

AGREEMENT FOR SALE

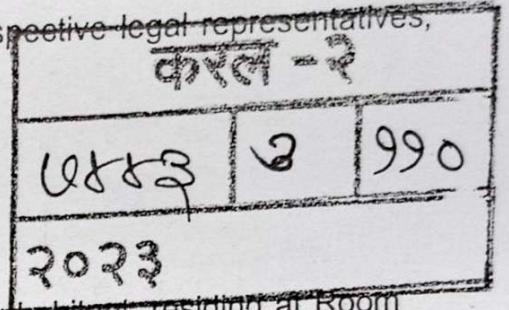
THIS AGREEMENT FOR SALE made at Mumbai this 21st day of April 2023;

Gauri
SORAP

BETWEEN

M/S VL SAVLI DEVELOPERS LLP, a partnership firm duly registered under the provisions of Limited Liability Partnership Act, 2008 , having its registered office at Shop No. 2, C wing, Stella Residency, Kannamwar Nagar-I, Vikroli (East), Mumbai-400083, through its partners viz 1) Dr. Ramdas Maruti Sangle, 2) Mr. Aditya Ramdas Sangle & 3) Mr. Amit Ajit Pangam hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND



Gauri Atul Sorap and Atul Dinkar Sorap, adult, Indian Inhabitant, residing at Room No.14, 3rd Floor Radhika Building, Sai Kripa Society ,Sadanand mohan Jadhav Marg, Dadar East Mumbai-400014, hereinafter referred to as "the Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".



WHEREAS:

- A. The Maharashtra Housing and Area Development Authority (MHADA) was duly constituted with effect from 5th day of December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("the MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the properties, rights, liabilities and obligations of the erstwhile Maharashtra Housing Board including those arising under any agreement or contract became the properties, rights, liabilities and obligations of MHADA;

[Handwritten mark]

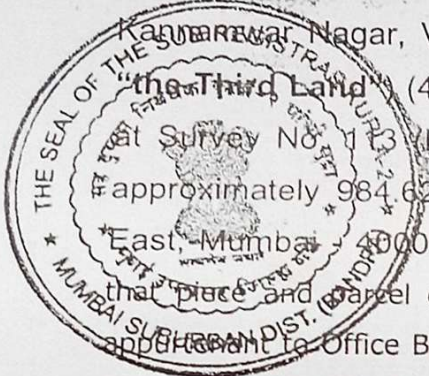
Gauri

SORAP

B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

०४४३ ४ ९९०		
२०२३		

C. MHADA Board had, in pursuance of the scheme, constructed four buildings i.e. (1) Building No. 156 on a piece and parcel of land situated at Survey No. 113 (Pt) bearing City Survey No 356 (Part) and admeasuring approximately 723.72 sq. mtrs of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai - 400083 (hereinafter referred to as "**the First Land**"), (2) Building No. 161 on a piece and parcel of land situated at Survey No. 113 (Pt) bearing City Survey No 356 (Part) and admeasuring approximately 973.75 sq. mtrs of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai - 400083 (hereinafter referred to as "**the Second Land**") (3) Building No. 162 on a piece and parcel of land situated at Survey No. 113 (Pt) bearing City Survey No 356 (Part) and admeasuring approximately 723.72 sq. of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai 400083 (hereinafter referred to as "**the Third Land**") (4) Building No. 163 on a piece and parcel of land situated at Survey No. 113 (Pt) bearing City Survey No 356 (Part) and admeasuring approximately 984.62 sq.mtrs of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai - 400083 (hereinafter referred to as "**the Fourth Land**"). (5) All that piece and parcel of land or ground or plot situated and lying underneath and adjacent to Office Building Nos. 13 and 14 situated at Survey No. 113 (Pt) bearing City Survey No 356 (Part) and admeasuring approximately 552.90 sq. mtrs (hereinafter referred to as "**the Fifth Land**") Each building consisting of ground plus four upper floors and each having 40 tenements therein. The Building Nos. 156, 161, 162 & 163 are collectively referred to as "**Existing Buildings**" and the First Property, Second Property, Third Property, Fourth Property & Fifth Property are collectively referred to as "**the said Land**"



D. MHADA authority as successor of the Maharashtra Housing Board became the owner of and/or otherwise well and sufficiently entitled to the said Land along with the Existing Buildings standing thereon.

E. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the housing authorities, be sold to them.

F. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found

[Handwritten mark]

[Handwritten signature]

[Handwritten signature]

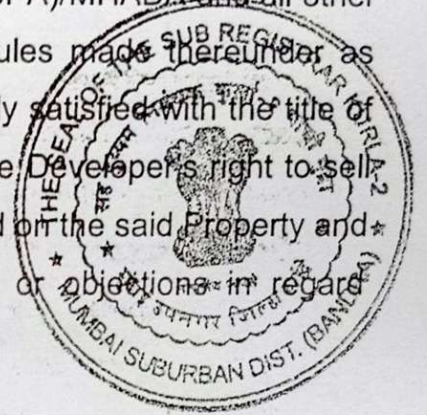
करल - २		
७४४३	९९	१९०
२०२३		

v. CC marked as **Annexure 'E'**;

vi. NOC of MHADA marked as **Annexure 'F'**;

vii. RERA Registration Certificate marked as **Annexure 'G'**

MM. The Allottee/s has / have demanded inspection from the Developer and the Developer has given inspection to the Allottee/s of all documents of title relating to the said Property including the Title Certificate/s and also the plans, designs and specifications prepared by the Developer's Architect and/or sanctioned by Special Planning Authority(SPA)/MHADA and all other documents as specified under RERA and the rules made thereunder as amended up to date and the Allottee/s is / are fully satisfied with the title of the Society in respect of the said Property and the Developer's right to sell various premises in the Buildings to be constructed on the said Property and hereby agrees not to raise any requisitions or objections in regard thereto.



NN. The Allottee/s, being desirous of acquiring an apartment in the Buildings to be constructed on the said Property, has / have approached the Developer and requested the Developer to allot to him / her / them / it, Apartment No. 2204 admeasuring 579 sq. ft. (carpet area as per RERA) +36 sq.ft Deck Area) on the 22nd Floor in D Wing of the said Buildings (hereinafter referred to as "**the Apartment**"), more particularly described in the **Second Schedule** hereunder written and shown in red hatched lines on the plan annexed hereto and marked as **Annexure 'H'**. Accordingly, on the request of Allottee/s, the Developer has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to acquire and purchase the Apartment from the Developer, at and for a total consideration of Rs.11439524/- (Rupees One Crore Fourteen Lac Thirty Nine Thousand Five Hundred Twenty Four Only)(hereinafter referred to as "**the Purchase Price**") on the terms and conditions appearing hereinafter.

OO. Prior to the execution hereof, the Allottee/s has / have paid to the Developer a sum of Rs. 1143952/- (Rupees Eleven Lac Forty Three Thousand Nine Hundred Fifty Two Only) being 10% (Ten percent) of the Purchase Price as advance payment / deposit (the payment and receipt whereof the Developer does hereby admit and acknowledge) and the Allottee/s has / have agreed to pay the Developer the balance Purchase Price in the manner set out herein.

Gauri

STSORAP

13.6 All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by Registered Post A.D. / Under Certificate of Posting / Courier or by Hand Delivery or by Fax, E-mail to the address of the addressee at his / her / their / its address hereinafter mentioned or as may be existing in the records of the Developer based on the information and details provided by the Allottee/s.

कपडा - 2
 0853 700 1990
 2023 To the Developer.

M/s. VL Savli Developers LLP
 Shop No. 2, C wing,
 Stella Residency,
 Kannamwar Nagar I,



Vikroji (East),
 Mumbai- 400083
 E-mail: [●]
 To the Allottee/s,
 Gauri Atul Sorap and Atul Dinkar Sorap

13.7 For the purposes of this transaction, the details of income tax permanent account number of the Developer and the Allottee/s are as follows:

Developer : AARFV6695H
 Allottee/s : AOLPM7029L / BTHPS0908L

13.8 As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the said Allottee/s in terms of payment of Stamp Duty Amount of their Flat No:2204 in D Wing of Eastern Groves.

