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2023		

**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** ("Agreement") is made at Mumbai, this 31<sup>st</sup> day of March 2023

**BETWEEN**

**M/S. RATNAAKAR SHELTERS LLP**, a limited liability partnership firm registered under the provisions of the Limited Liability Partnership Act, 2009 having its principal place of business at Vallabh Society, 90 ft Road, Ghatkopar (East), Mumbai- 400077, through the hands of its duly authorized / designated partner, 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 the Partners or Partner for the time being constituting the said limited liability partnership firm and the survivors or survivor of them and the heirs, executors and administrators of the last such survivor, his or their assigns) of the ONE PART;



**AND**

**Mr. Shahrukh Akhtar Shaikh** of Mumbai Indian Inhabitant residing at Room No.02, Barrack no. 38, Mahul road, behind Sadhu Vaswani School, Chembur camp, Mumbai - 400074 hereinafter referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns; in case of a partnership firm or limited liability partnership firm, the partners or partner for the time being constituting the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor; in case of a limited company its successors and permitted assigns; in case of a Joint Hindu Family, the members or member for the time being of the said Joint Hindu Family, and their respective heirs, executors, administrators and permitted assigns and in case of Trust, the trustees for the time being constituting the trust) of the OTHER PART:

The Promoters and the Allottee shall, hereinafter, be collectively referred to as the "**Parties**" and individually as "**Party**".

*[Handwritten signatures and initials]*  
 VM      *Shahrukh*



ALL THAT the Apartment bearing Flat No. 1802C admeasuring 531 sqft. Carpet area as per MOFA equivalent to 49.33 square metre carpet area, and admeasuring 552 Square Feet i.e. 51.28 Square metres RERA carpet area on the Eighteen Floor in the Wing 'C' and nil Car Park Space/s situated in the stilt/stilt-stack in the Sale Building known as "Aventus Heights", being

करल - १		
७१२९	८४	१११
2023		

constructed on the Project Land more particularly described in the First Schedule hereinafter written.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**COMMON AREAS AND FACILITES**

- (i) Entrance lobby and foyer of the building.
- (ii) Staircase of the building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.
- (iii)  The building is limited for the use of the purchasers of the units located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all owners and visitors.  
Electric meters and water meter/s connected to common lights, water connections, pipes etc.
- (v)  Power supply or tanks of water of adequate capacity with water pumps connected with overhead water tanks and motors.
- (vi) Society office, in accordance with the permissions granted by Slum Rehab-- Authorities.
- (vii) Common terrace above the topmost floor.

Signed and Delivered by the

within named

"THE PROMOTERS"

M/S. RATNAAKAR SHELTERS LLP ]

Represented through its Partner, ]

(I) Mr. Deven Pankajkumar Mody ]



**RATNAAKAR SHELTERS LLP**

*Deven Pankajkumar Mody*  
**PARTNER**





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Annex-2

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५०	९९५
२०२२	

The registration is granted under section 5 of the Act to the following project under project registration number: **५०९९५**  
Project Name: **Aventus Heights**, Plot Bearing / CTS / Survey / Final Plot No.: **93pt CTS No 1 A PTD Kurla, Mumbai**  
Location: **400043;**

1. Promoter: **Patnaskar Shelters LLP** having its registered office / principal place of business at Tehsil: **Mumbai, District: Mumbai Suburban, Pin: 400086.**

2. The registration is granted subject to the following conditions, namely:-

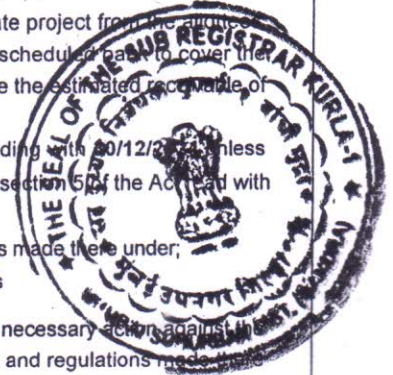
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated recoverable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **23/07/2017** and ending with **30/12/2021**, 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 21:25:20

