

करल - ३
२३६४ ४ ६२
२०२३

करल -
२३६४ ५
२०२३



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 15th day of May H
in the Christian Year **Two Thousand and Twenty Three** BETWEEN M/S.
HIRANANDANI ENTERPRISES, a Partnership Firm registered under the
Indian Partnership Act, 1932, having its Office at 514, Dalamal Towers,
Nariman Point, Mumbai 400 021, having PAN No. **AAAFH0946G**,
hereinafter called the "PROMOTER" (which expression shall unless it be
repugnant to the context or the meaning thereof, mean and include, in
the case of the firm the partner or partners for the time being of the said
firm, the survivor or survivors of them and the respective heirs, executors
administrators of such survivor and his/her or their assigns) of the **ONE**
PART;

[Handwritten signature]

[Handwritten signature]

And Mr./M
DEEPAK CH
hereinafter c
be repugnan
the case o
administrato
partner or
survivors of
such survivor
and permitte

करल-३		
eze	y	e2
२०२३		



And Mr./Mrs./Miss/M/s. DEEPAK SINGH CHAUHAN AND SAVITRI DEEPAK CHAUHAN having PAN No. AHPPC2791L & AHHPG9867B hereinafter called the "PURCHASER/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**;

Chauhan

Chauhan

AND WHEREAS the right of the Promoter is restricted to development of the said Building being the interconnected building with/without common partition wall with the other buildings and more particularly described Thirdly in the First Schedule hereunder written;

AND WHEREAS the Promoter is liable to pay and/or contribute the prorate Development costs and all other benefits in respect of the said layout and rights of the Promoter are restricted to the plinth area and/or land married to the plinth area alone and the total F.S.I. available to the Promoter has no corresponding effect on the ground area of the said portion more particularly described Thirdly in the First Schedule hereunder written;

AND WHEREAS the Promoter has agreed to sell and Purchaser/s has/have agreed to Purchase Flat No. 506 on the 5th floor of "B" Wing of the Said Building "CANNA", admeasuring 37.62 sq.mtrs., which is equivalent to 405 sq.ft. (carpet area), which is inclusive of balcony, if any situated on the Said Property (hereinafter referred to as "The Said Premises") for the consideration and on the terms and conditions hereinafter appearing;

AND WHEREAS the parties hereto are desirous of recording the terms and conditions agreed between them as hereinafter appearing.

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

1. The Promoter is developing the said portion situate, lying and being at Village Powai, Taluka Kurla in the Registration District and Sub- District of Mumbai City and Mumbai Suburban more particularly described Thirdly in the First Schedule hereunder written (hereinafter referred to as "the said property") as sub-Developer and/or Assignee and/or Sub

Licensee under the Agreement for Development-cum-sale date 15th December, 1983 and under the Tripartite Agreement dated 19th November, 1986 and made between the Promoter and the said owners and the Government of Maharashtra of the First Part, B.M.R.D.A of the Second Part and Inter alia the said original owners of the Third Part on the terms and conditions therein contained.

2. The Promoter have constructed the said Building as per the sanctioned Plans under I.O.D and Works Commencement Certificate (CC) and MCGM has issued Occupation Certificate (OC) to the Said Building, copies of IOD, CC and OC are annexed hereto and marked with Letter "A" collectively. The Purchaser/s confirm/s that he/she/they has/have inspected the original of the said Plans, I.O.D., CC and OC, and Purchaser confirms that the copies annexed hereto are the true copies of the said Plans, the said I.O.D, the said CC and OC and the same are inspected by the Purchaser prior hereto.

3. The Promoter have agreed to sell and the Purchaser/s has/have agreed to purchase the said Premises in the said Property admeasuring 37.62 sq.mtrs., equivalent to 405 sq.ft carpet area, which is inclusive of balcony, if any, for the price of Rs. 1,10,39,000/- (Rupees One Crore Ten Lakh Thirty Nine Thousand Only) (including Rs. Nil being the proportionate price of the common area and facilities appurtenant to the said Premises as shown on the typical floor plan annexed hereto) to be paid by the Purchaser/s to the Promoter in the following manner.

