

IN WITNESS WHEREOF the parties have set and subscribed their hands and seals to this writing on the day and the year above mentioned.



Amit R. Gandhi



MR. AMIT R. GANDHI.

SIGNED & DELIVERED by the within named Purchaser/s

MR. SADEESH KRISHNAN MUDALIAR.



Sadeesh. Mudaliar



MRS. PATROJA KRISHNAN MUDLIYAR.



PATROJA



MR. KRISHNAN ANNAMALAI MUDALIAR



AKRISHNAN

WITNESS:

Sathy

1 Ms. Sathya. Mudaliar



2 Mrs. Sathya. k. Mudaliar

K. Sathya

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deducting there from the areas affected by DP Road, Reservation Site No. 43 (Play Ground) Reservation Site No. 44 (Vegetable Market) (Dispensary), Reservation Site No. 45 (Primary School), Reservation Site No. 46

SECOND SCHEDULE ABOVE REFERRED TO
Description of the nature, extent of common areas and facilities

- Internal Roads and Footpaths.
- Water Supply.
- Sewerage (Chamber, Lines, Septic Tank, STP).
- Storm Water Drains.
- Landscaping and Tree Planting.
- Street Lightening.
- Treatment and Disposal of Sewage and Sullage Water.
- Solid Waste Management and Disposal.
- Water Conservation, Rain water harvesting.
- Fire Protection and Fire Safety Requirements.
- Electrical Meter Room, Sub-station, Receiving Station.
- Recreational Open Spaces.
- Open Parking.

Annexures

ANNEXURE - A - Copy of Title Report

ANNEXURE -B - Copy of Property Card or extract Village Forms VI or VII and XII

ANNEXURE -C - Copies of plans & Layout as approved by concerned Local Authority

ANNEXURE -D - Authenticated copies of specifications of the said premises agreed to be purchased by Purchaser as approved by the concerned local authority

ANNEXURE - E - Specification and amenities for the Project

ANNEXURE -F - Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority



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दिनांक 30/08/20
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PATROJA AKASHANAN

Handwritten signature

49. **Dispute Resolution** :- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

50. **GOVERNING LAW**
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

51. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.

52. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE

Description of the property

All that portion of land comprised of all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council bearing

Survey No.	Hissa No.	Area (H-R-P)
178	-	200
39	2	44600
36	15	80
37	-	9510
25	10	400
25	11	560
25	13	1200
25	12	2730
25	9	100
35	14	250
36	2	100
36	3	6830
36	4	230
36	5	630
36	6	380
36	7	50
36	8	20
36	9	1260
36	10	1850
36	11	510
36	12	380
36	13	760
36	14	



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34-382 / 200
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and executed between Shri Bharat Narayan Patil (Rasal) and others as the Vendors, Shri Pradeep Nana Patil (Rasal) as the Assignors/Confirming Party and the Promoters herein formerly known as M/s. M2 Realtors L.L.P. as the Purchaser/Developers, the Promoters herein acquired all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane, bearing

Survey No.	Hissa No.	Area (sq.mtrs)
35	2	100
36	3	6830
	Total →	6930

at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the power of attorney in favour of the Promoters and the same is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 3379/2010 which is hereinafter called and referred to as the "Property No.IV".

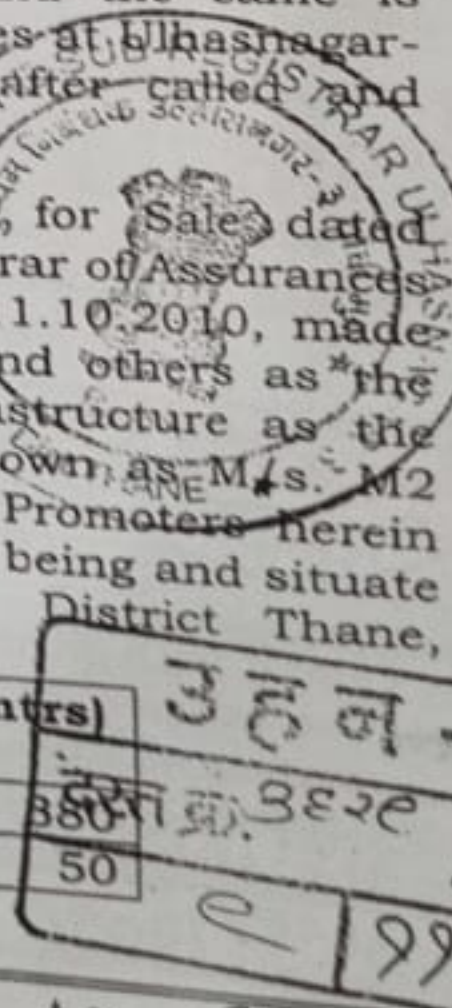
AND WHEREAS by and under the Agreement for Sale dated 12.09.2012 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4718/2012 on 12.09.2012, made and executed between Shri Ananta Shankar Patil and others as the Vendors and the Promoters herein as the Purchaser/Developers, the Promoters herein acquired all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane, bearing

Survey No.	Hissa No.	Area (sq.mtrs)
36	4	230
36	5	630
	Total →	860

at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the power of attorney in favour of the Promoters and the same is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4719/2012 which is hereinafter called and referred to as the "Property No.V".

