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Draft Agreement

Rutvijaya Potdar.

SBI - Bion  
Bhakti madam  
21/11/2023 ICPP  
Pre-Search

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Compliance

- ① mortgage
- ② society share certificate

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 30th - day of November, 2023;

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W

1) **MRS. PALLAVI VED** an adult, aged about 48 years, having Aadhar Card No. \_\_\_\_\_ and PAN No. AIXPK1519R, 2) **MR. PARAG VED** an adult, aged about \_\_ years, having Aadhar Card No. **1234 5678 9012** and PAN No. **ABCDE123F**, both Indian Inhabitants Residing at 801, Sterling Apartments, Deonar Farm Road, Mumbai 400 088 (hereinafter referred to as the **“VENDOR / TRANSFEROR”**, which expression shall mean and include, unless it be repugnant to the meaning or context thereof, its legal heirs, representatives, executors, administrators and attorneys) of the **PARTY OF THE FIRST PART;**

**A N D**

2) **MR. RAJIV RAMSINGH YADAV**, an adult, aged about **28 years**, having Aadhar Card No. 3893 2577 2909 and PAN No. ALOPY0214H, 2) **KIRAN RAJIV YADAV**, an adult, aged about 25 years, having Aadhar Card No. 3069 5958 3349 and PAN No. AXZPY5790R, 3) **RAMSINGH PARASNATH YADAV**, an adult, aged about 50 years, having Aadhar Card No. 4285 1876 3914 and PAN No. ACCPY0767C , 4) **BEENA RAMSINGH YADAV** an adult, aged about 48 years, having Aadhar Card No. 5399 7561 1900 and PAN No. ACBPY5741R all Indian inhabitants residing at Room No. 15, Chawl no.1 Panchmukhi Rahiwashi Seva Sangh, Samrath Nagar. Behind Suman Nagar, S.T. Road, Chembur Mumbai - 400 071 hereinafter referred to as the **“PURCHASERS / TRANSFEREES”** which expression shall mean and include, unless it be repugnant to the meaning or context thereof, its legal heirs, representatives, executors, administrators and attorneys) **PARTY OF THE SECOND PART .**

**WHEREIN**

The Vendor and the Purchaser, shall hereinafter be collectively referred to as the “parties” and singularly referred to as the “party” as and when the context so demands.

**THE SCHEDULE OF THE PROPERTY**  
**HEREINABOVE REFERRED TO**

ALL THAT of FLAT NO. 802, 8<sup>th</sup> FLOOR, "Alta Vista D Wing CHS Ltd.", LALDONGAR, V N PURAV MARG, NEAR SURANA SETHIA HOSPITAL, CHEMBUR EAST, MUMBAI - 400071 admeasuring 922 Sq. Fts. Carpet Area i.e., 85.65 sq. Mtrs. Inclusive of balcony area, along with covered car parking 13.75 Sq. Mtrs. constructed on C. T. S. No. 343 ( Pt) all that piece and parcel and situated and lying and being at Lal Dongar, Chembur Village, Taluka - Kurla of V. N. Purav Marg, (Sion- Trombay Road), Chembur Mumbai- 400071 and assessed by Municipal M/W ward, bearing C.T.S. No. 343 part and admeasuring 30865.50 Sq. Meters in the Registration Sub District of Mumbai And Bombay Suburban and said building has been constructed in the year of 2018 having 4 Stilt + 23<sup>rd</sup> upper floors with lift and more particularly



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3104/MW/STGL/AP

Date:

11 DEC 2020

To,  
Architect,  
Shri. Rajendra Pagnis  
Of M/s. Pagnis & Pagnis,  
4, Anand Building, D.L. Vaidya Road,  
Dadar (w), Mumbai - 400 028.

