

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai this ____ day of _____, 2023

BETWEEN

MANGALNATH DEVELOPERS PRIVATE LIMITED (formerly known as M/s. Mangalnath Developers), Private Limited Company duly registered under the provision of Companies Act, 1956 (18 of 2013) (CIN: U45309MH2022PTC385881) (**PAN NO.: AAPCM 9635B**), 601 CTS 396A, Sub Plot 2, Safal Pride, Deonar Village, V. N. Purav Marg, Chembur, Opp. Saras Baug, Deonar, Mumbai - 400 088, hereinafter called "THE DEVELOPERS/PROMOTER" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include its successors and assigns) of the ONE PART

AND

MRS. SONAL SIDHESH JOGDAND (PAN NO. AQNPG4814F) and **MR. SIDHESH BHIMRAO JOGDAND (PAN NO. AREPJ7841D)** an Indian Inhabitant residing at **G/6 MITHUL ENCLAVE CHS., RCF-MAHUL ROAD, PLOT NO-217, ANIK VILLAGE, NEAR MYSORE COLONY, CHEMBUR, MUMBAI 400074.**, hereinafter collectively referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

- a. Late SHRI MAHESHWAR JAGANNATH PATIL, during his life time and until his death was the sole owner and absolutely seized and possessed of or otherwise well sufficiently entitled to ALL THAT piece and parcels of land (i) admeasuring 1,533.20 square metres bearing Survey. No. 50 Hissa No. 2A and 2B and bearing C.T.S. No. 416 and 416/1 to 58 of village Borla which is more particularly described in Part A of the **First Schedule** hereunder written [Pawanputra

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- Land"] and (ii) land together with various structures standing thereon admeasuring 3,451.30 square metres bearing Survey No. 90, Hissa No. 1B and 1D, bearing corresponding CTS Nos. 453, and 453/1 to 74, Village Borla, Taluka Kurla, which is more particularly described in Part B of the **First Schedule** hereunder written ["Shivsai Land"] (the Pawanputra Land and the Shivsai Land are hereinafter collectively referred to as "the Zalak Properties").
- b. SHRI MAHESHWAR JAGANNATH PATIL died intestate at Mumbai on 30th May 1992, leaving behind him surviving as his only legal heirs and legal representatives (1) SMT. CHETNA ARVIND PATIL, (2) MR. NILESH ARVIND PATIL, (3) MR. RAKESH ARVIND PATIL, (4) MR. AKLESH ARVIND PATIL, (5) MR. RAMESH MAHESHWAR PATIL, (6) MR. RAVINDRA MAHESHWAR PATIL, (7) MR. SUSHIL MAHESHWAR PATIL, (8) SMT. LATIKA VASANT BHOIR, (9) SMT. SUNITA MAHADEV SHEKLE (10) SMT. VANITA RAMESH GAWALI, being his (i) daughter-in-law [widow of a predeceased son Arvind], (ii) grandson [son of a pre-deceased son Arvind], (iii) grandson [son of a pre-deceased son Arvind], (iv) grandson [son of a pre-deceased son Arvind], (v) three sons and (vi) three married daughters respectively **being his only** heirs and next of kin according to the Hindu Succession Act, 1956, by which the said SHRI MAHESHWAR JAGANNATH PATIL was governed.
- c. Since more than 65 years several unauthorized structures had been constructed on the Zalak Properties which had been occupied by 191 persons who were tenants of Shri Maheshwar Jagannath Patil during his lifetime and who had been paying monthly rent to the said Mr. Maheshwar Jagannath Patil.
- d. By virtue of Indenture dated 05.06.2007, executed between Mrs. Chetana Arvind Patil and 9 others as the Vendors of the One Part and M/s Zalak Properties ("said Zalak") as the Purchasers of the Other Part, Mrs. Chetana Arvind Patil and 9 others sold assigned transferred conveyed to the said Zalak the Zalak Land. The

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said Deed of Conveyance is duly registered with the Sub-registrar of Assurances at Kurla under Serial No. BDR/3/4237 of 2007 on 05.06.2007.

