



CHALLAN
MTR Form Number-6



RN	MH000696567202324R	BARCODE	[Barcode]		Date	17/04/2023-12:32:31	Form ID	B25			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)							
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	AAJPP2592H						
Location	MUMBAI			Full Name	LORRAINE DMELLO						
Year	2023-2024 One Time			Flat/Block No.	FLAT	NO	1301,HIGHLAND,D				
				Premises/Building	WING,HIRANANDANI						
Account Head Details			Amount In Rs.								
030063301 Registration Fee			30000.00	Road/Street	GARDENS						
				Area/Locality	POWAI,MUMBAI,Maharashtra						
				Town/City/District							
				PIN		4	0	0	0	7	6
				Remarks (If Any)	Prop mvblty=Immovable~Prop Amt=13466000.00~Prop area=380.51~Prop area UOM=sq.feet~oth Prop ID=PAN-AADCH8389P~oth Prop Name=HGP COMMUNITY PVT LTD~						
Total			30,000.00	Amount In Words	Thirty Thousand Rupees Only						
Payment Details			PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	03006172023041750003	170423M261287					
Cheque/DD No.			Bank Date	RBI Date	17/04/2023-11:03:23	Not Verified with RBI					
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Mobile No. : 9820596058

AGREEMENT DATE 18/04/2023

[Handwritten Signatures]

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 18TH day of APRIL
in the Year 2023 BETWEEN HGP COMMUNITY PVT. LTD., a Company registered under
the Companies Act, 2013 and having its Registered Office at 514, Dalamal Towers, Nariman Point,
Mumbai - 400021, having PAN No.AADCH8389P, hereinafter called the "PROMOTER" (which
expression shall unless it be repugnant to the context or the meaning thereof, mean and include, its
successors and assigns) of the ONE PART.

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And Mr. /Mrs. /Miss /M/s. LORRAINE DMELLO AND
GERARD DMELLO

having PAN No. AAJPP25924, AAJPD1847P

hereinafter called the "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include in the case of individual, his/her/their respective heirs, executors, administrators and permitted assigns, in the case of partnership firm, the partner or partners for the time being of the Firm, the survivor or survivors of them and the respective heirs, executors, administrators of such survivor and in the case of Company/LLP, its successors in interest and permitted assigns) of the **OTHER PART**;

(Handwritten signatures)

WHEREAS fur
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AND WHEREA
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the said Larger Lands in favour of the said Original Owner, as contained in the said Agreements to Lease;

AND WHEREAS the Lands forming part of PADS have been naturally divided by D.P. Roads into different Sectors and the same are being developed for last several years on layout development basis;



AND WHEREAS the Promoter is doing the development of the said Larger Land for last several years in phase wise manner. The Promoter is constructing a residential Building, called HIGHLAND having 5 (five) wings, being Wing 'A', Wing 'B', Wing 'C', Wing 'D' and Wing 'E' in Sector XI-A, a portion forming part of the said Larger Lands. The Net Plot area of the said Sector XI-A, because of sub-division/amalgamation of said land, is 55105.19 sq. mtrs. (excluding reservations), as more particularly described **Secondly** in the **First Schedule** hereunder written, hereinafter referred to as the "**Layout Plot**". The latest Layout approved by Municipal Corporation of Greater Mumbai (MCGM) is dated 10.08.2018. The authenticated copy of the said approved Layout Plan of the Said Sector XI - A is annexed hereto and marked as **Annexure - "A"**;

AND WHEREAS accordingly, the Promoter is entitled to develop *inter alia* a portion of the said Layout Plot admeasuring about 1567.37 sq.mt., as more particularly described **Thirdly** in the **First Schedule** hereunder written. (hereinafter referred to as "**the Project Land**");

AND WHEREAS vide IOD dated 21.06.2021, MCGM has sanctioned plans for construction of the said Building Highland and issued Commencement Certificate for the construction as contained therein;

AND WHEREAS the Promoter is entitled to allot and sell apartments and parking spaces in the Building HIGHLAND, having 5 (five) wings, Wings A, B, C, D & E, comprising of **2 basements + stilt + 1st to 23rd upper floors** (hereinafter referred to as "**Said Building**"), being constructed on the Project Land, as per the latest Amended Plans approved by MCGM. The authenticated copies of the IOD letter, latest CC and letter of latest Amended plans of the Highland Building are annexed hereto as **Annexures - "B1", "B2 and "C" respectively**, which are uploaded on the website of the Authority;

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AND WHEREAS the title to the said Larger Lands has been certified by M/s. Chaphekar & Co. Advocates and Solicitors, as per their certificate of title, authenticated copy of which is annexed hereto as Annexure - "D";		
2023		

hereto as Annexure - "D";