13.9 The Allottee/s hereby declare that he / she / they / it has gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building Nos.156, 161, 162 & 163 and Office Building Nos. 13 & 14 situated at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at

[Handwritten signatures and initials]

Kannamwar Nagar, Vikroji E
 of Kuria Mumbai Suburban
 Sq. Meters each building cur
 containing 160 (One Sixty) sq

THE SECOND SCHEDULE
 (Description)

Apartment No. 2204 adme
 deck area on the 22nd Fl
 Groves' constructed comp
 in the First Schedule here

THE THIRD SCHEDULE

Construction
On Booking
On Completion of Plinth
On Commencement of
On Commencement of
Completion of 23 rd Flo
Brick Work
Internal and External
Plumbing & Electrical
On Intimation of Pos

THE FOURTH SCHEDULE

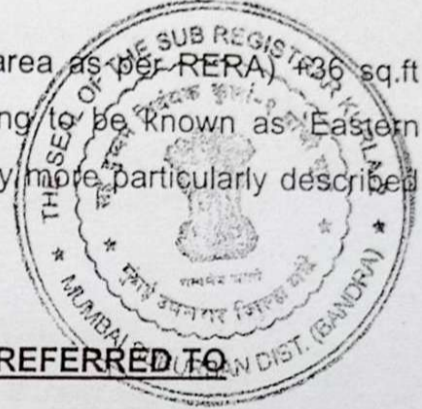
Towards provisio Water Bill, Comm etc. for 18 month
18% GST
@Rs225/sq

करल - २		
०४४३	४५	९९०
२०२३		

Kannamwar Nagar, Vikhroli East, Mumbai 400083 within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, collectively admeasuring 4451.26 Sq. Meters each building consisting of Ground plus 4 (four) upper floors cumulatively containing 160 (One Sixty) flats / tenements thereon.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of the said Apartment)

Apartment No. 2204 admeasuring 579 sq. ft. (carpet area as per RERA) 436 sq.ft deck area on the 22nd Floor in D Wing of the building to be known as 'Eastern Groves' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.



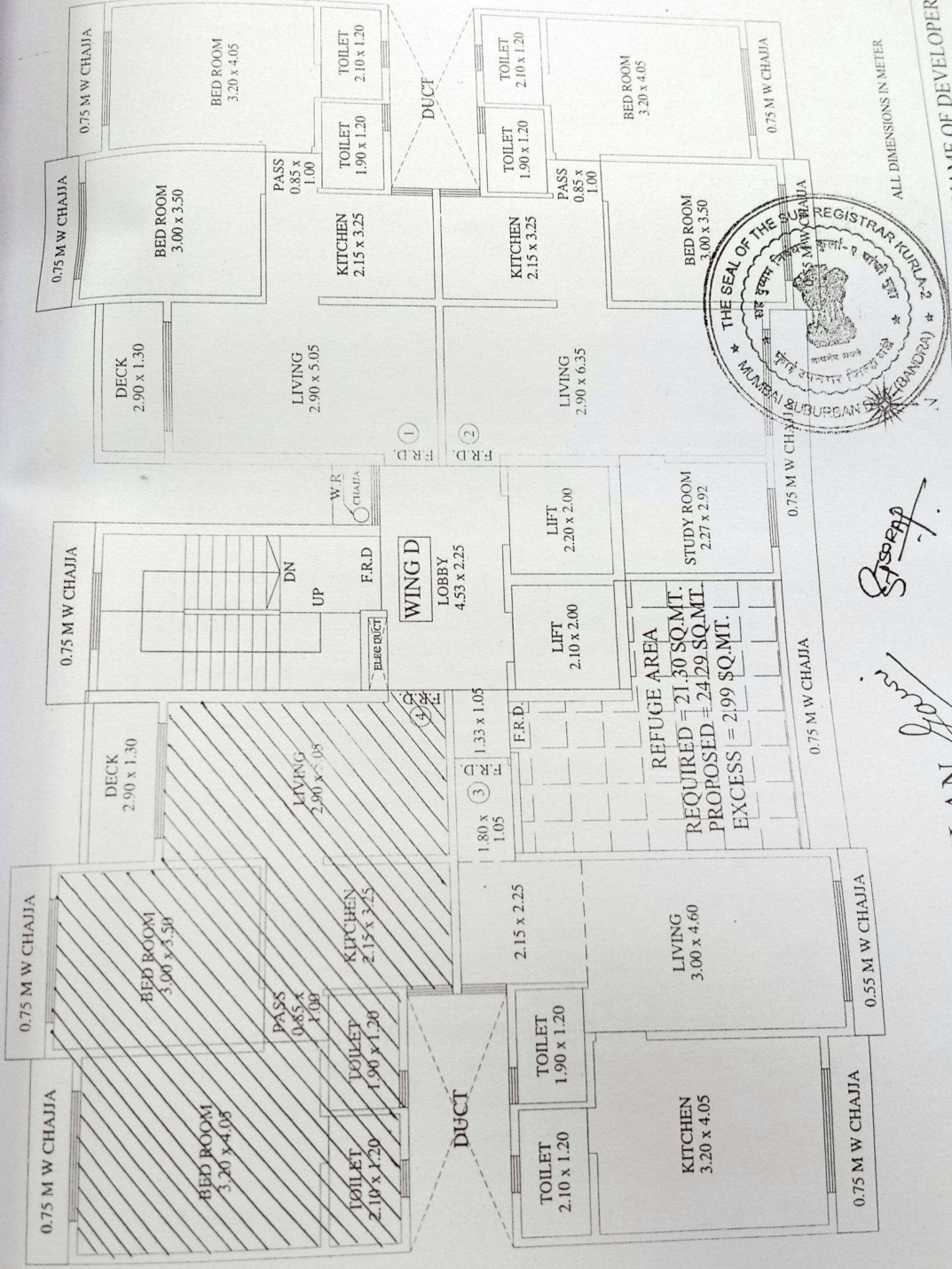
THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(Payment Schedule)