Date: 09/09/2021  
Place: Mumbai

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





# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

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

No.SRA/ENG/3833/ME/MCGM/AP

COMMENCEMENT CERTIFICATE

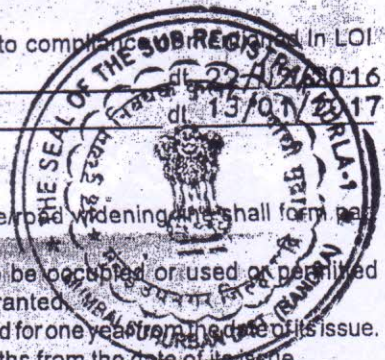
E-3 JAN 2018 9		
(SALE BUILDING)	092e	82 99M
2023		

Shri. Kanekar Shelter LLP  
Shri. Kanekar Society, 190ft Road,  
Shri. Kanekar Chhatkopar (E),  
Mumbai-400073.

With reference to your application No. 1887 dated 10/01/2017 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 49 1A(pt), Survey no. 93(pt), Plot no 49, Road No 5/6

Ward Deonar T.P.S. No. -  
 Situated at Tal Kurla at Shiva ji Nagar Govandi (E)  
Mumbai- 43

The Commencement Certificate/Building Permit is granted subject to compliance of the following conditions:  
 SRA/ENG/2807/ME/MCGM/LOI  
 SRA/ENG/3833/ME/MCGM/AP



- The land vacated in consequence of endorsement of the setback line/road widening shall form part of the Public Street.
- 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.
- 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.
- 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.
- 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) 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 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.
  - 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.
- 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. S.D. Mahajan 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 for Sale Building.

For and on behalf of Local Authority  
 The Slum Rehabilitation Authority  
*Seal*  
 03.01.18  
 Executive Engineer (SRA)  
 FOR  
 CHIEF EXECUTIVE OFFICER  
 (SLUM REHABILITATION AUTHORITY)

