

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this day of Octomber, 2020;

BETWEEN

RUPVAKULA PROPERTIES PRIVATE LIMITED, a company incorporated and registered under the provisions of Companies Act, 1956 and having its registered office at Office no. 112, B Wing, Kailash Plaza Building, Near Odeon Cinema, Vallabh Baug Lane, Ghatkopar (East), Mumbai 400 077, hereinafter referred to as the "Promoters", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;



AND

Mr. Gnana Michael Chandran, Indian Inhabitant(s) residing at R-305 Lotus Bldg, Rameshwar Housing Society, Laxmi Nagar, Ghatkopar E, Mumbai - 400075 hereinafter referred to as the "Purchaser(s)" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership Firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate its successors and permitted assigns) of the OTHER PART;

The Promoters and the Purchaser(s) are hereinafter for the sake of brevit and jointly referred to as "Parties" and individually as "Party".

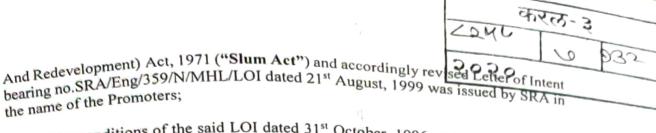
WHEREAS

- A. The Promoters state that the Promoters are entitled to develop all those piece of parcels of land bearing C.T.S. No. 184(c) part and C.T.S. No. 222 of Village Ghatkopar alongwith C.T.S. No. 1/A(part) of Village Vikhroli each admeasuring 58.12 square metres, 5615.20 square metres and 902.50 square metres respectively of Taluka Kurla lying, being and situated at Laxmi Nagar, Link Road, Pant Nagar, Ghatkopar (East), Mumbai 400 075 in the Registration District and Sub-District of Mumbai Suburban and more particularly described in Part A, Part B and Part C in the First Schedule hereunder written and delineated by red colour boundary line on the plan, hereto annexed and marked as Annexure "A", (hereinafter collectively referred to as the "said Larger Land");
- B. The details pertaining to the flow of title/ rights/ entitlement of the Promoters to the said Larger Land are as follows-
 - B.1. Maharashtra Housing and Area Development Authority ("MHADA"), a corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Mah. XXVII of 1977) is the owner of the said land bearing C.T.S. No. 184(c) of Village Ghatkopar at Laxmi Nagar, Link Road, Pant Nagar, Ghatkopar (East), Mumbai 400 075. The total area of the said land bearing C.T.S. No. 184(c) as per the Property Register Card admeasures 71,955 square metres;

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- B.9. One of the conditions of the said LOI dated 31st October, 1996 was to demarcate the boundary of the scheme. In accordance with the same, CTSO(IC) SRA by its letter dated 5th December, 2002, intimated City Survey Officer, Ghatkopar to carry out the joint demarcation of the said lands occupied by slum structures of the said Rameshwar Society;
- B.10. During the course of joint demarcation, it was ascertained by the competent authorities and the Promoters that the part of the slum structures of the said Rameshwar Society was only standing on all that pieces of parcels of land bearing C.T.S. No. 184(c) part and covering an area of only 58.12 square metres and the balance slum structures of the said Rameshwar Society were standing on the adjoining piece and parcel of land bearing C.T.S. No. 222 covering the portion of entire area admeasuring 5,615.20 square metres;
 - B.11. The Promoters have represented that:
 - B.11.1. all that piece and parcel of land bearing C.T.S. No. 1/A part is adjacent to C.T.S. No. 222 and is occupied / encroached by 101 slum document who formed a proposed society in the name of Namrata Cooperative Housing Society (prop) (hereinafter referred to as the "sold Namrata" Society") for the redevelopment of said land occupied Society (prop) (P.T.S. No. 1/A part and a portion of C.T.S. No. 222;
 - B.11.2. SRA vide its letter dated 2nd January, 1997 bearing reference to Dyr. CE/SRA/503 directed Architect M/s. Ranjit Naik Architect Ryr. Little include the said 101 slum dwellers (of the said Namrata Society in the Slum Rehabilitation Development Scheme of C.T.S. No. 184 part are coming in the alignment of 13.40 metres wide D.P. Road abutting the C.T.S. No. 184 part;
 - B.11.3. Thereafter once again, a further supplement Annexure II dated 30th November, 2004 was prepared by Dy. Collector (ENC & RMO) wherein 100 number of slum dwellers were declared eligible and 05 number of slum dwellers were declared as ineligible from the said Namrata Society for the benefit of free housing tenement on a portion of the said land bearing C.T.S. No. 1/A part;
 - B.11.4. The said Namrata Society in its Annual General Body Meeting held on 6th April, 2003 passed a resolution with more than 70% of eligible members and unanimously appointed the Promoters herein to redevelop the said land occupied by them;
 - B.11.5. Under a development agreement dated 15th May, 2003 executed by and between the said Namrata Society of One Part and the Promoters herein on the Other part, the said Namrata Society granted, conferred and entrusted the development rights in respect of all that pieces and parcels of land occupied by them in favour of the Promoters herein, upon the terms and conditions and in the manner as more particularly mentioned in the said development agreement dated 15th May, 2003 and agreed to appoint the Promoters herein for undertaking the development of all that piece and parcel of land occupied by them;