- (a) Rs. 11,00,000/- Earnest Amount
- (b) Rs. 99,39,000 On or before 30-May-2023

Rs. 1,10,39,000/- TOTAL

The aforesaid consideration amounts shall be subject to deduction of 1% TDS by the Allottee/s at the time of making payment of sale consideration,

करल - 3		
2308	90	02
2023		

करल - 3		
2308	99	02
2023		



H

H

H

[Handwritten signatures]

[Handwritten signatures]

and undertake not to dispute the same or make any grievance in respect thereof.

करल-३

३३०४ ३१ २२

२०२३

49. Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoter.

50. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these Premises or as to the rights, liabilities and/or the duties of the parties hereto, the same shall be referred to arbitrators of two persons one to be appointed by each party. The arbitrators shall appoint an umpire before entering upon the reference. The provisions of the Indian Arbitration Act shall apply to such reference.

IN WITNESS WHEREOF the parties hereto have hereunto set subscribed their respective hands and seals the day and year first hereinabove written.

FIRST SCHEDULE

FIRSTLY all those pieces or parcels of land or ground situate, lying and being at village Powai, near I.I.T., Saki Vihar Road, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing C.T.S. Nos. 4, 5, 8, 9, 10, 11, 12, 13(pt), 14(pt), 16(pt), 17, 18(pt), 19(pt), 24(pt) & 25 of Village Powai, Taluka Kurla, admeasuring 3,34,454.14 Sq. Mtrs. or thereabouts equivalent to 4,00,006 sq.yds.

करल-३
२३६४ ३२
२०२३

करल-३
२३६४ ३३ ६२
२३

THIRD SCHEDULE

SECONDLY a portion of all those pieces or parcels of lands or grounds situate, lying and being at Village Powai near I.I.T., Saki Vihar Road, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing C.T.S. Nos. 4, 5, 8, 9, 10, 11, 12, 13(pt), 14(pt), 16(pt), 17(pt), 19(pt), 24 (pt) & 25 of Village Powai, Taluka Kurla, admeasuring 3,34,454.14 sq. mtrs. equivalent to 4,00,006 sq. yds. or thereabouts, excluding area admeasuring 17,641.53 sq.yds. equivalent to 14,717 sq. mtrs. area retained by the said M/s. N. Lajpatrai Dharia & Co. and bearing C.T.S. Nos. 11(pt) & 12(pt).

Pro-rata right alongwith all the Purchasers of premises in the Said Property in limited common area and facilities as follows (this does not apply in the case of premises other than flats):
(i) Staircase (ii) Entrance Hall (iii) Lifts and (iv) Servant's Toilet.

FOURTH SCHEDULE

1. R.C.C. Frame Structure.
2. Marble Mosaic Tiles in flooring.
3. Glazed tiles flooring in W.C's and Dado in bathrooms and W.C.s.
4. One shower in every bathroom.
5. One door bell.
6. Overhead and underground water tanks.
7. Lifts (excluding for Row-Houses & 4 Storey Buildings).
8. Compound wall with M. S. Gate.
9. One Wash basin.
10. One kitchen platform suitably decorated and glazed tiles dado.
11. Main door with aldrop, eye piece and night latch, polished veneer outside and oil painted from inside.
12. Building exterior with cement paint and interior with white lime wash.
13. Entrance hall suitably decorated.
14. Electrical points.

THIRDLY a portion of all those pieces or parcels of land or ground, situate lying and being at village Powai, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing old C.T.S. Nos. 13, 23, 24 & 25 (all in parts) and new C.T.S. No. 25 A/1/1 of Village Powai and located in the sector bounded as follows:

- To the North by 60 ft D.P. Road
- To the South by 60 ft D.P. Road
- To the East by 60 ft. D.O. Road
- To the East by plot bearing C. T. S. Nos. 8 and 9 of village Kopri.

SECOND SCHEDULE

Common Areas and facilities of immediate area abutting the main entrance door after the landing on the floor of the Said Premises hereby agreed to be sold in proportion with other premises on the same floor. In case of the Terrace Flat the Terrace shall belong exclusively to the respective Purchaser. In case of Row Houses, the attached Terrace, garden and open space shall belong exclusively to the respective Purchaser.



VALID UP TO 21/10/92

Carra CC

करल		
२३२४	४२	२३
२०२३		

Municipal Corporation of Greater Bombay.