Construction Milestone	Percentage (%)	Amount (Rs.)
On Booking	10%	1143952
On Completion of Plinth	30%	3431857
On Commencement of 8 th Slab	10%	1143952
On Commencement of 16 th Slab	10%	1143952
Completion of 23 rd Floor	10%	1143952
Brick Work	8%	915162
Internal and External Plastering	8%	915162
Plumbing & Electrical	9%	1029557
On Intimation of Possession	5%	571976
Total Cost:	100%	11439524

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO
(Other Contributions)

Other Contributions	Amount (Rs.)
Towards provisional outgoings for Municipal Taxes, Water Bill, Common Electric Bill, Maintenance Charges etc. for 18 months.	104220
18% GST	18760
Total Charges:	122980
@Rs225/sq.ft corpus fund contribution to be given to society at possession	138375

करल - २
 ७४४३ ५५ ९९०
 २०२३



Singh
Singh

NAME OF DEVELOPER
 M.S. V.L.SAVLI DEVELOPERS LLP

SALE PLAN
 SCALE - N.T.S.


22ND (REFUGE) FLOOR PLAN

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO 156,
 161, 162 & 163 ON PLOT BEARING C.T.S.NO.356(PT.)
 AT KANAMWAR NAGAR VIKROJ (E) MIDC DAI

Flat No. - 2204 - D
 Rera Carpet Area - 614.99 sqft.

Singh

करल - २		
७४४३	७३	११०
२०२३		



म्हाडा
MHADA

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-9/539/2021

Date: 18 JAN 2021



To,

M/s. VL Savli Developer LLP,

CA to owner of Kannamwar Nagar Savli CHSL

Sub: Proposed redevelopment of existing bldg. no. 156 Prathemesh, 161 Savali CHSL, 162 Nandanvan CHSL and 163 Namrata CHSL, known at Kannamwar Nagar Savali CHSL on plot bearing CTS No. 356 (pt) at Village Hariyali, Kannamwar Nagar Vikroli Mumbai.

Ref.: L.S. application for requesting Plinth CC dt. 08.01.2021

Dear Applicant,

With reference to your application dated 08.01.2021, for development permission and grant of for Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for Proposed redevelopment of existing bldg. no. 156 Prathemesh, 161 Savali CHSL, 162 Nandanvan CHSL and 163 Namrata CHSL, known at Kannamwar Nagar Savali CHSL on plot bearing CTS No. 356 (pt) at Village Hariyali, Kannamwar Nagar Vikroli Mumbai.

The Commencement Certificate/Building permission is hereby granted subject to compliance of conditions mentioned in Zero FSI I.O.A. Dt. 13.10.2020, approved & issued by this office under no. EE/(B.P.)/Cell/GM/MHADA-104/369/2019 and following additional conditions.