AND WHEREAS the Project Land stands in the Revenue Records and Municipal records in the name of the said Original Owner / MMRDA; the authenticated copy of the P.R. Card is annexed hereto as Annexure - "E";

AND WHEREAS the Promoter has agreed to sell and the Allottee/s has/have agreed to purchase Apartment No. 1301, on the 13TH floor, in the 'D' Wing, of the said Building, admeasuring 35.35 sq.mtrs. which is equivalent to 380.51 sq.ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "Said Act"), (hereinafter referred to as "**the Said Apartment**") along with the benefit to use ONE Covered/Mechanised Car Parking/s, for the consideration and on the terms and conditions hereinafter appearing. There is a **Deck** having area sq.mtrs, equivalent to sq.ft. (carpet area) attached to the said Apartment;

AND WHEREAS the Promoter has registered this Project i.e. **HIGHLAND** Building having A, B, C, D & E Wings (hereinafter referred to as the "**said Project**"), under the provisions of the Said Act and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no. **P51800029948** authenticated copy is attached in Annexure - F';

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the said Building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the said Building;

AND WHEREAS by virtue of the Development-cum-Sale Agreements and Power of Attorneys and aforesaid documents, the Promoter alone has sole and exclusive right to sell the Apartments and sell/allot garages and covered/mechanized parking spaces in the said Building and to enter into agreement/s with the Allottee/s and to receive consideration / cost in respect thereof;

AND WHEREAS M/s. Omega Associates and some other entities have been merged with the Promoter under the Amalgamation/Merger Scheme sanctioned by the Bombay High Court on 18th November, 2016, vide common order in CSPs/ 483 to 489/2016. As a result thereof, the name M/s

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Omega Associates stood Promoter herein, for all prac

AND WHEREAS on dem Allottee/s of all the docum specifications prepared by specified under the Said A

AND WHEREAS the auth be purchased by the All annexed as Annexure - "

AND WHEREAS the Proo plans, the specifications, approvals from various au Building;

AND WHEREAS while sa laid down certain terms, performed by the Promot observance and perform shall be granted by the co

AND WHEREAS the Proo pursuant to the Orders, in by the Hon'ble Bombay H Copies of the Orders, inc website of the High Court. has disposed of the said th

AND WHEREAS the Proo accordance with the said s

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AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and condition appearing hereinafter;

AND WHEREAS prior to the execution of these presents, the Allottee/s has paid to the Promoter a sum of Rs. 13,46,681/- (Rupees THIRTEEN LAKHS FORTY SIX THOUSAND SIX HUNDRED EIGHTY ONE

Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner



hereinafter appearing. AND WHEREAS under Section 13 of the said Act the Promoter is required to execute a written Agreement for Sale of said Apartment with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the said Apartment.

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

1. The Promoter shall construct the said Building Highland, being the said Project, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
- 2 (a) (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 1301, on the 13TH floor, in the 'D' Wing of the said Building, admeasuring 35.35 sq.mtrs. which is equivalent to 380.51 sq.ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "Said Act"), along with the benefit

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2(b)

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to use proportionate common areas and facilities appurtenant to the Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** annexed herewith and **ONE** ~~Covered~~/Mechanised Car Parking/s (hereinafter referred to as "the Said Apartment") as shown in the Floor plan thereof hereto annexed as **Annexure-"H"**. There is a Deck having area

equivalent to _____ sq.ft. (carpet area) attached to the said Apartment.

The total consideration for the said

Rs. 1,34,66,000/- (Rupees **ONE CRORE THIRTY**

LAKHS SIXTY SIX THOUSAND _____)



- 2(b) The Allottee/s has paid on or before execution of this Agreement, a sum of Rs. 13,46,681/- (Rupees **THIRTEEN LAKHS FORTY SIX THOUSAND SIX HUNDRED EIGHTY ONE** _____ Only) as earnest / advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of purchase consideration of Rs. 1,21,19,319/- (Rupees **ONE CRORE TWENTY ONE LAKHS NINETEEN THOUSAND THREE HUNDRED NINETEEN** _____ Only) in the following manner:

SR.NO.	DETAILS	AMOUNT (RS.)
a)	On or before <u>15.05.2023</u>	52,74,319/-
b)	On or before _____	-
c)	On Completion of Excavation	-
d)	On Completion of Basement 2 Tower area	-
e)	On Completion of Plinth	-
f)	on completion of 2nd Slab	-
g)	on completion of 4th Slab	-
h)	on completion of 6th Slab	2,81,000/-
i)	on completion of 8th Slab	2,81,000/-
j)	on completion of 10th Slab	2,81,000/-
k)	on completion of 12th Slab	2,81,000/-
l)	on completion of 14th Slab	2,81,000/-
m)	on completion of 16th Slab	2,81,000/-
n)	on completion of 18th Slab	2,81,000/-
o)	on completion of 20th Slab	2,81,000/-
p)	on completion of 22nd Slab	2,81,000/-
q)	on completion of 24th slab (terrace slab)	2,81,000/-
r)	On Completion of Walls, Internal Plaster, Floorings, Doors and Windows of the said Apartment.	-
s)	On Completion of Sanitary Fittings, Staircases, Lift Wells, Lobbies of the said Apartment.	-