Subject : Amended plan cum Part Occupation Certificate of Sale building for wing 'C' & 'D' i.e. from Stilt to 23<sup>rd</sup> floor alongwith part basement underneath (Excluding 06 nos. of flats in wing 'C') under S. R. Scheme on plot bearing C.T.S. No. 343 (Pt.) of Village Chembur, Lal Dongar, Taluka Kurla, Sion-Trombay Road, M/W Ward, Chembur, Mumbai-400 071 for Dattakrupa, Mahatma Jyotiba Phule Nagar, Shivprerna, Navchaitnya, Vayusut Agari Seva Sangh, Indraprastha, Milan Nagar, Panchashil Nagar, Red Hill, Bhimai Ambedkar Co. Op. Hsg. Soc.

Ref : Architect's representation letter dated 24/11/2020.

Sir,

The part development work of Sale building for wing 'C' & 'D' alongwith part basement underneath, on plot bearing C.T.S. No. 343 (Pt.) of Village Chembur, Lal Dongar, Taluka Kurla, Sion-Trombay Road, M/W Ward, Chembur, Mumbai-400 071 for Dattakrupa, Mahatma Jyotiba Phule Nagar, Shivprerna, Navchaitnya, Vayusut Agari Seva Sangh, Indraprastha, Milan Nagar, Panchashil Nagar, Red Hill, Bhimai Ambedkar Co. Op. Hsg. Soc. in 'M/W' Ward of MCGM completed under supervision of Architect Shri. Rajendra Pagnis of M/s. Pagnis & Pagnis having Regd. No. CA/91/14083, Licensed Structural Engineer Shri. M. G. Gadgil of M/s. Shasme Design & Consultants having Regd. No. STR/G/70 & Licensed Site Supervisor Shri. Suresh S. Kamble having Registration No.K/454/SS-I with plan submitted by you, may be occupied on the following conditions:

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Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

1. The part occupation permission of Sale building is granted for 170 nos. of Sale Residential flats in Wing 'C' (excluding 06 nos. of Sale flats i.e. flat No. C-202, C-203, C-205, C-1606, C-1704 & C-2006 in wing 'C') and 89 nos. of Sale Residential flats in Wing 'D' comprising of Ground to 23<sup>rd</sup> floor of wing 'C' & 'D' alongwith part basement underneath.
2. That the remaining condition of LOI, IOA and all Amended plans shall be duly complied with before requesting full O.C.C. to Sale building under reference.
3. That you shall construct compound wall at sale building portion before requesting full OCC to Sale building under reference.
4. That you shall submit NOC from M.T.N.L. before granting full OCC to Sale bldg. under reference.
5. That you shall submit completion certificate from E.E.(T & C) of MCGM department before requesting full OCC to Sale building.
6. That you shall developed layout R.G. before requesting full O.C.C. to Sale building under reference.
7. That you shall obtain no dues pending certificate from A.E.W.W. M/W. Ward of MCGM before requesting full O.C.C. to Sale building.
8. That the set back of 36.60 mtr. wide D.P. road admeasuring 5123.15 sq.mtr. shall be handed over as per Municipal Specification & transferred in the name of MCGM a certificate to that office shall be submitted from concerned authority before requesting full O.C.C. to Sale building.
9. That you shall make the provision of Rain Water Harvesting as per the design prepared by the approved consultants in the field before requesting full O.C.C. to Sale building under reference.
10. That you shall submit the final completion certificate from Ch.Eng. (M & E) MCGM, for artificial light and ventilation for internal ducts before requesting full O.C.C. to Sale building under reference.
11. That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout before requesting full O.C.C. to Sale building under reference.
12. That you shall submit separate P.R. Card in words for the buildable & non-buildable reservation in the name of MCGM before requesting full O.C.C. to Sale building under reference.
13. That you shall registered the said project with MAHA-RERA & submit the certificate to this office for office record.
14. That the Developer shall execute a Register Agreement to lease & lease deed as per SRA's circular no. 195 vide no. CEO/SRA/LA/2020/459 dtd. 14.09.2020.