- e. By virtue of Deed of Rectification dated 18.12.2007, executed between Mrs. Chetana Arvind Patil and 9 others of the One Part and the said Zalak of the Other Part, which is duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. BDR/3/4237 of 2007, the parties rectified the apparent mistake in respect of the name of the Power of Attorney holder and rectified the correct name of MR. DINESH J. JAIN, instead of the incorrect name of MR. GANESH J. JAIN as was mentioned in the Deed of Conveyance dated 05.06.2007.
- f. Vide Indenture dated 14-06-2011, executed by the said Zalak in favour of the Developers, the said Zalak conveyed the Zalak Property to the Developer for the consideration and on the terms and conditions more particularly set out therein. The said Deed of Conveyance is duly registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. BDR/3/6518 of 2011 dated 14-06-2011.
- g. By virtue of Deed of Confirmation and Rectification dated 21st February 2012 executed between Mrs. Chetana Arvind Patil and 9 others of the One Part and the said Zalak of the Other Part, which is duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL/1/1595 of 2012 dated 21.02.2012, certain rectifications were recorded in the Indenture dated 05.06.2007.
- h. By virtue of Deed of Confirmation and Rectification dated 21st February 2012 executed between Zalak of the One Part and the Developers herein of the Other Part, which is duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL/1/1596 of 2012 dated 21.02.2012, certain rectifications were recorded in the Indenture dated 14-06-2011.

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- i. By virtue of Deed of Conveyance dated 02.07.2015, executed between the Mahadeo Jagannath Patil [HUF] and 7 others as the Vendors of the One Part and the Developer as the purchaser of the Other Part, the said vendors sold assigned transferred conveyed to the Developer herein land admeasuring 108.90 square metres (One Hundred Eight point Ninety square metres), bearing Survey No. 90, Hissa No. 1-A (Part) corresponding CTS Nos. 525, 525/1 to 3, CTS No. 526, 526/1 to 2 of Village Borla, Taluka Kurla, which is more particularly described in the Third Part of the **First Schedule** hereunder ("Mahadeo Patil Land"). The said Deed of Conveyance is duly registered with the office of Sub-Registrar of Assurances at Kurla under Serial No. KRL1-7320-2015 dated 02-07-2015.
- j. Vide Deed of Rectification dated 27th June 2016 made between the Mahadeo Jagannath Patil [HUF] and 7 others of the One Part and the Developer herein of the Other Part, which is duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL/1/6718 of 2016, certain rectifications were made in the Deed of Conveyance dated 2nd July 2015.
- k. Vide Deed of Rectification dated 27th June 2016 executed between Mrs. Chetana Arvind Patil and 9 Others of the One Part and the said Zalak of the Other Part, certain omissions/errors in the description of land contained in the Deed of Conveyance dated 05.06.2007, Deed of Rectification dated 18.12.2007 and Deed of Confirmation and Rectification dated 21-02-2012 were corrected. The said Deed of Rectification dated 27th June 2016 is duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL/1/6706 of 2016.
- l. Vide Deed of Rectification dated 27th June 2016 executed between the said Zalak of the One Part and the Developer of the Other Part, certain omissions/errors in the description of land contained in the Deed of Conveyance dated 14th June 2011 and Deed of Confirmation and Rectification dated 21-02-2012 were

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corrected. The said Deed of Rectification dated 27th June 2016 is duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL/1/6707 of 2016.