COMMENCEMENT CERTIFICATE

CE/5169/BPES/AN OF

Permission is hereby granted under Section 2023e
 Maharashtra Regional and Town Planning Act (Maharashtra Act
 No. XXXVII of 1966) to Shri Surentra Nipunmandani, and others, C.A. to
 Applicant to the development work of Building Shri Lokpatri Dhasia
No. 5 and others
 at premises at Street No. On C.T. Survey No. 13, 24, 25 all parts

Hissa No. _____ Of village Powai Situated at Powai
 on the following conditions viz :-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) 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, (b) any of the conditions, subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri N. B. Rakhode Executive Engineer to exercise his powers and sanctions of the Planning Authority under section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall 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.

4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

C.C. upto still slab.

for and on behalf of the local Authority
 The Municipal Corporation Of Greater Bombay.

M. K. Rane
 Executive Engineer, Building Proposals)
 (Eastern Suburbs) 21/10/91

OR

Municipal Commissioner for Greater Bombay.

CE/ 5169 /BPES/AN

31 OCT 1991

spk/4.4.91

Full C.C.

M. K. Rane
 Executive Engineer Building

BAPP - 070-9

MUNICI

No. CE

To

Shri G.

Licence

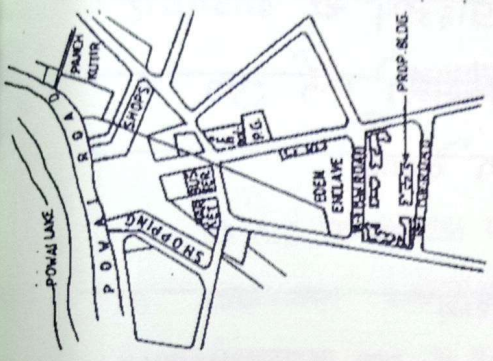
G. K.

S.V. No.

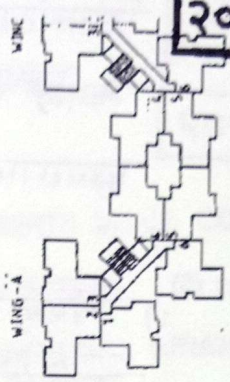
Suburb

...



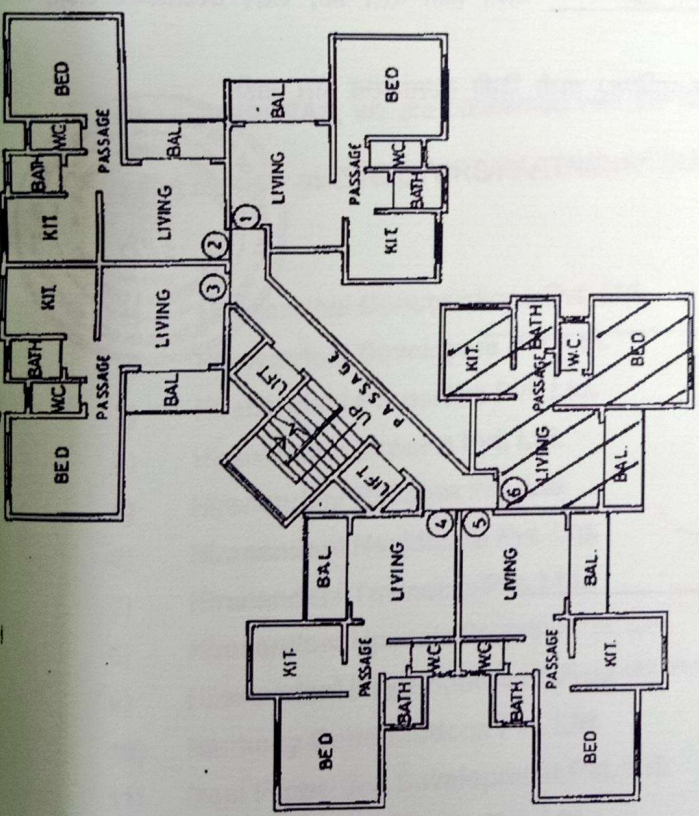


LOCATION PLAN



KEY PLAN

कमल - 3	
ए 325/49	ए
2023	



TYPICAL FLOOR PLAN (1ST TO 7TH FLOOR)

Handwritten signatures and initials.

K.N.H.

