



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 9th day of Oct. 2020 ("said Agreement").

BETWEEN

M/S SAHAJ ANKUR REALTORS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, through any of its partner/s, having its registered office at 303, Galaxy Arcade, 10 M.G. Road, Vile Parle (East), Mumbai 400 057 and branch office at 5, Link Rose, Linking Road, Santacruz (West), Mumbai 400 054, hereinafter referred to as the said "**Ms. Sahaj Ankur Realtors/Ankur**" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include the partner or partners for the time being and from time to time of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner) of the **FIRST PART**;

AND

ANKUR MAYFLOWER ASSOCIATES, having its registered office at 404 Niranjana, 99, Marine Drive, Marine Lines West, Mumbai 400002, through its partners, (i) **M/s Sahaj Ankur Realtors**, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 having office at 5, Link Rose, Linking Road, Santacruz (West), Mumbai 400 054 and (ii) **Vinca Realtors Private Limited**, a company registered under the provisions of the Companies Act, 1956 (Act No. 1 of 1956) and having its registered office at 404, Niranjana, 99, Marinelines West, Mumbai - 400002, hereinafter referred to as "**The Developer/Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its nominees, successors and assigns) of the **SECOND PART**;

AND



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Mr. Ramesh Kondiram Latke and Mrs. Rutuja Ramesh Latke, having his/her/their address at Room No. 401, Siddhivinayak Apartments, Vancha Siddhivinayak Ganesh Mandir, Sir M. V. Road, Andheri East, Mumbai 400 069, 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 and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustees for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **THIRD PART**;

WHEREAS:

- A. By and under a Deed of Slump Sale of Business Undertaking dated 16th November, 2011 executed by and between M/s. Usha Enterprises, M/s. Sahaj Ankur Realtors and Mr. Hasmukh Chandulal Parikh and registered with the office of Sub-Registrar of Assurances Bandra-4 under Serial No. 10896/2011, as rectified by Deed of Rectification dated 6th



August, 2011, executed by and between M/s Usha Enterprises, M/s. Sahaj Ankur Realtors and Mr. Hasmukh Chandulal Parikh and registered with the office of Sub-Registrar of Assurances Bandra-4 under Serial No. 7104 of 2012, M/s. Sahaj Ankur Realtors purchased (and being the absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 2,299 square yards equivalent to 1,922.19 square meters therein referred to as admeasuring 1,877.50 square meters as per Property Register Cards) and bearing C.T.S. Nos. 657 and 657/1 to 19 of Village Andheri, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban ("the said Land"), together with all the structures thereon including Building Nos. 'A', 'B' and 'C', locally known as Madhav Baugh ("the then Existing Buildings"). The said Land and the

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more particularly described in the First Schedule hereunder written and shown surrounded by red lines on the plan hereto annexed and marked as ANNEXURE -1 hereto.

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B. The then Existing Buildings comprised of 29 premises. Out of the said 29 premises, 25 (twenty-five) premises, comprising 1 (one) premises situate in Building "A", 12 (twelve) premises situate in Building "B", 12 (twelve) premises situate in Building "C" were occupied by occupants/ tenants on tenancy basis (collectively referred to as the "said Tenanted Premises") and balance 4 (four) premises situate in Building "C" were occupied on ownership basis (collectively referred to as the "said Ownership Premises").

C. Thus M/s. Sahaj Ankur Realtors had become the owner of and was seized and possessed of or otherwise well and sufficiently entitled to all the right, title and interest in the said Property and the full development potential/ FSI, with a clear and marketable title free from all encumbrances, save and except the claims in respect of the said Tenanted Premises and Ownership Premises.



D. Pursuant thereto, M/s. Sahaj Ankur Realtors initiated the process of redevelopment of the said Property in the year 2011 by negotiating with the tenants/occupants of the said above 29 premises and have also executed and registered 29 (twenty-nine) separate Agreements for Permanent Alternate Accommodation with the tenants/ occupants in respect of the said Tenanted Premises and the said Ownership Premises ("Agreements for Permanent Alternate Accommodation"). All the tenants/occupants by entering into their respective Agreement for Permanent Alternate Accommodation, thereby agreed to vacate their respective premises and for demolishing the then Existing Buildings for the redevelopment of the said Property and for construction of the new building/s on the said Land by utilizing F.S.I of the plot and by loading TDR FSI/Fungible FSI, to be carried out by the Developer herein.

E. Pursuant thereto, upon the application dated 3rd August, 2013 made by M/s. Sahaj Ankur Realtors in this regard, the Municipal Corporation of Greater Mumbai ("MCGM") has issued an Intimation of Disapproval bearing No.CE/4461/MS/AK dated 2nd September, 2013 for the redevelopment of said Property and sanctioned plans in respect of the proposed buildings to be constructed on the said Land.

