : 18.30 meters wide existing road (Chandivali Farm Road)



**SECOND SCHEDULE**  
(Description of Project Land)

All those pieces or parcels of land bearing (i) portion of C.T.S No. 24, (ii) C.T.S No. 24/1, (iii) C.T.S No. 24/2, and (iv) C.T.S No. 24/3, admeasuring in aggregate approximately 10,984.01 square meters or thereabouts situated at Chandivali Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;
- On or towards the South : AOS/Reservation;
- On or towards the East : Existing Road & 9.15 meters wide DP road; and
- On or towards the West : 18.30 meters wide existing road

**THIRD SCHEDULE**  
(Description of Flat)

Flat No. **0303** admeasuring **56.33** square meters of Carpet Area and Exclusive Areas admeasuring **3.97** square meters of the Flat aggregating to **60.30** square meters on the **03th** floor in Tower "**3**" of project known as "**Godrej Urban Park**" along with **NIL** independent / **01 (One)** dependent covered parking space(s) situated in the Basement 3 Level of the Building(s)/Wing(s).

*Shinde*

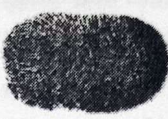

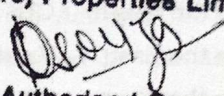
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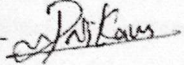
*Shinde*

**IN WITNESS WHEREOF** Parties hereinabove named have set their respective hands and signed this Agreement at Mumbai, in the presence of attesting witness, signing as such on the day first above written.

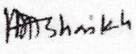
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SIGNED AND DELIVERED by the )  
 within named **Developer/Owner,** )  
**GODREJ PROPERTIES LIMITED** )  
 through its Authorized Signatory )  
**Ms. Orina Dsouza** )  
 in the presence of ..... )



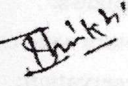
   
 For Godrej Properties Limited  
  
 Authorized Signatory

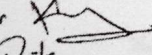
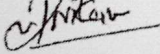
1. KIRAN. NAIK 
2. Mukesh Nikam 

SIGNED AND DELIVERED by the )  
 within named **Purchaser/s** )  
**Mr. Asfaq Ahmad Sheikh** )

**Mr. Istiyaq Ahmed** )

- in the presence of .....
1. KIRAN. NAIK 
  2. Mukesh Nikam 

SIGNED AND DELIVERED by the )  
 within named **Purchaser/s** )  
 \_\_\_\_\_, through its Authorized )  
 Signatory/ representative vide Board/ )  
 Partner's Resolution dated \_\_\_\_\_ )

In the presence of : )  
 1. \_\_\_\_\_ )  
 2. \_\_\_\_\_ )



Annexure "B"  
Commencement Certificate

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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/4/Amend

COMMENCEMENT CERTIFICATE



To,  
Godrej Properties Ltd  
5th floor, Godrej One, Pirojshanagar, Off. Eastern  
Express Highway, Vikhroli (E), Mumbai- 400 079.

Sir,  
With reference to your application No. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/4/Amend Dated. 02 Jul 2020 for 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 no 337 (New) dated 02 Jul 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 24, 24/1, 24/2, 24/3 C.T.S. No. . 24, 24/1, 24/2, 24/3 Division / Village / Town Planning Scheme No. CHANDIVALI situated at Chandivali Road Road / Street in L Ward Ward .

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

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
  3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
  4. This permission does not entitle you to develop land which does not vest in you.
  5. 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.
  6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 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.
    - c. 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.
  7. 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. AE (BP) L&N Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Arshank

Arshank

This CC is valid upto 11/2/2022

4830		
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Issue On: 12 Feb 2021		
Application Number: P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/CC/1/New		

Valid Upto : 11 Feb 2022

Remark :

CC upto Top of Plinth as per LOD plans dt. 11.11.2020.



Approved By  
Executive Engineer BP ES-I  
Executive Engineer

Issue On: 23 Mar 2022

Valid Upto : 22 Mar 2023

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/1/New

Remark :

"Further C.C. up to top of 8th upper floor i.e., total ht. of 27.35 Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4' & 'T-5' and C.C. endorsed up to top of plinth for wing 'T-6' to 'T-9' as per approved plans dated 29.12.2021."