- m. The Zalak Property and the Mahadeo Patil Land [collectively hereinafter referred to as "the Project Land"] was entirely covered by unauthorized structures which were occupied by several occupants.
- n. Vide notifications dated 30th November 1978 and 04th April 2016, the Project Land was declared as a slum.
- o. The occupants of the structures standing on the Project Land came together and proposed to form two cooperative housing societies under the name and style as "the Shree Pawanputra Cooperative Housing Society Limited" and "the Shivsai Co-operative Housing Society Limited".
- p. Vide Development Agreement dated 2nd September 2011 executed by the promoters of the Shivsai Cooperative Housing Society Limited [Proposed] in favour of the Developers herein, the promoters of the Shivsai Cooperative Housing Society Limited [Proposed] [acting on behalf of all the occupants of all the structures standing on the Shivsai Land and the Mahadeo Patil Land] have granted to the Developers the right to develop the land bearing CTS No. 453, 453/1 to 74, CTS Nos. 525, 525/1 to 3, CTS No. 526, 526/1 to 2 of village Borla as a slum rehabilitation scheme on the terms and conditions more particularly set out therein.
- q. Vide Development Agreement dated 26th October 2012 executed by the promoters of the Shree Pawanputra Co-operative Housing Society Limited [Proposed] in favour of the Developers herein, the promoters of the Shree Pawanputra Co-operative Housing Society Limited [Proposed] [acting on behalf

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of all the occupants of all the structures standing on the Pawanputra Land] have granted to the Developers the right to develop the Pawanputra Land as a slum rehabilitation scheme on the terms and conditions more particularly set out therein.

- r. That, initially, the said redevelopment hereunder was undertaken by the Developers as and in the name of M/s. Mangalnath Developers, a partnership firm. However, for ease of arrangement and convenience, the Developers have converted themselves from a partnership firm into a private limited company i.e. Mangalnath Developers Private Limited, under applicable provisions of the Companies Act, 2013 and rules made thereunder, which is nothing but a conversion by operation of law. The certificate of incorporation of Mangalnath Developers Private Limited granted by the Registrar of Companies is annexed hereto;
- s. In these circumstances, the Developers proposed to redevelop the Project Land by demolishing all the structures standing on the Project Land and constructing in place thereof the following as part of the project known as "**SAFAL SAI AND SAINATH**":
- i. One building to be known as 'Safal Sainath' ["said Building"] bearing No. 1 being a composite building comprising five tenements meant for rehabilitating the occupants and the remaining apartments/flats to be sold to prospective purchasers, which building has ground floor plus 20 upper floors, which is to be constructed on a portion admeasuring 356.64 SQ. MTRS. (including Right of Way) forming part of the Pawanputra Land, which portion is more particularly described in the **Second Schedule** hereunder ["said Building Land"] subject to such revisions/amendments as may be permitted by/allowed by the Slum Rehabilitation Authority ("SRA");

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- ii. One building bearing No. 2 entirely meant for rehabilitating the occupants comprising part ground and part stilt and 19 upper floors to be constructed on another portion of the Pawanputra Land subject to such revisions/amendments as may be permitted by/allowed by the SRA;
 - iii. One building bearing No. 3 entirely meant for rehabilitating the occupants comprising part ground and part stilt and 9 upper floors to be constructed on another portion of the Pawanputra Land subject to such revisions/amendments as may be permitted by/allowed by the SRA;
 - iv. One building bearing no. 4 meant for rehabilitating the occupants comprising of basement, ground floor plus 14 upper floors to be constructed on a portion of the Shivsai Land admeasuring 551.84 square metres; and
 - v. A building to be known as "Safal Sai" comprising of three wings [A, B and C], each having a basement, ground floor and 12 upper floors entirely comprising of apartments meant for sale by the Developer on the remaining portion of the Shivsai Land admeasuring 1952.66 square metres.
- t. The portion of the Pawanputra Land admeasuring 1149.60 square metres [i.e. after deducting the said Building Land] is more particularly described in the **Third Schedule** hereunder [hereinafter referred to as "the Rehab Building Nos. 2 and 3 Land"].
- u. The Developer declares that all the unsold flats including the said Apartment, as on 06.02.2023 are mortgaged by way of a registered mortgage to Catalyst Trusteeship Limited and all consideration / receivables in respect thereof will be deposited with Escrow **A/c bearing reference number 109805002115, maintained with ICICI Bank, Deonar Branch, IFSC CODE:- ICIC0001098.** Catalyst Trusteeship Limited will first issue a conditional No Objection Certificate for sale and transfer of such unsold flat including the said Apartment