Andrew Series

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बुच्यमं निबंधक : सह बु.नि. कुर्ला 3

वस्त क्रमांक : 8257/2020

नोचंगी Regn 63m

गावाचे नाव: घाटकोपर

विजेबाचा प्रकार

करारनामा

१ डमा

9426682

्री बाजारभाव(भाडेपटटयाच्या ्री वित्तपुटटाकार आकारणी देतो की पटटेदार ते

9421855.065

्र) ^{बू.बायन},पोटहिस्सा व घरकमांक

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदिनका नं: 1003, माळा नं: 10, इमारतीचे नाव: प्राइम विस्ता, ब्लॉक नं: लक्ष्मी नगर लिंक रोड पंत नगर, रोड : घाटकोपर ईस्ट मुंबई 400075, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 35.04चौ.मीटर कारपेट व बालकनीचे क्षेत्रफळ 5.20 चौ.मीटर कारपेट व एक कार पार्किंग सहित(व्हिलेज घाटकोपर सी.टी.एस नं 184 सी,222 व्हिलेज विक्रोळी सी.टी.एस नं 1ए)((C.T.S. Number : 184(C)

1) 38.54 चौ.मीटर

_{(6)आकारणी} किंवा जुडी देण्यात असेल तेव्हा.

()) इस्त्रऐवज करुन देणा-या/लिहून ठेवणा-या व्यक्तराचे नाव किंवा दिवाणी न्यायालयाचा वानामा किंवा आदेश असल्यास,प्रतिवादिचे

1): नाव:-रुपवर्जुला प्रॉपर्टीज प्राईवेट लिमिटेड चे ऑयराईज सिग्नेटरी हितेश विलाखिया तर्फे मुखत्यार म्हणून सुरेंद्र शंकर विचारे वय:़े-52; पत्ता:-प्लॉट नं: ऑफिस नं.112, माळा नं: बी विंग, इमारतीचे नाव: कैलाश प्लाझा बिल्डिंग, ब्लॉक नं: **ओडिय**न सिनेमा जवळ वल्लभ बाग लेन, रोड नं: घाटकोपर ईस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AABCR7425A

(B) इस्त्रऐबज करुन घेणा-या पक्षकाराचे व किंवा (⁽⁾ विश्वासालयाचा हुकुमनामा किंवा आदेश

1): नाव:-ज्ञाना माइकल चंद्रन वय:-32; पत्ता:-प्लॉट नं: आर-305, माळा नं: -, इमारतीचे नाव: लोटस बील्डींग,रामेश्वर को-ऑप.हौ.सोसा.लि., ब्लॉक नं: लक्ष्मी नगर, रोड नं: घाटकोपर ईस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400075 पॅन नं:-BEMPG0670K

_{इसन्यास,}प्रतिवादिचे नाव व पत्ता श्रदस्तऐवज करुन दिल्याचा दिनांक

16/10/2020

(10)दस्त नोंदणी केल्याचा दिनांक

16/10/2020

(11)अनुक्रमांक,खंड व पृष्ठ

8257/2020

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

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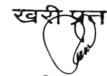
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सह. दुय्यम TWENTY RUPE

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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





सह. दुय्यम निबंधक, कुर्ला- ३ मुंबई उपनगर जिल्हा.

SI	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface
- 3	GNANA MICHAEL CHANDRAN	eChallan	69103332020101518662	MH005657095202021E			00025357662000	Date
2		DHC		1610202001618	640			16/10/20
1		DHC			040	RF	1610202001618D	16/10/20
M Cl	NANA			1610202001502 MH005657095202021E	2000	RF		
	HANDRAN	ANDRAN			30000			16/10/20
St	amp Duty] [F	RF:Registra	tion Fee] [DHC: Documer				0002535766202021	16/10/20
			eel (place pocume)	nt Handling Charges1				



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Friday, October 16, 2020

12:57 PM

पावती

Original/Duplicate

नोंचणी कं. :39म

Regn.:39M

पावती कं.: 8782

विनांक: 16/10/2020

गावाचे नाव: घाटकोपर

इस्तऐवजाचा अनुक्रमांकः करल3-8257-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ज्ञाना माइकल चंद्रन

नोंदणी फी

दस्त हाताळणी फी

₹. 30000.00

₹. 2640,00

पृष्ठांची संख्या: 132

एकूण:

₹. 32640.00

LLIVERER

आपणास मूळ दस्त , यंबनेल प्रिंट, सूची-२ अंदाजे 1:13 PM ह्या वेळेस मिळेल.

सह दु.निबॅधक कुर्ला - 3

बाजार मुल्य: रु.9421855.065 /-

मोबदला रु.9426682/-

भरलेले मुद्रांक शुल्क : रु. 188600/-

सह. दुय्यम निबंधक कुला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1610202001618 दिनांक: 16/10/2020

बैंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1610202001502 दिनांक: 16/10/2020

बॅकेचे नाव व पत्ताः

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005657095202021E दिनांक: 16/10/2020

बॅकेचे नाव व पत्ता:

DELIVERED

मूळ दस्न चिकाली