

करल ४		
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AGREEMENT FOR SALE

P. Chavan
S. Chavan

This Agreement is entered and executed at Mumbai on this 30th day of MARCH, 2023.

BETWEEN

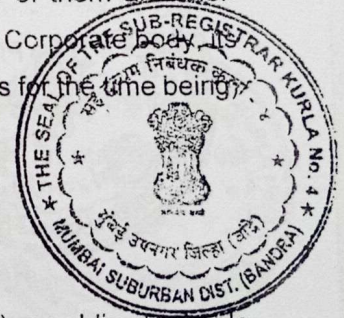
M/S. SATRE INFRASTRUCTURE PRIVATE LIMITED, a company registered under the Companies Act 1956 and deemed to be incorporated under the provisions of the Companies Act 2013, having its registered address at 1104, Opal Square IT Park, S.G. Barve Marg, Wagle Estate, Thane (West), Thane – 400604, hereinafter referred to as 'The Promoter' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and assign/s) of the One Part:

AND

Mrs.Pramila Satish Chavan Age: 41, having PAN:ALIPC9425C, AADHAR 3238 8187 5130, And Mr.Satish Dhondu Chavan Age: 45, having PAN:AIXPC8162G, AADHAR 5565 4651 1084 , presently residing at Room No.1, Javhar Bhai Trust chawl, Bhatwadi,Ghatkopar West Mumbai- 400084 hereinafter referred to as ' The Purchaser/s' (which expression shall, unless contrary to the context or meaning thereof, mean and include in case of individuals his/her/their heirs and legal representatives and in case of partnership firm, the Survivor of them and their respective heirs and legal representatives and in the case of a Corporate body, its succession and assigns and in the case of the Trust its trustees for the time being) of the Second Part:

WHEREAS:

(A) One Bai Zaver Bai Pushottam Nathu Trust, ("the Trust"), a public charitable trust duly registered vide Serial No.A/53/Mumbai, under the provisions of The Maharashtra Public Trust Act, 1950 was seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No.27,Hissa No.3, corresponding to C.T.S. No.32A/1, admeasuring 24491.60 Square Meters, situate at Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban ("the Larger Property");



[Signature]

P. Chavan

S. Chavan

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premises/flats/tenements in sale area and receive consideration in respect thereof in accordance with the terms and conditions agreed upon;

(JJ) The Purchaser/s has / have requested the Promoter to allot Flat No. B- 406 on the 4th Floor, admeasuring 37.23 Square Meters carpet area i.e. net usable floor area as defined under Real Estate (Regulation and Development) Act 2016 ("the RERA") in B Wing, of the Building known as "ANUSAYA" to be constructed on said Property (hereinafter referred to as, the said flat) and more particularly shown on the Typical Floor Plan marked by red color boundary. Copy of said typical floor plan is annexed hereto and marked as **Annexure "G"**;

(KK) The Purchaser/s has/have demanded from Promoter and the Promoter has given inspection to the Purchaser/s of all the documents relating to said Property including but not limited to the Deed of Conveyance dated 27th December 2013, Deed of Conveyance dated 20th April 1972, Deed of Conveyance dated 21st January 1988, Deed of Conveyance dated 14th January 1986, Development Agreement dated 12th February 2016, Development Agreement dated 31st July 2018, Development Agreement dated 31st July 2018, Property Register Card of said Property, D. P. Remarks issued by Municipal Corporation of Greater Mumbai, No Objection Certificate dated 25th April 2018 issued by Airport Authority of India, Letter of Intent dated 5th January 2021 issued by Slum Rehabilitation Authority, Intimation of Approvals dated 5th January 2021, 24th June 2021 and 15th December 2021, Building Plans, Layout Plan and Commencement Certificates dated 10th March 2021 and 13th August 2021 in respect of said buildings as well as various permissions issued by concerned authorities for development of said Property, the plans, designs and specifications prepared by Promoter's Architect and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Construction, Sale Management and Transfer) Act, 1963 ("the MOFA") and/or RERA and the Rules made thereunder;



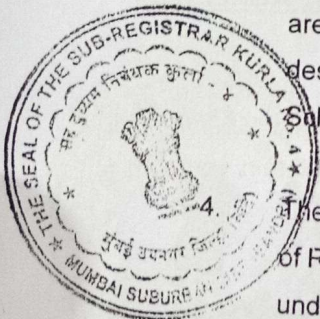
(LL) The Promoter at the request of Purchaser/s has agreed to allot the said flat No. B-406 on the 4th floor admeasuring 37.23 Sq. Meters Carpet area i.e. net usable floor area as defined under RERA, in B wing, of the Building to be known as "ANUSAYA" at or for lump sum consideration of Rs.52,87,000/- (Rupees Fifty Two Lakh Eighty Seven Thousand Only), ("the said flat") as