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I	Rehab cum Sale Building No. 1 to be known as "Safal Sainath"	1 st SLAB Completed
II	Rehab Building No. 2	05th Slab completed
III	Rehab Building No. 3	09th SLAB completed
IV	Rehab Building No. 4	14th Slab Completed
V	Wing A of the sale building i.e. Safal Sai	Terrace Slab Completed
VI	Wing B of the sale building i.e. Safal Sai	Terrace Slab Completed
VII	Wing C of the sale building i.e. Safal Sai	Terrace Slab Completed

- cc. The Allottee has approached the Developer with a proposal to purchase **Flat bearing No. 1602** in the said Building being constructed on the said Building Land which forms a part of the Pawanputra Land having **Carpet Area of 32.52 Sq. Mtrs. (1 BHK)** on the **16TH FLOOR** of the said Building known as "**SAFAL SAINATH**", which flat is more particularly described in the **Fourth Schedule** hereunder written (hereinafter called "the said Apartment/the said Apartment") for the lumpsum price of **RS. 71,80,180/- (RUPEES SEVENTY-ONE LAKHS EIGHTY THOUSAND ONE HUNDRED EIGHTY ONLY)** (excluding Stamp Duty, Registration & Taxes) which price is to be paid after deducting therefrom TDS at the rate of 1% which will be deposited by the Allottee to the credit of the income tax account of the Developer.
- dd. The Developer has therefore agreed to allot and sell the said Apartment to the Allottee herein at the lumpsum price of **RS. 71,80,180/- (RUPEES SEVENTY-ONE LAKHS EIGHTY THOUSAND ONE HUNDRED EIGHTY ONLY)** (excluding Stamp Duty, Registration & Taxes).
- ee. The Developer has represented to the Allottee that the said Apartment forms a part of the free sale apartment and thus the Developer is entitled to sell the said Apartment.
- ff. The carpet area of the said Apartment is **32.52 sq. mtrs.** and carpet area means the net useable floor area of an apartment, excluding the area covered by the

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- external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or varandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.
- gg. An authenticated copy of the floor plan of the floor of the said Building on which the said Apartment is to be located as sanctioned by the SRA is annexed hereto as **Annexure D.**
- hh. An authenticated copy of the sanctioned plan of the said Building which shows the layout of the said Building Land including the location of the said Building and location of the open spaces is annexed hereto as **Annexure E.**
- ii. The Developer has registered the project under the provisions of the said Act (as defined below) with the Real Estate Regulatory Authority No. **P51800009799.** A copy of the document evidencing such registration is annexed hereto as **Annexure F.**
- jj. The Developers have appointed an Architect and a Structural Engineer for the preparation of the plans and structural designs and drawings respectively of the said Building and the Developers accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the said Building.
- kk. The Allottee demanded from the Developers and the Developers have given inspection to the Allottee of all the documents of title relating to the Project Land, and the plans, designs and specification prepared by the Developers' Architects M/S. CONSULTANTS COMBINED ARCHITECTS (LS) and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963

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2. The Allottee hereby agrees to purchase from the Developers the said Apartment and the Developers hereby agree to sell to the Allottee the said Apartment viz. **Flat bearing No. 1602** having **Carpet Area of 32.52 sq. mtrs. (1 BHK)** on the **16TH FLOOR** of the said Building known as "**SAFAL SAINATH**" being constructed on the said Building Land forming part of the Project Land, which flat is more particularly described in the **Fourth Schedule** hereunder written, for the lumpsum price of **RS. 71,80,180/- (RUPEES SEVENTY-ONE LAKHS EIGHTY THOUSAND ONE HUNDRED EIGHTY ONLY)** (excluding Stamp Duty, Registration & Taxes) which includes the proportionate price of the proportionate undivided share in the common areas and facilities and in the limited common areas and facilities which are listed in the **Fifth Schedule** hereunder, appurtenant to the premises. The said Apartment shall have specifications, amenities and facilities with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) in the said Building as are listed in the **Annexure H** hereto.
3. The total aggregate consideration thus payable by the Allottee to the Developer for the said Apartment is **RS. 71,80,180/- (RUPEES SEVENTY-ONE LAKHS EIGHTY THOUSAND ONE HUNDRED EIGHTY ONLY)** ["Total Price (excluding Stamp Duty, Registration & Taxes)"].
4. The Allottee has on or before the execution of this Agreement paid to the Developers the sum of **RS. 7,10,838/- (RUPEES SEVEN LAKHS TEN THOUSAND EIGHT HUNDRED THIRTY-EIGHT ONLY)**, being the total consideration as **BOOKING EMD** (the payment and receipt whereof the Developers do hereby admit and acknowledge). The Allottee hereby agrees to pay to the Developers the balance amount of purchase price of **RS. 64,69,342/- (RUPEES SIXTY-FOUR LAKHS SIXTY-NINE THOUSAND THREE HUNDRED FOURTY-TWO ONLY)** in accordance with the schedule as set out below which is

