

करल-२
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 04th day of November, 2020

JB
A. Gurneshi

BETWEEN

M/s. SKYRISE ENTERPRISES, a partnership firm carrying on business at Nazareth House, Plot No. 55, 14th Road, Chembur, Mumbai 400 071 through its duly authorized partner Mr. Jeet Bharani, hereinafter referred to as "PROMOTER" (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 their heirs executors and assigns) of the First Part;

AND

<i>JB</i>	<i>J</i>	<i>B</i>		
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करल-२		
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२०२० (१) Mr. ANAND VELU MUDALIAR aged: 46 years,		

having Pan Number: ANNPM8012A

(2) Mrs. GURUSELVI ANAND MUDALIAR aged: 41 years,

having Pan Number: DBCPM1990R



aged: _____ years,

having Pan Number: _____

Residing at & having their office at SION TROMBAY ROAD,
STUDIO, CHAWL 4, ROOM NO. 15, MOTIBALL
APPROXIMATELY 700 METERS FROM
EREBUR, MUMBAI-71 hereinafter called "THE ALLOTTEE/S"

(which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in case of individuals his/her/ their heirs, executors and administrators, in the case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and in the case of company, its successor or successors and their permitted assigns) of the **SECOND PART;**

WHEREAS:

A. One M/s. Good Relation Co-operative Housing Society Limited, a co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/HSG/5718 of 1979, hereinafter referred to as 'the said Society' is seized and possessed of and otherwise well and sufficiently entitled to as owner of a piece or parcel of land bearing CTS No. 396, Borla Village, Survey No. 44, Hissa No. 6, admeasuring 836 sq.mtrs and CTS No. 398, Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.70 sq.mtrs. in the registration district and Sub- District of Bandra, Mumbai, and which is more particularly described in the First Schedule

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2004 E 929
2020

hereunder written and hereinafter referred to as 'the said property'. The copy of the extract from the Property Register Card in respect of the said property reflecting the name of the said society as owners of the said property is annexed hereto as Annexure A;

B. The said society originally had 16 members. The said society was desirous of developing the said property by construction of a residential complex on the said property to house its members by utilising the potential of the said property. However due to lack of expenditure and funds the said society was not in a position to undertake the development work on its own. Hence the said society decided to assign the development work of the said property to a competent developer who would develop the said property to a complete development plot potential thereof and provide for the members of the said society self contained flats in the new building/s to be constructed on the said property and the balance area/flats would be available to the developer for sale in the open market;



C. The said society had applied to the competent authority under the Urban Land Ceiling Act for exempting the said property from the provisions thereof and the said authority issued an Exemption Order dated 05.02.1979 bearing no. CHS-077/2 thereby exempting the said property from the provisions of Urban Land Ceiling Act. The competent authority also issued a corrigendum dated 23.02.96 to the said exemption order therein permitting the said society to undertake development work of the same as per the terms and conditions as stated therein.

D. The said society had also applied to the Collector of Bombay Suburban District for grant of NA permission to develop the said property and the same was granted by the Collector by his order dated 07.01.97 bearing reference no. C/DBK-VII-A/LND/NAP/SR-5359 and C/DBK-VII-A/LND/NAP/SR-5915.

JB					
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Aside from the above i.e. the terms and conditions under the ULC exemption order and Collector NA permission, there are no covenants affecting, impediments attached to or illegal encroachment on the said property;

F. By an Agreement dated 28.02.1995 was executed between the Municipal Corporation of Greater Bombay and Shri Ashok N. Kale (jointly the Licensors therein) and M/s Good Relations Cooperative Housing Society (Licensee therein) for grant of temporary way to the said property through the municipal land bearing S.No.45 Hissa No. 5 of Village Borla Mumbai. The same was renewed from time to time till 2010 vide letter dated 03/08/2002. At present, an application dated 24.5.2017 has been filed for renewal thereof and the same is pending.



Accordingly by a Development Agreement dated the 15th of August, 1998 duly registered under Deed of Confirmation dated 21st July 2011 under serial no. BDR-13/6091/2011, read with Supplementary Agreement dated 02.12.99 and Confirmation cum 2nd Supplementary Agreement dated 14.09.15 registered under serial no. KRL-1/9416/2015 (hereinafter collectively referred to as "the said agreement"), executed between the said society as the owner and the PROMOTER herein, the said society granted development rights in respect of the said property described in the First schedule hereunder written to the PROMOTER in consideration of PROMOTER providing self contained tenements to all their existing 16 members (3 tenements in Wing A and rest 13 tenements in Wing C) as directed by the society and on the terms and conditions contained therein. Under the said Agreement, the Developer is entitled to utilize the remaining area/tenements/flats by selling transferring or dealing with the same in any manner they deem fit and appropriate the proceeds thereof, by utilising the full developmental potential of the said property available in respect thereof from time to time under the development control rules which includes without limitation the basic FSI potential of the said property, TDR FSI, additional FSI and future increase in FSI on

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

PART OCCUPANCY CERTIFICATE
FORM NO. 18-0/4/W/133(N/W)

7TH FLOOR	2004	23	929
2020			

Plot: Good relation CHS Ltd.
CHS No. 396, 398 of Village Borla, Chembur, Mumbai.