Approved By  
AE (BP) L&N Ward  
Assistant Engineer (BP)

Issue On : 11 Jul 2022

Valid Upto : 10 Jul 2023

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/2/Amend

Remark :

"Full C.C. up to top of 15th upper floor i.e., total ht. of 48.35 Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4', 'T-5' & 'T-6' and Further C.C. up to top of 14th (Pt.) Floor i.e. total ht. of 45.35Mt. AGL for Wing 'T-7' as per last approved plans dated 29.12.2021."

P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/4/Amend

Approved By

करल - १		
६३२	५५	११०
२०२३		
AE (BP) L&N Ward		

Assistant Engineer (BP)

Issue On : 30 Sep 2022

Valid Upto : 29 Sep 2023

Application Number :

P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/3/Amend

Remark :

"Further C.C. up to 9th upper floor only for wing T-8 and Full C.C. up to top of 15th upper floor i.e. total ht. of 54.05Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T- 4', T-5 & T-6 and Re-endorsement of CC up to top of 14th (Pl) floor for Wing 'T-7 as per last approved plans dated 19.09.2022"



Approved

AE (BP) L&N Ward

Assistant Engineer (BP)

Issue On : 29 Dec 2022

Valid Upto : 11 Feb 2023

Application Number :

P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/4/Amend

Remark :

"Further C.C. up to 2nd upper floors i.e. total ht of 10.20Mt. AGL only for wing T-9 as per approved amended plans dated 19.09.2022."

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*Handwritten signature/initials*

Annexure "C"  
RERA Certificate



करल - १		
८३९	५०	५१०
२०२३		

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number, P51800028364

Project: **GODREJ URBAN PARK** Plot Bearing / CTS / Survey / Final Plot No.: 24, 24/1, 24/2, 24/3 at Kuria, Kuria, Mumbai Suburban, 400072;



1. Godrej Properties Limited having its registered office / principal place of business at **Mumbai Suburban, Pin: 400079.**
2. 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 (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
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 **22/02/2021** and ending with **31/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - 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 action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabh  
(Secretary, MahaRERA)  
Date: 22-02-2021 11:10:15