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46. BINDING EFFECT:-

Forwarding this Agreement to the Allottee by the Developer does not create a binding obligation on the part of the Developer or the Allottee until, firstly the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer. If the Allottee(s) fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

47. ENTIRE AGREEMENT:-

This Agreement, along with its schedulers and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understanding, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment.

48. RIGHT TO AMEND:-

This Agreement may only be amended through written consent of the Parties.

49. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES:-

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It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottees of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

50. SEVERABILITY:-

If any provision of this Agreement shall be determined to be void or unenforceable under the said Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the said Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this agreement.

51. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottee(s) in project, the same shall be in proportion of the carpet area of the said Apartment to the total carpet area of all the apartments in the Project.

52. FURTHER ASSURANCES:-

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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53. JOINT ALLOTTEES:-

That in case there are Joint Allottees all communications shall be sent by the Developer to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

54. GOVERNING LAW:-

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

Part A

(Description of the Pawanputra Land)

ALL THAT pieces and parcel of land admeasuring 1,533.20 square metres as per 7/12 extract and bearing Survey No. 50 Hissa No. 2A [area admeasuring 1087.59 Square Meters] and Hissa No. 2B [area admeasuring 227.64 Square] Meters aggregating to 1315.23 Sq. Mtrs and bearing corresponding CTS No. 416, 416/ 1 to 58 as per PR Card total area admeasuring 1,533.20 Sq. Meters of Village Borla Taluka Kurla, and bounded as follows:

On or towards the East : CTS NO. 417 & CTS No. 416
On or towards the West : CTS No. 415 & CTS No. 415/1 to 87
On or towards the North : CTS No. 415 (part)
On or towards the South : CTS No. 415 (Part), CTS No. 417(Part)

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Part B
(Description of the Shivsai Land)

ALL THAT PIECES AND parcel of land admeasuring 3,451.30 square metres bearing Survey No. 90, Hissa No. 1B and 1D, bearing corresponding CTS Nos. 453, and 453/1 to 74, Village Borla, Taluka Kurla, and bounded as follows:

- On or towards the East : Municipal School, Plot (Part) & CTS No. 45
On or towards the West : MAP 606 and CTS No.452 (Part)
On or towards the North : 18.30 Sq. Mtrs D. P. Road,
On or towards the South : CTS No. 449 and CTS No. 450

PART C
(Description of the Mahadeo Patil Land)

ALL THAT PIECES AND PARCEL of free hold land bearing CTS Numbers and having area as mentioned in the 7/12 extract as mentioned below of village Borla, situate lying and being at Ghatla, Chembur in Greater Mumbai, in the Registration and Sub-Registration District of Mumbai Suburban

As per Property Card		As per 7/12 Extract		
CTS No.	Area	Survey No	Hissa No	Area
525, 525/1 to 3, 526, 526/1 to 2	108.90	90	1-A-Part	108.90
Total	108.90			108.90

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SECOND SCHEDULE ABOVE REFERRED TO

[Description of the said Building Land (forming part of the Pawanputra Land)]

ALL THAT pieces or parcel of non-Agricultural land admeasuring 356.64 sq. mtrs and being a portion of the Pawanputra Land described in the First Schedule above, which is delineated on the plan thereof hereto annexed as **Annexure B** and bounded as follows:-