करल - १		
२०१७	१	११०
२०१६		



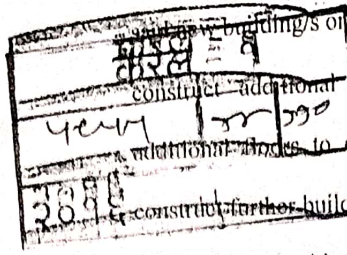
Handwritten signatures and initials.

THIS AGREEMENT FOR SALE made at Mumbai this 8<sup>th</sup> day of June in the Christian Year Two Thousand Sixteen

BETWEEN SPENTA ENCLAVE PRIVATE LIMITED (CIN: U45209MH2013PTC249304), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 3 A/B, Raja Bahadur Mansion, 20, Ambalal Doshi Marg, Mumbai- 400 023, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include its successors and assigns) of the ONE PART AND Mrs. Pallavi Ved and Mr. Parag Ved , having address at 801, Sterling Apartments, Deonar Farm Road, Mumbai 400088, hereinafter referred to as "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include incase of individuals his/her heirs, executors administrators permitted assigns incase of Company its successors and permitted assigns and in case of the firm, such firm, its partner/s or survivor/s and heir executors, administrators and permitted assigns of last such survivor) of the OTHER PART.

Handwritten signature.

Handwritten signature.

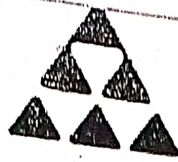


buildings on any one or more of them and the Promoter may also construct additional areas by constructing additional wings and/or additional blocks to one or more of the said buildings and may also construct further buildings on the said property as may be approved by the concerned authorities. It is hereby agreed by and between the parties hereto that the Promoter shall be entitled to make all variations or modifications in the said plans as it may deem fit provided that the area of the said premises agreed to be purchased by the Purchaser/s shall remain unchanged. The Purchaser/s hereby expressly consent/s to the Promoter making variations and/or modifications in the said plans as they may deem fit so long as the area of the said premises agreed to be purchased by the Purchaser/s remains unchanged. The Promoter shall not be required to take any further permission of the Purchaser/s for the same. The consent herein shall be considered as the Purchaser/s' consent contemplated by Section 7(1) (ii) of the Act.



The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s, a Flat bearing no. 902 in the D Wing and admeasuring 922 sq. feet carpet area i.e. 85.65 sq. mtrs., inclusive of balcony area, on the 8<sup>th</sup> floor of the new building known as "AltaVista" as shown on the typical floor plan thereof hereto annexed and marked as Annexure "7" (hereinafter referred to as "the said premises") at and for the lumpsum price of Rs. 1,94,90,820/- (Rupees One Crore Ninety Four Lakhs Ninety Thousand Eight Hundred Twenty Only), which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises. The percentage of the undivided interest of the Purchaser/s in the common areas and facilities limited or otherwise pertaining to the said premises shall be in proportion of the area of the premises agreed to be sold hereunder to the

Handwritten initials and a signature mark.



Annexure-III

# SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

करल - 9		
प्लान	एर	750
13 AUG 2014		
SALE BUILDING		

No. SRA/ENG/3104/MW/STGL/AP

To.

M/s. Spenta Housing Corporation,

3 A/B, Rajabhadur Mansion,  
20, Ambalal Doshi Marg, Fort,  
Mumbai-400 023.

With reference to your Notice, letter No. 7098 dated 16/12/2013 and delivered on 13/02/2014 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No.343(pt.), Lal Dongar of village Chembur, Taluka Kurla, Sion Trombay Road, M/W Ward, Chembur, Mumbai-400 071.

furnished to me under your letter, dated 16/12/2013 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date following conditions :



**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL**

- A.1) That the Commencement Certificate u/s. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.