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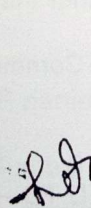
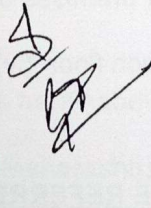
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- All the expenses relating to Sewerage Treatment Plants (STP's) including for maintenance treating water, electricity etc.
- Such other expenses as are necessary or incidental for the maintenance and upkeep of the Building along with parking spaces and / Project Land.

SCHEDULE 'A'

Apartment bearing number 1301 on the 13TH floor, in the 'D' Wing of the Building **HIGHLAND** being the said project, admeasuring 35.35 sq.mtrs. equivalent to 380.51 sq.ft. (carpet area) along with the benefit to use ONE ~~Covered~~/Mechanised Car Parking/s (hereinafter referred to as the said "Apartment") and bounded as follows. There is a Deck having area - sq.mtrs. equivalent to - sq.ft. (carpet area) attached to the said Apartment.

- On or towards the East -
- On or towards the West -
- On or towards the North -
- On or towards the South -



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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/2346/S/337(NEW)/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To,
 HGP COMMUNITY PRIVATE LIMITED
 Olympia, Central avenue, Hiranandani Business
 Park, Powai, Mumbai 400076

Sir,

With reference to your application No. CHE/ES/2346/S/337(NEW)/FCC/4/Amend Dated. 30 Jun 2017 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 30 Jun 2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of plot No. - C.T.S.No. 18,19,20A,20B,22A,22B (ALL PART) Division / Village / Town Planning Scheme No. REV A1 situated at Central avenue Road / Street in S 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.

- The 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 all form 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. AE BP 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 4/7/2022

Issue On :

Application N

Remark :

CC for work of common b plans dated

Issue On :

Application N

Remark :

Plinth CC up dated dated 06.03.2022 Therefore, d

Issue On :

Application N

Remark :

Full C.C. for



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

Annexure - 'F'

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This registration is granted under section 5 of the Act to the following project under project registration number :
P51800029948
Project: **HIGHLAND A B C D AND E Wing** , Plot Bearing / CTS / Survey / Final Plot No.:22 A/9 PT at Kurla, Kurla,
Mumbai Suburban, 400076;

- Hgp Community Pvt. Ltd. having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400021.
- 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, Rules 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 (I) 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 18/07/2021 and ending with 31/12/2026 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
- 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date:18-07-2021 10:13:33

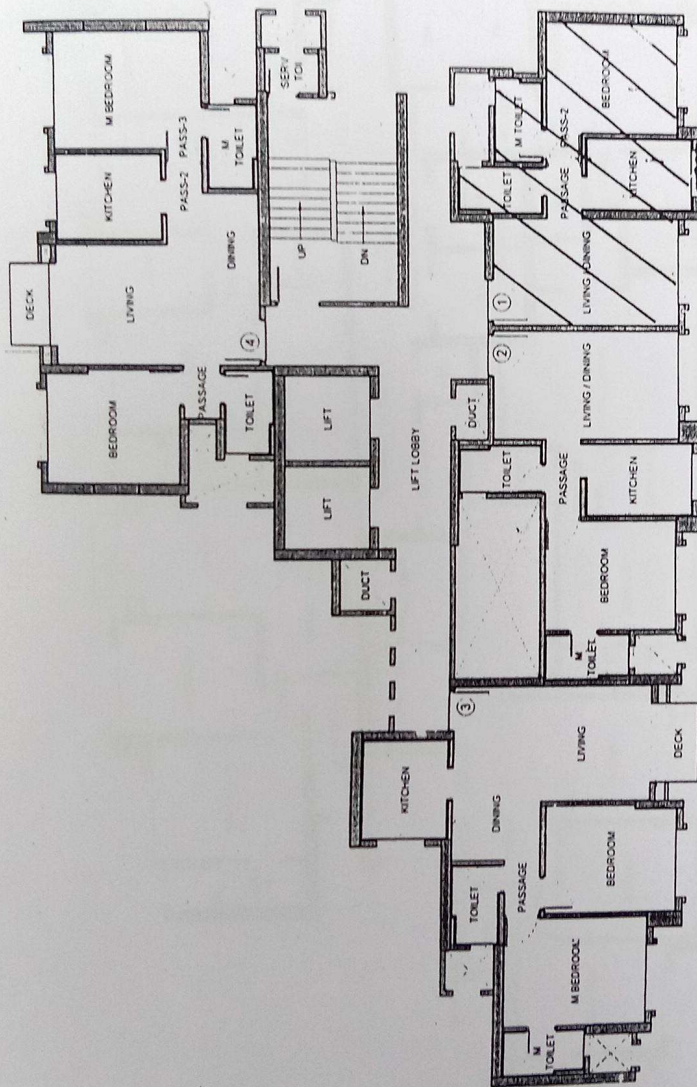
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 18/07/2021
Place: Mumbai