In respect of the proposed buildings to	
be constructed on the said Land.	
M/s. Sahaj Ankur Realtors	
Mumbai	

F. Vinca Realtors Private Limited, a company registered under the provisions of the Companies Act, 1956 (Act No. 1 of 1956), is engaged in the business of development and redevelopment of land and immoveable property. The Vinca Realtors Private Limited, being desirous of

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developing the said Property had approached M/s. Sahaj Ankur Realtors with a proposal to develop the said Property in joint venture for residential /commercial purposes and on the terms and conditions as agreed between the Parties.

G. Further, by and under a Joint Venture Agreement dated 29th April, 2014 ("Joint Venture Agreement") executed by and between, M/s. Sahaj Ankur Realtors and M/s. Vinca Realtors Private Limited, it was agreed and undertaken by the parties therein that they shall in joint venture, undertake the business of the development of the said Property by utilization, consumption and exploitation of the full development potential and total FSI/TDR/Fungible FSI of the said Land, by construction of buildings for commercial and residential purposes, together with common areas and facilities and all related and incidental activities, on the said



H. Accordingly, the Developer is in its own right entitled to develop and sell the balance flats/commercial units to be constructed on the said Land, out of the balance TDR FSI and allot the balance car parking spaces. Pursuant to the aforesaid Joint Venture Agreement, M/s. Sahaj Ankur Realtors have put the Developer in possession of the said Land/Property for carrying out development work;



I. The Developer has decided and agreed in the Joint Venture Agreement to execute agreements for Sale with purchasers of units/premises in the name of Joint Venture M/s. ANKUR MAYFLOWER ASSOCIATES and lodge the same before the relevant offices of Sub-Registrar of Assurances and admit execution thereof and register the same and the Joint Venture i.e. M/s. Ankur Mayflower Associates shall be regarded as the developers and promoters of the Project.

J. The Developer is entitled to construct buildings on the said Land in accordance with the Recitals hereinabove.

K. ~~The Developer~~ is undertaking the development of the said Land in a phase-wise manner.
The Developer has demolished the then Existing Building on the said Land and has commenced the process of developing the said Land.

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THE FIRST SCHEDULE RESERRED TO HEREIN ABOVE

(Description of the said property)
All the pieces and parcels of land or ground admeasuring 2,299 square yards equivalent to 1,992.19 square meters (1877.5 square meters as per the Property Register Card) in the aggregate bearing C.T.S. Nos. 657 and 657/1 to 19 situated at Andheri Kurla Road, Andheri (East), Mumbai 400 069, Village Andheri in the Registration District and Sub-district of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards North :- By Private Road
On or towards East :- By Property of Mulji RanchhoddasVed
On or towards South :- Kurla-Gundavali Road
On or towards West :- By property of Madhav Devidas and kallianji Hatibhai
Together with the structures known as "Madhav Baugh" being Building No. 'A', Building No. 'B' and Building No. 'C' standing thereon.

Schedule - 2 Description of the said Flat

Premises being Flat No. 1201 of the residential type admeasuring 109.25 square meters carpet area as per RERA on the 12th Floor in the said 'B' wing along with one car parking in basement in the said Real Estate Project situated on land bearing C.T.S. No. 657, 657/1 to 19 situated at Andheri Kurla Road, Andheri (East), Mumbai 400 069 Village Andheri in the Registration District and Sub-district of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards North :- By Private Road
On or towards East :- By Property of Mulji Ranchhoddas Ved
On or towards South :- Kurla-Gundavali Road
On or towards West :- By property of Madhav Devidas and kallianji Hatibhai

Payment Breakup Installments

Particulars	Percentage
Towards Booking Amount	28%
Registration of Agreement / On Completion of 14 th completion of Brickwork & Internal Plaster	42%
On completion of Sanitary Fitting & Flooring	5%
On completion of External Plaster	5%
Completion certificate of Lift & Entrance Lobby	10%
On possession	5%
Total Payment	100%

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Schedule - 4 – Common Amenities

- open spaces,
- parking spaces,
- lobbies,
- Lifts and staircases,
- terraces,
- recreation spaces,
- internal access roads and
- all other areas