WING-B FLAT NO. 506
 Floor: 5th

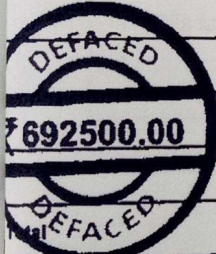
CHALLAN
MTR Form Number-6



MH017593249202223P BARCODE Date 27/03/2023-18:50:20 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No.(If Applicable)	AHPPC2791L
Location MUMBAI		Full Name	DEEPAK SINGH CHAUHAN
Year 2022-2023 One Time		Flat/Block No.	FLAT NO 506 CANNA B WING
Account Head Details	Amount In Rs.	Premises/Building	
030045501 Stamp Duty	662500.00	Road/Street	HIRANANDANI GARDENS POWAI
030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 6

Remarks (If Any)		करल - ३	
PAN2=AAAFH09483-SecondPartyName=HIRANANDANI		e3er ६७ e2	
ENTERPRISES-CA=11039000		2023	



Amount In Six Lakh Ninety Two Thousand Five Hundred Rupees 0
Words nly

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502023032712844 5868387099440
Cheque/DD No.		Bank Date	RBI Date 27/03/2023-18:50:45 29/03/2023
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	1011888 , 29/03/2023

Department ID : Mobile No. : 9819757237
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चालान केवल दफ्तरी निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सादर चालान लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.05.16 19:09:58
IST

Challan Defaced Reason: CRAS Secure Doc. Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-390-9394 0001107412202324	16/05/2023-18:53:17	IGR199	30000.00
2	(IS)-390-9394 0001107412202324	16/05/2023-18:53:17	IGR199	682500.00
Total Defacement Amount				6,92,500.00



13

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 9394/2023

नोदणी :

Regn:63m

गावाचे नाव : पवई

क्र प्रकार	करारनामा
1	11039000
भाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी टेटेदार ते नमुद करावे) न.पोटहिस्सा व घरक्रमांक(असल्यास)	10948620.79 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 506, माळा नं: 5 वा मजला, इमारतीचे नाव: कॅना बी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई,मुंबई-400076, इतर माहिती: सदनिका 405 चौरस फुट कारपेट 37.62 चौरस मीटर कारपेट व 45.17 चौरस मीटर बिल्ट अप,बिल्डिंग नं 4,सेक्टर 2 ए,सि टी एस नं 13(पार्ट),24(पार्ट),25(पार्ट)ऑफ व्हिलेज पवई,करारनामा दस्तात नमूद केल्याप्रमाणे PUI: SX1200261640000 ((C.T.S. Number : 25 ;))
2	1) 45.17 चौ.मीटर
3) किंवा जुडी देण्यात असेल तेव्हा. 3) करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव णी न्यायालयाचा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता 3) करून घेणा-या पक्षकाराचे व किंवा दिवाणी या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाम	1) नाव.-हिरानंदानी इंटरप्राईजेस चे भागीदार कमल एन हिरानंदानी तर्फे कुल मुखत्यार किंजल देसाई वय-47; 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:- AAAFH0946G 1) नाव.-दिपक सिंग चौहान वय:-48; पत्ता.-प्लॉट नं: 506, माळा नं: ., इमारतीचे नाव: कॅना बी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400076 पॅन नं:-AHPPC2791L 2) नाव.-सावित्री दिपक चौहान वय:-44; पत्ता.-प्लॉट नं: 506, माळा नं: ., इमारतीचे नाव: कॅना बी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400076 पॅन नं:-AHHPG9867B
3) करून दिल्याचा दिनांक	15/05/2023
नोदणी केल्याचा दिनांक	16/05/2023
मांक,खंड व पृष्ठ	9394/2023
भावाप्रमाणे मुद्रांक शुल्क	662500
भावाप्रमाणे नोदणी शुल्क	30000

साठी विचारात घेतलेला तपशील:-

क आकारताना निवडलेला अनुच्छेद :-

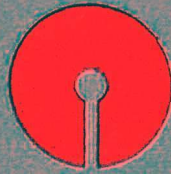
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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 16/05/2023) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



STATE BANK OF INDIA
PBB, HIRANANDANI (04234)

LOS No. :

Applicant Name : DEEPAK SINGH CHAUHAN

Co-Applciant Name : SANITRI CHAUHAN

CIF No.: 1) 2)

Contact Number (R) (O)

Loan Amount 25 LACS

Tenure :

Interest Rate :

EMI :

Loan Type :

SBI LIFE : YES / NO

RMPB's :

Name of RMPB's :

Mob. No. of RMPB's :

Fax No of PMPB's :

(Mail Confirmation)
Vashtukala - 19/05/25