SECTOR-XI : HIGHLAND : WING-C

FLAT NO. :
FLOOR :

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TYPICAL FLOOR PLAN
(3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD FLOORS)

SECTOR-XI : HIGHLAND : WING-C

FLAT NO. : 1201

FLOOR : 13TH

P. Amello
[Signature]

nts (I) Pvt Ltd
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Declaration
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दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 7527/2023

नोंदणी :

Regn:63m

गावाचे नाव : पवई

(1) विलेखाचा प्रकार	करारनामा
(2) मोंवदना	13466000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13316629.76
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: 1301, माळा नं: 13 वा मजला, इमारतीचे नाव: हायलॅन्ड डी व्हिंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई, मुंबई-400076, इतर माहिती: मदनिका 380.51 चौरस फूट कार्पेट 35.35 चौरस मीटर कार्पेट व 38.89 चौरस मीटर विल्ट अप, 1 मॅकेनाईज्ड कार पार्किंग सहित, विल्डिंग नं 03 सेक्टर 11 A, सि टी एस नं 22ए/9(पार्ट) ऑफ व्हिलेज पवई, करारनामा दस्तात नमुद केल्याप्रमाणे PUI: SX1200031990000 ((C.T.S. Number : 22A/9 ;))
(5) क्षेत्रफळ	1) 38.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हकूमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोगार्डज सिगनेटरी मंतोप उखळकर तर्फे कुल मुखत्यार संजय भट्ट वय:-61; पत्ता:- प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट , रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हकूमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- लोरेन डिमेलो वय:-51; पत्ता:- प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: ए व्हिंग, क्रिस्टल पॅलेस विल्डिंग , ब्लॉक नं: पवई पोलीस स्टेशन समोर, रोड नं: रामबाग, पवई, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-AAJPP2592H 2): नाव:- जराड डिमेलो वय:-55; पत्ता:- प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: ए व्हिंग, क्रिस्टल पॅलेस विल्डिंग , ब्लॉक नं: पवई पोलीस स्टेशन समोर, रोड नं: रामबाग, पवई, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-AAJPD1847P
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7527/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	808000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे धिक्करण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेन आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 20/04/2023) to Municipal Corporation of Greater Mumbai.

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



दस्तासोबत देण्यात आलेली सूची-2

सह दुय्यम निबंधक (वर्ग-2)

कुर्ला क्र. 3

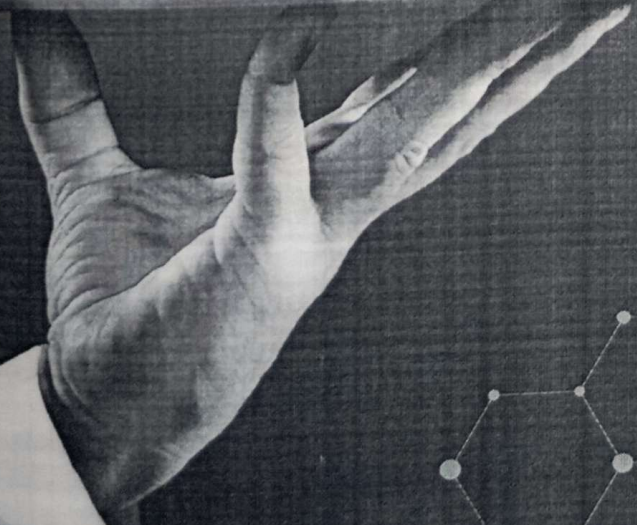
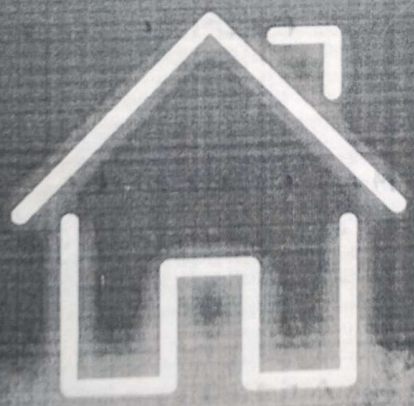
NPS home loan

80.00 lakhs

 **SBI** | HOME
LOANS

HOME LOAN

APPLICATION FORM



RAJAJI SCHOOLS

POA Bank

NRE home loan

80.00 lakhs

 **SBI | HOME
LOANS**

HOME LOAN

APPLICATION FORM