(Handwritten signature)

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66405000
Fax No.: 022-26592058
Website : www.mhada.maharashtra.gov.in

1/3

करल - २		
७४४३	५५	९९०
२०२३		

7. That the conditions of this certificate shall be binding not only on the applicant, executors, assignees, administrators and successors and every person deriving title through or under him.

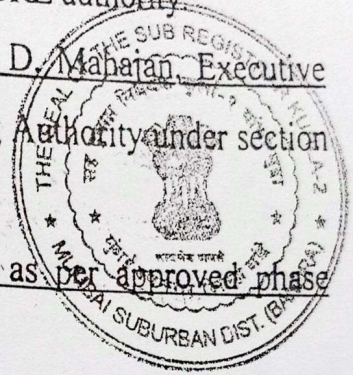
8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

9. The work shall be carried out as per norms prevail by CRZ authority VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan, Executive

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

This Plinth CC is issued for height 0.3 Mt. AGL. as per approved phase program plan at pg. 805.

This CC is valid upto **17 JAN 2022**



(Signature)
18/11

(Dinesh Mahajan)
Executive Engineer/B.P.Cell
Greater Mumbai/MHADA



करल - २		
७४४३	C	११०
२०२३		

Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800028289

Project: **Eastern Groves Phase 1B**, Plot Bearing / CTS / Survey / Final Plot No.: 356pt at Kurla, Kurla, Mumbai Suburban, 400083;

1. **VI Savli Developers Llp** having its registered office / principal place of business at **Leh-Savli, Kurla, District, Mumbai Suburban, Pin: 400083.**

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 **18/02/2021** 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
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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 18-02-2021 06:26:11

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

Dated: 18/02/2021

Place: Mumbai



24/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 7443/2023

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11439524
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9670223.31
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2204, माळा नं: 22 वा मजला, डी विंग, इमारतीचे नाव: ईस्टर्न ग्रीन्स, ब्लॉक नं: कन्नमवार नगर,, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 579 चौ फूट रेरा कार्पेट+36 चौ.फुट डेक एरिया((C.T.S. Number : 356(PT) ;))
(5) क्षेत्रफळ	1) 62.87 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 वीएल साबली डेव्हलपर्स एलएलपी चे भागीदार रामदास मारुती सांगळे - तर्फे मुखत्यार अनिल शंकर बिचारे वय:-48; पत्ता:-प्लॉट नं: शॉप नं 2, माळा नं: सी विंग , इमारतीचे नाव: बिल्डिंग नं. 150, ब्लॉक नं: अक्सिस बँक च्या वरती, कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AARFV6695H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरी अतुल सोरप वय:-36; पत्ता:-प्लॉट नं: रूम नं 14, माळा नं: 3 रा मजला, इमारतीचे नाव: राधिका बिल्डिंग, ब्लॉक नं: साई कृपा सोसायटी, सदानंद मोहन जाधव मार्ग, रोड नं: दादर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AOLPM7029L 2): नाव:-अतुल दिनकर सोरप वय:-35; पत्ता:-प्लॉट नं: रूम नं 14, माळा नं: 3 रा मजला, इमारतीचे नाव: राधिका बिल्डिंग, ब्लॉक नं: साई कृपा सोसायटी, सदानंद मोहन जाधव मार्ग, रोड नं: दादर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-BTHPS0908L
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7443/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	686380
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

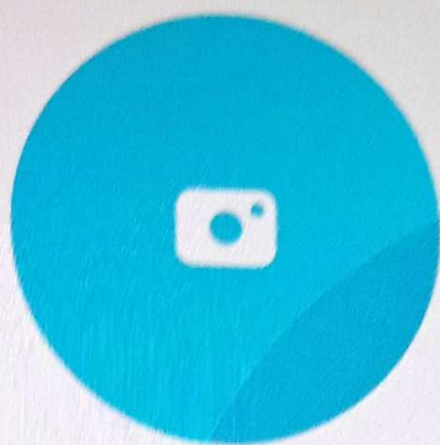
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment Area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत 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 21/04/2023) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा



Gauri Sorap SBI



+918779719253



View contact details

History

Show your recordings and voicemails?

Show



Today 12:07 pm

Incoming call, 1 min 9 secs



4 May 4:32 pm

Incoming call, 1 min 34 secs