[Handwritten signatures]

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No.SRA/ENG/N/PVT/0097/20170218/AP dated 5th January 2021 for rehab building (Building No.1), Intimation of Approval bearing No.SRA/ENG/N/PVT/0097/20170218/AP-II dated 24th June 2021 for sale building (Building No.2), intimation of Approval bearing No.N/PVT/0097/20170218/S-2 for Sale building (Building No.2) Commencement Certificate bearing No.N/PVT/0097/20170218/AP dated 10th March 2021 for the rehab Building, Commencement Certificate No.N/PVT/0097/20170218/S-2 dated 13th August 2021 for the Sale Building. The further approval, sanction and permissions for construction of Building shall be applied, and obtained phase wise as per progress of work time to time. And such sanction and permission shall be disclosed to the Purchaser/s as and when obtained. The Purchaser/s hereby confirm/s that he/she/they has/have inspected the Original of the said Sanctioned Plans, Intimations of Approval ("IOA") and Commencement Certificate.

3. The Purchaser/s hereby agree/s to Purchase from the Promoter and the Promoter hereby agrees to sell Flat No. B-406 admeasuring 37.23 Square meters Carpet Area as defined under RERA on 4th Floor in the B wing, of the Building No.2 known as "ANUSAYA", on the said Property, which Flat is more particularly described in the Third Schedule hereunder written and the right to use Parking Space No. __NA__ and shown surrounded by Red color boundary line on the Plan, (hereinafter the "said flat") at or for the consideration of Rs.52,87,000/- (Rupees Fifty Two Lakh Eighty Seven Thousand only), including the consideration for proportionate common areas and facilities appurtenant to the said Flat. The nature, extent and description of common areas are more particularly described in the Fourth Schedule hereunder written.



The Purchaser/s hereby agree/s to pay to Promoter, the said purchase price of Rs.52,87,000/- (Rupees Fifty Two Lakh Eighty Seven Thousand Only) as under:

1	Booking Amount/ Earnest money	
2	At the time of execution of the Agreement	10%
3	On Completion of the Plinth	20%
4	On Completion of 2 nd Slab	15%
5	On Completion of 4 th Slab	5%
		5%

Handwritten signatures:
 1. *Sharma*
 2. *Dechavari*
 3. *Sharma*

2023 46. E209 32 950

2023

46.

The Purchaser/s shall pay stamp duty and registration charges payable, if any, by the said society or limited company, on the Conveyance/Lease or any document or instrument of transfer in respect of the said property and/or any part thereof and the said building as contemplated herein to be executed in favour of the organization. The Promoter will not be bound and liable to pay any stamp duty or registration charges on and/or under this agreement or otherwise.

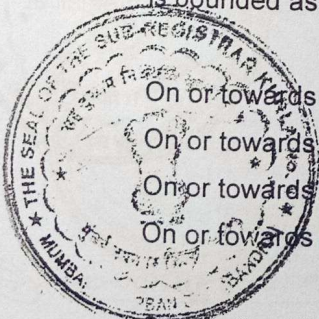
47. The Purchaser/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and the Promoter shall attend the Office of the Sub-Registrar and admit the execution thereof. The Purchaser/s shall immediately after the execution of this Agreement inform the Promoter the Serial Number under which and date on which this Agreement is lodged for registration Act, 1908, to enable the Promoter to attend and admit execution of this Agreement before Sub-Registrar of Assurances.

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 HEREINABOVE REFERRED

Firstly: All that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1(Part), admeasuring about 5754 square meters of Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban and is bounded as under:

On or towards North : CTS No. 32 A/1/1 (pt.)
On or towards East : CTS No. 31 (pt.)
On or towards West : Junnar Ambegao Society
On or towards South : CTS No. 32 A/1/1 (pt.)



Secondly: All that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/1(Part), admeasuring about 583.32 square meters situate at Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban and bounded as under:

On or towards North : CTS No. 32 A/1/1 (pt.)
On or towards East : Ranveer SRA CHS Ltd. & SIPL Rivers

[Handwritten signature]

Ashwari

[Handwritten signature]

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On or towards West : CTS No. 32 A/1/2A (pt.)
 On or towards South : 13.40 m proposed D.P. Road

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/2A(pt.) admeasuring about 1358.32 square meters of Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban; and all that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/1(Part), admeasuring about 583.32 square meters situate at Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban and bounded as under:

On or towards North : CTS No. 32 A/1/1 (Pt.)
 On or towards East : CTS No. 31 A/1/1 (Pt.)
 On or towards West : JunnarAmbegaon Society
 On or towards South : 13.40 m proposed D.P. Road

THE THIRDSCHEDULE ABOVE REFERRED TO

Flat premise bearing No. B-406 on 4th floor, admeasuring 37.23 square meters carpet area i.e. net usable floor areas defined under RERA, in B wing, of the building known as "ANUSAYA" lying, being and situate on all that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/2A and C.T.S. No.32A/1/1(Part), situate at Village: Kirol, Taluka: Kuria, Ghatkopar (West), District: Mumbai Suburban.