Annexure - II



# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3104/MW/STGL/AP 17 JAN 2015  
COMMENCEMENT CERTIFICATE

To,  
M/s. Spenta Housing Corporation,  
3, A/B, Rajabhadur Mansion,  
20, Ambivali Doshi Marg, Fort,  
Mumbai 400 023.

SALE BLDG.		
करल - 9		
१२५५	३	३९०
20/09/15		

Sir,  
With reference to your application No. 7098 dated 13/02/2015 for Development Permission and grant of Commencement Certificate under section 44 & 89 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S. No. 343(pt)

of village Chembur, T.P.S. No. \_\_\_\_\_  
ward M/West Situated at Lal Dongar, Tal. Kurla, Sion-Trombay Road, Chembur, Mumbai 400 071.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
UR No. SRA/ENG/1306/MW/STGL/LCI dt. 22.09.20  
IDA UR No. SRA/ENG/3104/MW/STGL/AP dt. 13.09.2015  
and on following conditions.



- The land vacated in consequence of endorsement of the setback line/road widening line shall be of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - 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.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. P. B. Bandgar  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth level for part portion of sale building  
i.e. to wing 'A' to 'D' as marked as "A to Y" with basement marked  
as "A-L-M-S" as per hatched in red colour as shown on plan at  
pg. 489 as per approved plans dtd. 13.08.2014  
For and on behalf of Local Authority  
The Slum Rehabilitation Authority

[Signature]  
Executive Engineer (SRA) E.S.  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



08/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

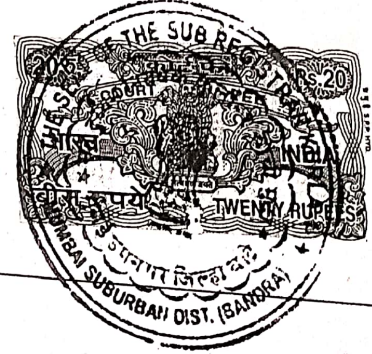
दस्त क्रमांक : 5955/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) चेंबूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	19490820
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15682400
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 802, माळा नं: 8 वा मजला डी विंग, इमारतीचे नाव: अल्टा विस्टा बिल्डींग, ब्लॉक नं: लाल डोंगर, चेंबूर मुंबई 400071, रोड नं: सायन ट्रोबे रोड, इतर माहिती: सोबत एक कार पार्किंग.(( C.T.S. Number : 343 PART ; ))
(5) क्षेत्रफळ	1) 102.82 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्पॅटा ऍन्कलेव प्राईवेट लीमीटेड तर्फे संचालक फर्शिद कूपर यांच्यावतीने कुमु म्हणून कृष्णा साणगावकर वय:-26; पत्ता:-प्लॉट नं: ऑफिस नं 3ए/बी, माळा नं: 1ST फ्लोर, इमारतीचे नाव: राजा बहादुर मॅशन 20, ब्लॉक नं: फोर्ट मुंबई 23, रोड नं: अंबालाल दोशी मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AATGS7884C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पल्लवी . वेद वय:-40; पत्ता:-प्लॉट नं: 801, माळा नं: ., इमारतीचे नाव: स्टर्लिंग अपार्टमेंट, ब्लॉक नं: देवनार मुंबई, रोड नं: देवनार फार्म रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AIXPK1519R 2): नाव:-पराग . वेद वय:-42; पत्ता:-प्लॉट नं: 801, माळा नं: ., इमारतीचे नाव: स्टर्लिंग अपार्टमेंट, ब्लॉक नं: देवनार मुंबई, रोड नं: देवनार फार्म रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AAUPV5454D
(9) दस्तऐवज करून दिल्याचा दिनांक	08/06/2016
(10) दस्त नोंदणी केल्याचा दिनांक	08/06/2016
(11) अनुक्रमांक, खंड व पृष्ठ	5955/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	974600
(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.



मह. दुय्यम निबंधक कुर्ला-१  
मुंबई उपनगर जिल्हा