Asst. Engineer

The Part 2 development work of Residential building comprising of WING B (STILT+1ST TO 7TH UPPER RESIDENTIAL FLOORS i.e. FULL OCCUPATION PERMISSION FOR WING B) OF BUILDING COMPRISING OF WING A, WING B AND WING C located at CHS No. 396, 398 of village BORLA-E at Nearby Govandi Railway Station is completed under the supervision of Shri. BANSI HASSANAND WADHWA, Architect, Lic. No. CA/82/728A, Shri. Kahaivalal Hundraj Motwani, RCC Contractor, Lic. No. STR/M/17 and Shri. Chhaganlal P Chheda, Site supervisor, Lic.No. C/5/SS-I and as per development certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. Online dated 12 July 2018.

It is developed with the following conditions.

1. All safety measures shall be completed before asking full OCC.

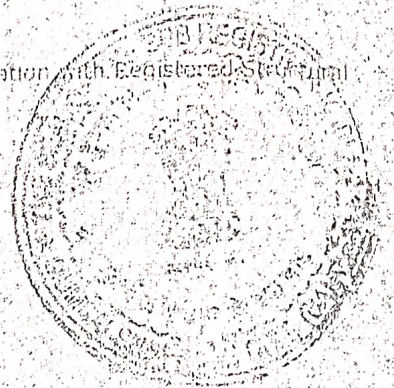
2. Safety Precautionary measures shall be taken in accordance to relevant I.S code and in consultation with Registered Structural Engineer. It is done subject of the balance work.

To: Mr.

- 1. Asst. Commissioner, M/C Ward
- 2. A.S.E., M/E Ward
- 3. Engineer, Eastern Suburb
- 4. J.E., M/E Ward
- 5. A.E., M/E Ward

Subject: BANSI HASSANAND WADHWA, A/ SHUBASHA, OFF. 10th road Chembur

For information please



Name: DEELIP
PARASHARAM PATIL
Designation: Executive
Engineer
Organization: Personal
Date: 16-Sep-2018 17:22:51

Yours faithfully
Executive Engineer (Building P. & S.)
Municipal Corporation of Greater Mumbai
M/E Ward



05/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. कुर्ला 2

दस्त क्रमांक : 9075/2020

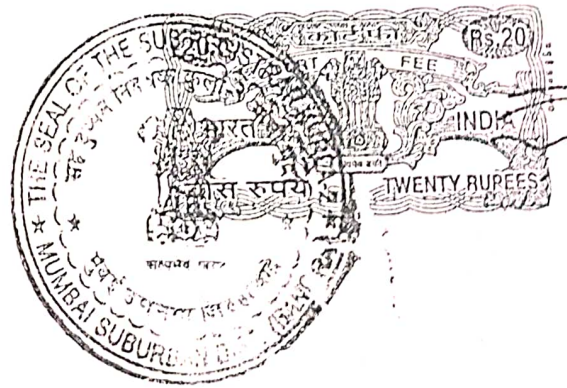
नोदणी :

Regn 63m

गावाचे नाव : बोरला	
(1) वितोखाचा प्रकार	करारनामा
(2) मोबदला	8750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8252193.6
(4) भू-गापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: प्लॉट नं 605, माळा नं: 6 वा मजला, वी विय, गुड रिलेशन, इमारतीचे नाव: गुड रिलेशन सीएचएस लिमिटेड, ब्लॉक नं: चेंबूर, रोड : गोवंडी पूर्व, मुंबई 400088, इतर माहिती: सदर मिल्कतीचे मोजे बोरला, सी टी एस नं 396, 398 ----- सदरिकेचे क्षेत्र 58 चौ मीटर कारगेट मोहन प्रमाणे .((C.T.S. Number : 396 ; Survey Number : 44, Hissa No 6 ;))
(5) क्षेत्रफळ	1) 58 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:-स्कायर्सईझ एंटरप्रायजेस चे भागिदार जीत भाराणी वय:-32; पत्ता:-, -; नागरेय हाऊस, प्लॉट नं 55, 14 वा रोड, चेंबूर, मुंबई, चेबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AAMFS8019B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद वेल् मुदलियार वय:-46; पत्ता:-प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: बाळ 4, ब्लॉक नं: सायन ट्रॉम्बे रोड, आर के स्टुडिओच्या समोर, रोड नं: मोती बाग, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ANNPM8012A 2): नाव:-गुरुसेल्वी आनंद मुदलियार वय:-41; पत्ता:-प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: बाळ 4, ब्लॉक नं: सायन ट्रॉम्बे रोड, आर के स्टुडिओच्या समोर, रोड नं: मोती बाग, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-DBCPM1990R
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2020
(10) दस्त नोदणी केल्याचा दिनांक	05/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	9075/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेंरा	

मुल्यांकनसाठी विचारात घेतलेला तपशील:-:

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



सिंह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा



भारतीय स्टेट बैंक

State Bank of India

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SION TROMBAY ROAD, NEAR DEONAR BUS DEPOT
DEONAR, MUMBAI(MAHARASHTRA) 400088
IFS Code: SBIN0003109

कवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY

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PAY STATE BANK OF INDIA

को या उनके आदेश पर OR ORDER

रुपये RUPEES TWO THOUSAND NINE HUNDRED AND FIFTY ONLY

₹ 2950/-
अबा करें

खा. सं.
A/C No.

10896036362

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH



SB ACCOUNT

PREFIX :
0438200084

A. Guruselvi
ANAND GURUSELVI

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 563104⑈ 400002023⑈ 014995⑈ 31