AND WHEREAS by and under the Agreement, for Sale dated 11.10.2010 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4011/2010 on 11.10.2010, made and executed between Shri Nirmala Nana Patil and others as the Vendors/Owners, M/s. Concrete Lifestyle & Infrastructure as the Assignors and the Promoters herein formerly known as M/s. M2 Realtors L.L.P. as the Purchaser/Developers, the Promoters herein acquired all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane, bearing

Survey No.	Hissa No.	Area (sq.mtrs)
36	6	
36	7	



or a writ in the nature of Mandamus or any other appropriate writ, order or direction against The State of Maharashtra, The Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration, The Chief Executive Officer, Ambarnath Municipal Council and the Sub-Registrar of Assurances.

AND WHEREAS in the said Petition, the Court under its order dated 30th July, 2009 directed the Petition to deposit the amount within a period of eight weeks from the date thereof and the Owners were granted the interim relief in terms of prayer clause (d) and (e) of the Petition and further the said Petition was disposed off on 08.07.2010.

AND WHEREAS in pursuance thereof the Promoters followed the necessary procedure under law and Chief Secretary, Urban Development has granted the necessary extension under the Order bearing No. Appeal/2009/Case No.198/ULC 3 dated 03.11.2010 on the terms and conditions therein contained.

AND WHEREAS Smt. Saraswati Gajanan Patil and others are the Owners of piece and parcel of land lying, being and situate at village Kohojkhuntavali, Taluka Ambarnath, District Thane, bearing

Survey No.	Hissa No.	Area (sq.mtrs)
25	10	400
25	11	250
25	13	1200
	Total	1850
	→	

within the limits of Ambarnath Municipal Council hereinafter called and referred to as the **Property No.II** and by and under Agreement dated 04.10.2011, Power of Attorney dated 04.10.2011 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4984/2011, 4985/2011, the Promoters herein namely M/s. Mohan Lifespaces LLP are entitled to develop the said property No.II.

AND WHEREAS by and under Deed of Conveyance dated 11.10.2010 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4010/2010 on 11.10.2010, made and executed between Shri Raghunath Laxman Navare and others as the Owners and the Promoters herein namely M/s. Mohan Lifespaces LLP previously known as the M/s. M2 Realtors L.L.F. as the Purchaser, the Promoters herein acquired all that piece and parcel of land lying, being and situate at village Kohojkhuntavali, Taluka Ambarnath, District Thane, bearing

Survey No.	Hissa No.	Area (sq.mtrs)
25	12	2730

within the limits of Ambarnath Municipal Council hereinafter called and referred to as the **Property No.III** and said property No.III stand mutated in the name of the Promoters as evidenced by mutation entry No. 2045 dated 22.12.2010.

AND WHEREAS by and under the Agreement for Sale dated 13.08.2010 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1998

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M/s. Mohan Lifespaces LLP, a Limited Liability Partnership registered under Limited Liability Partnership Act, 2008, having office at - G-1, Ground Floor, Mohan Plaza, Near Mohan Wayale Nagar, Kalyan (W), Dist. Thane, through its MR. AMIT R. GANDHI hereinafter called and referred to as the **Promoters** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the persons constituting the said firm, their heirs, legal representatives, partners and administrator) being the Party of the First Part.

A N D

MR. SADEESH KRISHNAN MUDALIAR, MRS. PATRITA V. MUDALIAR, MR. KRISHNAN ANNAMALAI MUDALIAR aged about 28/47/58 years, occupation SEVERAL INDUSTRIES residing at FLAT NO. 403, C WING, GALAXY APARTMENTS, NEAR NATURE PARK, AMBERNATH (WEST) - 401001 hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part;

AND WHEREAS Shri Raghunath Laxman Navare and others are the owner of all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane bearing

Survey No.	Hissa No.	Area (H-R-P)
178	-	0-02-0
39	2	4-46-0
36	15	0-00-8
37	-	0-95-1
Total →		5-43-9

which is hereinafter called and referred to as the "Property No. I"

AND WHEREAS the above said owners by and under agreement of development dated 27.12.1994 agreed to grant the development rights in respect of the said Property No. I to M/s. Dalipsingh Associates through its proprietor Shri Dalipsingh Harditsingh and for the price consideration and on the terms and conditions therein contained and in pursuance thereof have also granted Power of Attorney in favour of M/s. Dalipsingh Associates dated 27.12.1994.

AND WHEREAS further by and under the tripartite development agreement dated 25.04.2007 registered at the office Sub-Registrar, Assurances at Ulhasnagar-3 under Serial No. 1602/2007 the said owners as well as the said M/s. Dalipsingh Harditsingh have assigned and transferred the development rights in respect of the said Property No. I to M/s. Concrete Lifestyle & Infrastructure Partnerships LLP at and for the terms and conditions therein contained.

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Property No. 3
Partnership firm
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Ward No. :
Village : Kohoj Khuntawali
Flat Area : 34.12 Sq. Metres carpet
Actual Value : Rs. 3442500/-
Market Value : Rs. 1817000/-
Rs. 2066001/-

AGREEMENT FOR SALE
THIS AGREEMENT MADE AT AMBERNATH
ON THIS 27 DAY OF 04 2018
BETWEEN