*Handwritten signature*

*Handwritten signature*

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

Dated: 22/02/2021  
Place: Mumbai

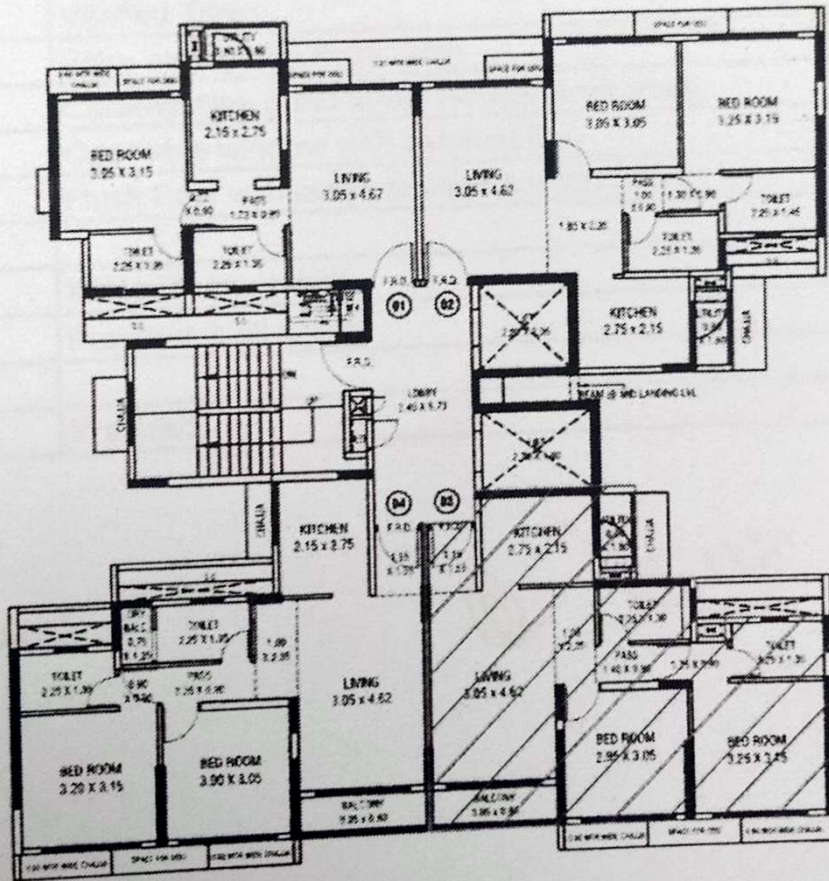
ANNEXURE - F

करल - १		
६३५	७०	११०
२०२३		

FLOOR PLAN

FLAT NO. - 303

FLOOR NO. - 3RD FLOOR

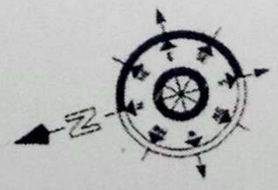


3RD FLOOR PLAN  
TOWER - 3

*Handwritten signature/initials*

*Handwritten signature/initials*

*Handwritten signature*



This plan has been approved/sanctioned by MCGM vide Auto DCR File No.- P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/337/8/Amended dated 19.09.2022



29/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 6382/2023

नोंदणी :

Regn.63m

गावाचे नाव : चांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17400245
(3) बाजारभाव(घाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12186906.4
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॅट नं. 303, माळा नं: तिसरा मजला, इमारतीचे नाव: गोदरेज अर्बन पार्क टॉवर-3, ब्लॉक नं: चांदिवली, मुंबई-400072, रोड : चांदिवली फार्म रोड, इतर माहिती: क्षेत्र-56.33 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-3.97 चौ. मीटर यांसी एरूज क्षेत्र-60.30 चौ. मीटर कारपेट. सोबत एक कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे.)( ( C.T.S. Number : 24,24/1,24/2 AND 24/3 ; ) )
(5) क्षेत्रफळ	1) 60.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिप्रेटरी ओरिना डिसोझा तर्फे मुख्यतार किरण नाईक . . वय:-36; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अशफाक अहमद शेख . . वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं. 4/बी/602, माळा नं: ., इमारतीचे नाव: शांती सदन को-ऑप हीसिंग सोसायटी, ब्लॉक नं: संघर्ष नगर, साकीनाका, साकी विहार रोड जवळ, साकीनाका, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-ALUPA2426R 2): नाव:-इस्तियाक अहमद . . वय:-27; पत्ता:-प्लॉट नं: फ्लॅट नं. 4/डी/602, माळा नं: ., इमारतीचे नाव: शांती सदन को-ऑप हीसिंग सोसायटी, ब्लॉक नं: संघर्ष नगर, साकीनाका, साकी विहार रोड जवळ, साकीनाका, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-BJFPA9121F
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6382/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1044500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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.





**Unit Details**

Tower	Godrej Urban Park Tower 3	Carpet Area Rera (In Sq.mtr.)	56.33
Unit Number	303	Exclusive Area (In Sq.mtr.)	3.97
Floor	3rd floor	Total Area (In Sq.mtr.)	60.30
Typology	2 BHK Luxe	No. of Car Park	1
Carpet Area Amount	16254656.73	Car Park Type	Dependant
Exclusive Area Amount	1145588.27		

**Payment Plan**

Milestone	%	Amount (INR)	GST (INR)	Total
Part Application Money		476190.48	23809.52	500000.00
Within 21 days of booking - Less Part Application Money	10 %	1263834.02	63191.71	1327025.73
On Receipt of Occupancy Certificate	85 %	14790208.25	739510.41	15529718.66
On Offer for Possession	5 %	1380012.25	58080.61	1438092.86
Maintenance + Corpus Fund	0 %	139964.00	16193.52	156157.52
Payable at the time of registration				1074014.70
<b>Total</b>		<b>18050209.00</b>	<b>900785.77</b>	<b>20025009.47</b>

**Sale Consideration**

Description	Amount (INR)
Flat/Unit Cost	17400245.00
<b>Sale Consideration (A)</b>	<b>17400245.00</b>

**Estimated Other Charges**

Description	Amount (INR)
Legal Charges	15000.00
Water Connection Charges	25000.00
Electricity Charges	25000.00
Gas Bank Charges	16000.00
Estimated Maintenance Charges	89964.00
Share Money	600.00
Corpus Fund	50000.00
LUC	428400.00
<b>Estimated other charges (B)</b>	<b>649964.00</b>

**Government Levies**

Description	Amount (INR)
Stamp Duty	1044014.70
Registration Charges	30000.00
Goods and Service Tax (GST)	900785.77
<b>Total Govt. Levies incl. GST (C)</b>	<b>1974800.47</b>