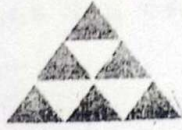
THE FOURTHSCHEDULE ABOVE REFERRED TO

- Terrace
- Pump Room
- Security Cabin
- Society Office
- Staircases
- Lift and lift lobbies
- Meter room
- Entrance bobby



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

[Handwritten signatures]



DEVELOPER COPY

Sr. No. 261

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO N/PVT/0007/20170218/S-2

13 AUG 2021

COMMENCEMENT CERTIFICATE

SALE BLDG -02

To M/s. Satre Infrastructure Pvt LtdD-1, 3 & 4 Ground floor, Vedant Complex,
Vartak Nagar, Peharan Road, No-1,
Thane (west) - 400 606

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Sir,
With reference to your application No. 4690 dated 16/03/2021 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S. No. 32A/1/1(pt) & 32A/1/2A(pt) of village Kirel Ghatkepar (west)

Mumbai 400 084

of village Kirel T.P.S.No. _____
ward 'N' Situated at _____

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/R No. SRA/ENG/2910/N/PL/AOI Dt. 23/10/2018, 26/02/2018 & 05/01/2021
IDA/U/R No. N/PVT/0097/20170218/S-2 dt. 24/06/2022

and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed Shri M.A.Wani

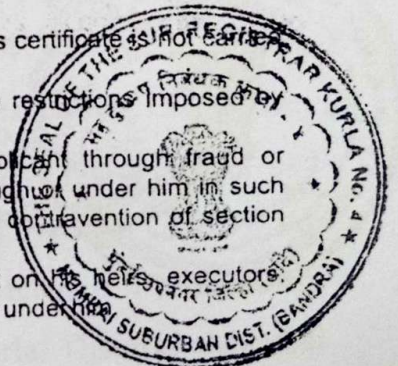
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level only as per approved Plans
dated 13.08.2021.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

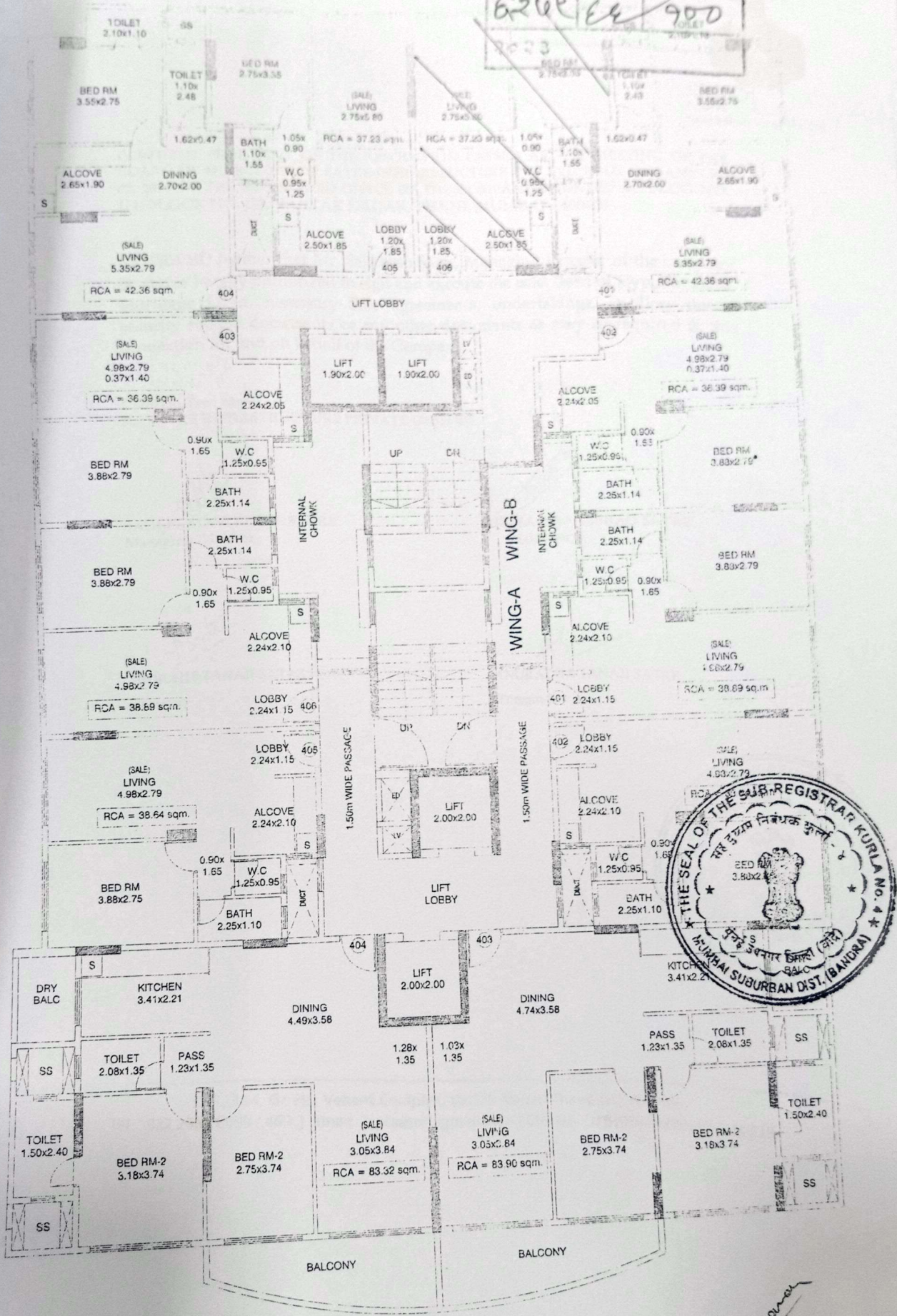
13-8-21
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



