



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-5183/BP(WS)/AR/OCC/1/New of 04 August 2022]

To,
M/S.SHETH INFRAWORD PVT.LTD.
Gr. and 3rd floor, Prius Infinity, Paranjape B Scheme , Subhash Rd. Vile Parle (East), Mumbai-400057..

Dear Applicant/Owners,

The **full** development work of **Residential** building comprising of **Wing A1 & A2 : Lower Gr.+ (pt.) Stilt & (pt.) Gr. Floor + 1st to 22nd upper Res. floors and Wing A3 : Two Level Basement + Lower Gr.+ (pt.) Stilt & (pt.) Gr. Floor + 1st to 21st upper Res. floors and Wing 'B', common lower Gr. and Wing 'B2' & 'B3' : 12th floor and Wing 'C' : common lower Gr. and Club House & Ele. Substn. within R.G. area on Gr. floor, i.e. Full OCC cum BCC to the entire completed bldg. on plot bearing C.S.No./CTS No. 2400/E of village DAHISAR R/N at 13.40 M wide D.P. Road (Shiv Vallabh Raod) is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV** , Licensed Surveyor , Lic. No. **J/167/LS** , Shri. **Achuyt NARAYAN Watve** , RCC Consultant, Lic. No. **STR/W/10** and Shri. **Omprakash S. Purohit** , Site supervisor, Lic.No. **P/235/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/A-5183/BP(WS)/ARCFO/ 1/New** dated **30 November 2021** . The same may be occupied and completion certificate submitted by you is hereby accepted.**

Copy To :

1. Asstt. Commissioner, R/N Ward
 2. A.A. & C. , R/N Ward
 3. EE (V), Western Suburb II
 4. M.I. , R/N Ward
 5. A.E.W.W. , R/N Ward
 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

 Digitally signed by HANUMANT SADASHIVRAO BURE
Date: 04 Aug 2022 13:27:07
Organization: Bhanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/N Ward

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (Agreement) is made and entered into at Mumbai on this 15th day of Sept., 2017.

BETWEEN

SHETH INFRAWORLD PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Sheth House, Behind Dindoshi Fire Station, Opposite Oberoi Mall, Gen A K Vaidya Marg, Malad (E), Mumbai 400 097 hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors) of the **FIRST PART;**

AND

Mr/Mrs/Miss/Messrs. _____

SAPALIGA VINAYKUMAR KRISHNA (CFUPS0155M) THROUGH P.O.A.

KALPANA VINAYKUMAR SAPALIGA (AQCPN9939R)

_____ **KALPANA VINAYKUMAR SAPALIGA**

_____ of Indian Inhabitant(s)

residing at **B-501, OASIS, VASANT OSCAR,**

_____ **MULUND-WEST,**

_____ **MUMBAI - 400 080.**



(Signature of Owner)



(Signature of Purchaser)

HH. The Promoter has fully disclosed to the Purchaser(s) the subsisting charge and mortgage in respect of the Balance Property to the satisfaction of the Purchaser(s). The Purchaser(s) shall not be entitled to raise any further requisitions on the Promoter in this respect.

II. The Parties hereto are desirous of recording the terms and conditions on which the Promoter and the Purchaser(s) agreed to allot the Flat in the Project to the Purchaser(s) in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:



1. The recitals mentioned hereinabove shall always form an integral and operative part of this Agreement for Sale (Agreement) as if incorporated ^{ad verbum} as per 21

2. AGREEMENT:

2.1 The Purchaser hereby agrees to purchase from the

CELLS	29	920
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Promoter and the Promoter hereby agrees to sell to the Purchaser, Flat No. 1701 admeasuring 49.70 square meters carpet area (as per presently applicable development norms) and 51.79 square meters carpet area (as per RERA) along with square meters of balcony on the 17TH floor (hereinafter referred to as "**the Flat**") in Building No. ABC, Wing A2 of the Project and more particularly described in the **THIRD SCHEDULE** hereunder written for the following

Total Consideration of Rs. 8152560/- (Rupees five exclusive amenity to use one car parking space, only)

Eighty One Lacs Fifty Seven Thousand Three Hundred Sixty only subject to the terms and conditions mentioned herein or in the Approvals issued or granted by the Sanctioning

(Signature of Owner)

(Signature of Purchaser)

गावाचे नाव : 1) दहिसर

(1) विनिखाचा प्रकार	करारनामा
(2)मोदला	8157360
(3) बाजारभाव/भाडेपट्याच्या बाबतपट्टाकार आकारणी देतो की पट्टदार ते नमुद कराये	8904787.65
(4) भू-भाषण पोहिससा व घरकामांक असल्यास)	
(5) क्षेत्रफळ	1) 62.17 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या विलिख ठेवणा-या पक्षकाराचे नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास;प्रतिवादिचे नाव व पत्ता.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	
(10)दस्त नोंदणी केल्याचा दिनांक	
(11)अनुक्रमिक,खड व पृष्ठ	
(12)बाजारभावाप्रमाणे मूदांक शुल्क	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	

1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदलिका नं: 1701,विंग ए2, माळा नं: सतरावा मजला, इमारतीचे नाव: शेठ विदोरी, ब्लॉक नं: दहिसर ईस्ट. रोड : मुंबई - 400068, इतर माहिती: 1 कार पार्किंग सहित ; कार्पेट एरिया 557.47 चौ.फूट / 51.79 चौ.मी.((C.T.S. Number : 2400/E/1 ;))

1) नाव:-शेठ इन्फावर्ल्ड प्राईवेट लिमिटेड चे संचालक चित्तल शेठ तर्फे अधिभूत रस्त्याकरी राजेंद्र बाजारिया तर्फे कुलमुखत्यार विष्णू पाचारणे .- वय:-47. पत्ता:-लॉट नं: - माळा नं: - इमारतीचे नाव शेठ सऊस, ब्लॉक नं: दिंडोशी कायर स्टेशनच्या मागे, रोड नं: जनरल एके वेंच मार्ग, मराराष्ट्र, MUMBAI. पिन कोड:-400097 पत्ता नं:-AAYCA8422C

1): नाव:-वित्तयकुमार कृष्णा सपातिगा तर्फे मुखत्यार कल्पना वित्तयकुमार सपातिगा वय:-46. पत्ता:- लॉट नं: बी-501, माळा नं: - इमारतीचे नाव: ओएसिस, ब्लॉक नं: वसंत आस्पर, रोड नं: एल बी एस मार्ग, मराराष्ट्र, MUMBAI पिन कोड:-400080 पत्ता नं: -CIT,PS0155M
2) नाव कल्पना विष्णूपाचारणे सपातिगा वय:-46. पत्ता:-लॉट नं: की-501, माळा नं: - इमारतीचे नाव ओएसिस, ब्लॉक नं: वसंत आस्पर, रोड नं: एल बी एस मार्ग, मराराष्ट्र, MUMBAI पिन कोड:-400080 पत्ता नं: -AQR,PN9939R

15/09/2017
16/09/2017
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