**Total Sale Price including Government Levies (A+B+C) 2,00,25,009.47**

**Terms & Conditions**

- \* Areas, specifications, plans, images and other details are indicative and subject to change as per revised approvals received from the authorities from time to time.
- \* Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges, LBT / EDC / IDC // OSDC / Land Under Construction (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and / or in future by the authorities, then the same shall be borne by the Applicant(s) on actuals.
- \* Estimated & Tentative Other Charges\* as mentioned above are tentative and subject to change, and are to be borne by the Applicant(s) upon demand from the Developer
- \* As per the extant regulations (which may change as per the govt. regulation), the GST (goods and service tax) payable on the following components are as under-

Particulars of the Components	Rate of GST
Flat Consideration	5%
Estimated & Tentative other charges	18%

Scanning & Consultation Charges applicable at the time of Registration has to be borne by the applicants (Rs.18000 approx)

- \* Taxes and Govt duties / levies / cesses are non-refundable.
- \* Third Party Payments are not allowed
- \* Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale
- \* Payment of each installment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant /s would also attract GST at 18% rate. Input Tax credit has already been considered in the above Sale Consideration
- \* Payment of Taxes and Govt duties / levies / cesses are non-refundable.
- \* The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961 (Applicable if Consideration is more than 50 lacs)
- \* The developer has the discretion to raise invoices for the milestone which has been completed / achieved irrespective of sequence of milestones
- \* The aforementioned payment milestone and events are in reference to the respective tower/building/wing.
- \* 1 square meter = 10.764 sq. ft.
- \* These Values / Offers mentioned above is only applicable for the bookings happening on that given day.
- \* All cheque/demand drafts/remittance should be issued / deposited in favor of "Godrej Chandivali Collection Account" payable at Mumbai
- \* Note : Payment thru GPL Pay is applicable only for Token Amount

Primary Applicant:

2nd Applicant:

3rd Applicant:

*AA Shinkh*

*Shinkh*

*अनवरी वेसात*

Existing Customer:  Yes  No

If Yes, CIF No/ Account No.

First Name Middle Name Last Name

Name: ASFAQ AHMAD SHEIKH

Date of Birth: 03041987 PAN: ALUPA2426A

Mobile: 9820615070

e-mail: ASHFAQ.SHAIKH2304@gmail.com

Name of Spouse:

Name of Father: MUSTAQ AHMAD SHEIKH

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 525069426004

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen



ASHFAQ SHAIKH

ASHFAQ SHAIKH  
Please sign here

FOR DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 4/D/602 SHANTI SADAN CO-OP HSG SOCIETY, SANGHARSH

Address 2: NAGAR, SAKI VIHAR ROAD, MUMBAI

Address 3:

Village: ANDHERI City: MUMBAI

District:  State: MAHARASHTRA

Country:  Pin Code: 400072

Current address same as the permanent address  Yes  No

Current Address:

Address 1:

Address 2:

Address 3:

Village:  City:

District:  State:

Country:  Pin Code:

Address type for communication:  Permanent  Current

Residential type  Rented  Company lease  Owned

Years residing in current address:  Months residing in current address:

Relationship with Primary Applicant:

Spouse  Father  Mother  Brother  Sister  Son  Daughter  Daughter-in-law

Others, Please specify

No. of existing house/plot owned individually or jointly by the customer:

<b>SSL</b>		<b>Code No.</b>	<b>MUM99999</b>
		<b>File Ref No.</b>	
HLSE	SANJAY GUPTA	9821721515	<u>GUPTA.SANJAY0507@GMAIL.COM</u>
HLSM	ROHAN RAUT	8097138369	<u>ROHAN.RAUT@SBICAPSEC.COM</u>
HLCM	PREM GIRI	9321071557	
HLQM			

SSS	LOS Number	
	CRM ID	
	Branch Name	SENAPATI BAPAT MARG
	Branch Code	13757
	Source Type	

CIF ID	
Applicant Name	ISTIYAQ AHMED
Co-Applicant Name	ASFAQ AHMED SHEIKH
Date of Birth	20/07/1985
Pan Card Number	BJFPA9121F
Bank Account Number	5010026457566 HDFC BANK
E-mail ID	
Mobile No.	9820615070
Loan Amount & Interest Rate	1,50,00,000/
Tenure	300
Connector Name & Code	CONNECTOR
Proposal Type	HOME LOAN ( READY TO MOVE) (oc)
RACPC	SION
RBO	SION