17 Kalle

करल ४
624E/EE/900



4th. FLOOR PLAN
 SALE BUILDING No. - 2
 (WING - A & B)



Handwritten signatures and initials:
 Dhawan
 Dehavan



Maharashtra Real Estate Regulatory Authority करल ४

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number :
P51800030415

Project: **ANUSAYA** , Plot Bearing / CTS / Survey / Final Plot No.: **32A/1/1 part and 32A/1/2A part** at **Kurla, Kurla, Mumbai Suburban, 400084;**

1. **Satre Infrastructure Pvt. Ltd.** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400606.*

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 **25/08/2021** and ending with **31/12/2024** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 25-08-2021 17:29:37

Dated: **25/08/2021**

Place: **Mumbai**

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

30/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 6279/2023

नोंदणी :

Regn:63m

गावाचे नाव : किरोळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5287000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5253885
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॉट नं. बी-406, माळा नं: 4 था मजला, इमारतीचे नाव: बी विंग,विल्डिंग नं 2,अनुसया, ब्लॉक नं: भटवाडी, रोड : घाटकोपर पश्चिम,मुंबई - 400084, इतर माहिती: एकूण क्षेत्रफळ 37.23 चौ मी रेरा कारपेट,सिटीएस नं. 32ए/1/1(पार्ट),32ए/1/2 ए(पार्ट),व्हिलेज - किरोळ((C.T.S. Number : 32A/1/1(PT) AND 32A/1/2A (PT) ;))
(5) क्षेत्रफळ	1) 37.23 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:-मेसर्स सत्रे इन्फ्रास्ट्रक्चर प्रायवेट लिमिटेड तर्फे डायरेक्टर साहेबराव विठ्ठल सत्रे तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे वय:-42; पत्ता:-प्लॉट नं: 1104, माळा नं: -, इमारतीचे नाव: ओपल स्ववेअर आयटी पार्क, ब्लॉक नं: एस जी बर्वे मार्ग, वागळे ईस्टेट, रोड नं: ठाणे पश्चिम, ठाणे , महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AAJCS7761G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमिला सतीश चव्हाण वय:-41; पत्ता:-प्लॉट नं: रूम नं. 1 , माळा नं: -, इमारतीचे नाव: जवाहर भाई ट्रस्ट चाळ, ब्लॉक नं: भटवाडी, रोड नं: घाटकोपर पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400084 पॅन नं:-ALIPC9425C 2): नाव:-सतीश धोंडु चव्हाण वय:-45; पत्ता:-प्लॉट नं: रूम नं. 1 , माळा नं: -, इमारतीचे नाव: जवाहर भाई ट्रस्ट चाळ, ब्लॉक नं: भटवाडी, रोड नं: घाटकोपर पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400084 पॅन नं:-AIXPC8162G
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	30/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6279/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	317300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