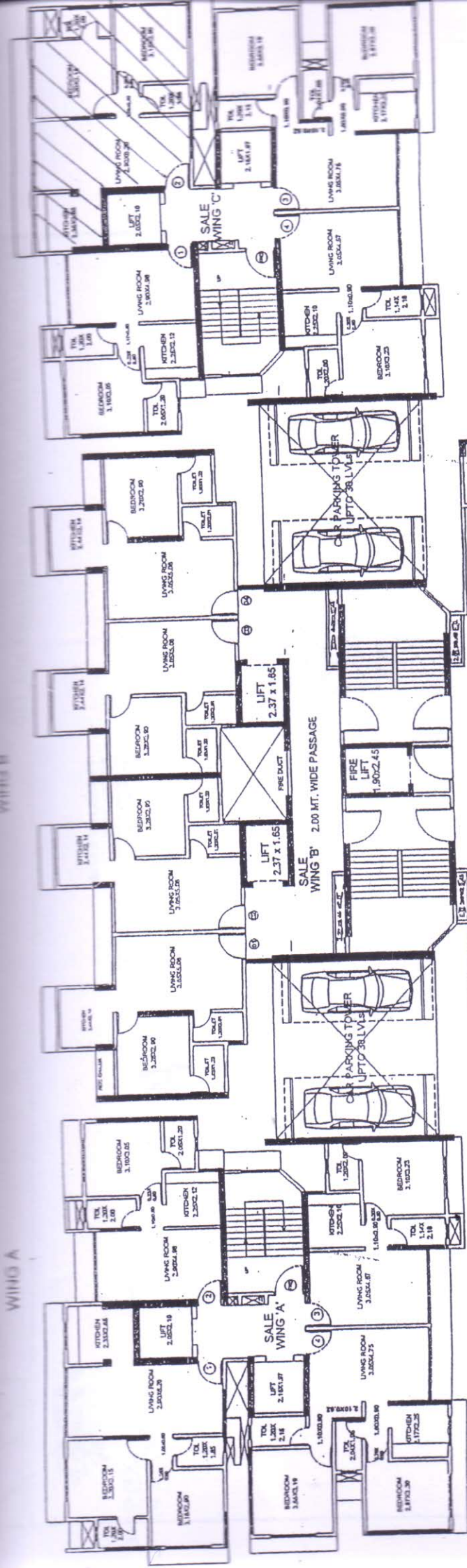


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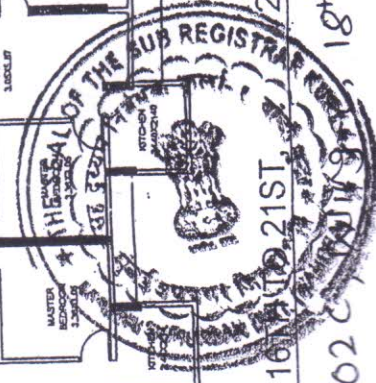
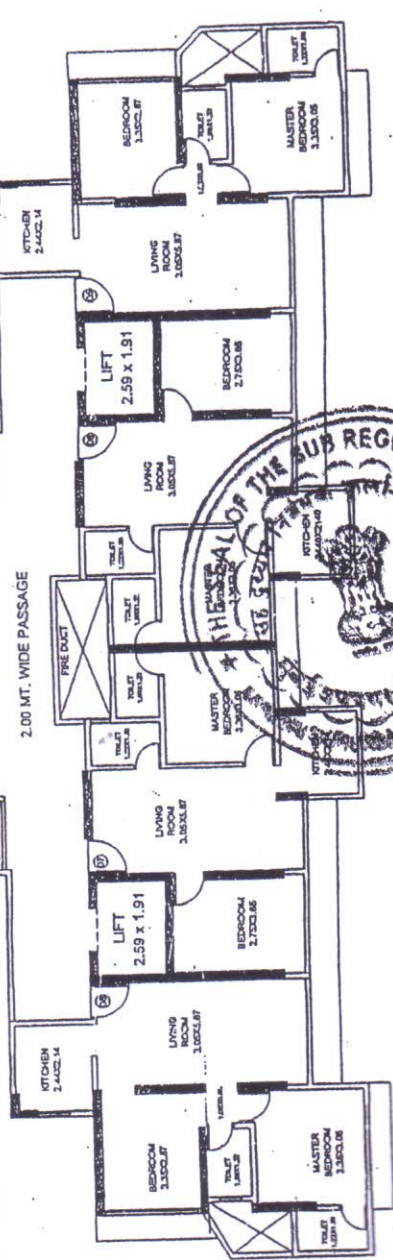
WING B

WING B

WING A



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2023		



23RD FLOOR PLAN

TYP. 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD FLOOR

FLAT - 1802 C, WING 9, 18th Floor.



## नावाचे नाव : देवनार

Payment Details

(1) विलेखाचा प्रकार	क्रमांक	विवरण
(2) मोबदला	5000000	
(3) वाजारभाव (भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3788213.55	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)		1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 1802सी, माळा नं: 18 वा मजला, सी वि. इमारतीचे नाव: एव्हेंटस हाईटस, ब्लॉक नं: प्लॉट नं. 49, (ए टू एफ), रोड नं. 5/6, रोड : शिवाजी नगर, गोवंडी, मुंबई- 400043, इतर माहिती: सदनिकेचे क्षेत्रफळ 552 चौ फूट रेग कारपेट.. ( ( C.T.S. Number : 1A (part) ; ) )
(5) क्षेत्रफळ		1) 56.41 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार देवेन पंकजकुमार मोदी तर्फे मुखत्यार सिध्दार्थ जाधव - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वल्लभ मोसायटी, ब्लॉक नं: 90 फीट रोड, रोड नं: घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AASFR4332G 2): नाव:-मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार मेसर्स एव्हेंटस इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार विनोद मुखराज मेहता तर्फे मुखत्यार सिध्दार्थ जाधव - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वल्लभ मोसायटी, ब्लॉक नं: 90 फीट रोड, रोड नं: घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AASFR4332G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-शाहरुख अख्तर, शेख - - वय:-29; पत्ता:-प्लॉट नं: रूम नं. 02, बॅरक नं. 38, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: माहूल रोड, साधू वासवानी स्कूल च्या मागे, रोड नं: चेंबूर कॅम्प, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-EDAPS3323H
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	7129/2023	
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	300000	
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरग		

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई 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 13/04/2023 ) to Municipal Corporation of Greater Mumbai.

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