Schedule - 5 - Common Infrastructure for both projects

- Under ground Water tanks
- Substation
- Sewerage system
- Entry and exit

Schedule – 6 - LIST OF AMENITIES

- Internal Plaster of POP/Gypsum plaster, which can resist water and is superior internal finishing material.
- External finish, textured paints having water-proof qualities for long durability
- Foundation and the building treated with Anti-Termite & Anti Rodent treatment
- Firefighting system as per the MCGM rules.
- High-speed modern Elevators.
- Ultra-modern elevation.
- Designed Entrance Lobby.
- Provision for Toilet for Drivers and Security.
- Vitrified Flooring in entire flat.
- Kitchen shall have Granite platform with stainless steel Sink and Dado tiles upto 200 mm glass.
- All external windows will be of Anodized or Powder Coated or any other equivalent material with 4 mm glass.
- Marble / Granite frames for the external windows.
- Door Frames will be of teakwood.
- Fittings, hinges and handles will be of heavy duty Brass / SS
- Concealed copper wiring.
- Adequate electric power supply and points in all the rooms.
- Bathrooms shall have the following:
 - Designer tiles in all the bathrooms.
 - Non-slippery high flooring for each Bathroom.
 - Hot and Cold water line, Washbasin, Commode and high-ended Fittings in each bathroom.



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at _Mumbai (city/town name) in the presence of attesting witness, signing as such on the day first above written.

[Schedules and Annexes are to be modified]

SIGNED AND DELIVERED BY THE WITHINNAMED

Allottee: (including joint buyers)

(1) Mr. Ramesh Kondiram Latke



[Signature]
R.K. Latke



(2) Mrs. Rutuja Ramesh Latke



[Signature]
Rutuja



At Mumbai on 9/10/2020.



In the presence of WITNESSES:

1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED BY THE WITHINNAMED

Promoter

(1) ANKUR MAYFLOWER ASSOCIATES

(Through its Authorized Signatory)

SHAILESH HINGGARH



ANKUR MAYFLOWER ASSOCIATES

[Signature]
Authorized Signatory.



(2) SAHAJ ANKUR REALTORS

(Through its Partners)

NIMESH DALAL



SAHAJ ANKUR REALTORS

Partner.

(Authorized Signatory) WITNESSES:

1. *[Signature]*

2. *[Signature]*



Note - Execution clauses to be finalized in individual cases having regard to the constitution of the parties to the Agreement

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09/10/2020

सुची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 7989/2020

नोदणी :

Regn.63m

गावाचे नाव : अंधेरी

(1)चिन्हेबाचा प्रकार	करारनामा
(2)मोबपला	24698000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23437383.42
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर बर्णन :सदनिका नं: फ्लॉट नं 1201, माळा नं: 12,बी बिंग, इमारतीचे नाव: एव्हर्ग्रीन बुल्ड, ब्लॉक नं: अंधेरी पूर्व मुंबई 400069, रोड नं: एम व्ही रोड((C.T.S. Number : 857, 677/1 to 19 :))
(5) क्षेत्रफळ	1) 120.18 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐबज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे सहज अंकुर रिजल्टर्स चे भागीदार निमेश दलाल वय:-54; पत्ता:-प्लॉट नं: 303, माळा नं: 3, इमारतीचे नाव: गालक्सी ऑफिस, ब्लॉक नं: विलेपारले ईस्ट, मुंबई, रोड नं: 10, एम जी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-ABZFS9780R 2): नाव:-अंकुर मेफ्लॉवर असोसिएट्स चे भागीदार मेसर्स सहज अंकुर रिजल्टर्स व विन्का रिजल्टर्स प्रा लि तर्फे नैलेश हिंजर - वय:-53; पत्ता:-प्लॉट नं: 404, माळा नं: 4, इमारतीचे नाव: निरंजन, ब्लॉक नं: 99, मरीन ड्राइव, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-AADA5482A
(8)दस्तऐबज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रमेश कोंडीराम लटके वय:-50; पत्ता:-प्लॉट नं: रुम नं 401, माळा नं: 4, इमारतीचे नाव: सिद्धिविनायक अपार्टमेंट्स, ब्लॉक नं: बाच्छा सिद्धिविनायक गणेश मंदिर, अंधेरी पूर्व, मुंबई, रोड नं: सर एम व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAYPL2865N 2): नाव:-श्रुतुजा रमेश लटके वय:-44; पत्ता:-प्लॉट नं: रुम नं 401, माळा नं: 4, इमारतीचे नाव: सिद्धिविनायक अपार्टमेंट्स, ब्लॉक नं: बाच्छा सिद्धिविनायक गणेश मंदिर, अंधेरी पूर्व, मुंबई, रोड नं: सर एम व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-ADJPL3698P
(9) दस्तऐबज करून दिल्याचा दिनांक	09/10/2020
(10)दस्त नोंदणी केल्याचा दिनांक	09/10/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7989/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	524000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)वेरा	

मुल्यांकनासाठी विचारात घेतलेला संपत्तील:-

मुद्रांक शुल्क आकारताना निबडलेला वनुच्छेद :-

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

दस्तासोबत सुची II दिली.

सह. दुय्यम निबंधक, अंधेरी क्र.-१,
मुंबई उपनगर जिल्हा