- On or towards the East : CTS NO. 417 & CTS No. 416
- On or towards the West : CTS No. 415 & CTS No. 415/1 to 87
- On or towards the North : CTS No. 415 (part)
- On or towards the South : CTS No. 415 (Part), CTS No. 417(Part)

THIRD SCHEDULE ABOVE REFERRED TO

[Description of the Rehab Building 2 and 3 Land (forming part of the Pawanputra Land)]

ALL THAT pieces or parcel of non-Agricultural land admeasuring 1149.60 sq. mtrs and being a portion of the Pawanputra Land described in the First Schedule above, which is delineated on the plan thereof hereto annexed as **Annexure A** and bounded as follows:-

- On or towards the East : CTS NO. 417 & CTS No. 416
- On or towards the West : CTS No. 415 & CTS No. 415/1 to 87
- On or towards the North : CTS No. 415 (part)
- On or towards the South : CTS No. 415 (Part), CTS No. 417(Part)

FOURTH SCHEDULE ABOVE REFERRED TO

(Description of the said Apartment)

Flat No. 1602 having **Carpet Area of 32.52 sq. mtrs. (1 BHK)** being on the **16TH FLOOR** of the building named as "**SAFAL SAINATH**" which is being constructed on the said Building Land i. e. land at **Kelkarwadi bearing CTS No. 416 & 416/1 to 58 of Village Borla, Chembur, Mumbai - 400071** described in the Second Schedule above, which flat is delineated in red colour on the floor plan of the said Building at **Annexure D** hereto.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800009799

Project: **SAFAL SAI AND SAFAL SAINATH** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO. 453,453 1 TO 74, 525, 525 1 TO 3 AND 526,526/1 & 2 ,416, 416 1 TO 58 at Kurla, Kurla, Mumbai Suburban, 400071;**

- Mangalnath Developers** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400705.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **22/08/2017** and ending with **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 17:32:39

Dated: **09/09/2021**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

B-101, Manek Kunj (Meghwadi)
Dr. S. S. Rao Road, Lalbaug,
Mumbai - 400 012
Tel. : 2471 0758 / 2470 8615
2471 2262
Email info@concom.co.in
Website concom.co.in




Ref: CC/MB/SGPA/110 /23

Date: 12th July, 2023

TO WHOMSOEVER IT MAY CONCERN

In this matter of the residential project known as "Shiv Sai SRA CHS(Prop)" and "Pavanputra CHS(Prop) on Proposed S.R. Scheme on plot bearing CTS No. 416, 416/1 to58 and 453, 453/1 to 74 of Village Borla, Chembur, Mumbai - 400071 being constructed by M/s. Mangalnath Developers Pvt Ltd. our supervision as per Slum Rehabilitation Authority approval under No.SRA/ENG/3367/MW/PL/AP Dated 25/06/2020 we certify work up to that (Building No. 1) Safal Sainath 1st Slab is completed as of date 10/07/2023.

For Consultants Combined


Mukesh Bahadur
Architect
Reg. No. CA:82:7237



SLUM REHABILITATION AUTHORITY

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

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

No. SHA/ENG/3367/MW/PL/AP **16 SEP 2016**
COMMENCEMENT CERTIFICATE

TO:

REHAB BLDG.N.1

M/s. Mangalnath Developers,
234, 235, 236, 2nd floor,
Big Splash, Sector 17,
Vashi, Navi Mumbai-400 705.

Sir,

With reference to your application No. 062 dated 26/07/2016 for Development Permission and grant of Commencement Certificate under section 44 & 69 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. ~~xxxx~~ Rehab Bldg. No. 1 for ~~clubbing of two S.R. SCHEMES~~ i) Shree Pawanputra SHA CHS (Prop.) on plot bearing CTS No. 416 & 416/1 to 58 of village Borla, Chembur, Mumbai-71 and ii) Shivsai SRA CHS. (Prop.) on plot bearing CTS No. 453, 453/1 to 74 of village Borla, Chembur, Mumbai-71.
of village _____ T.P.S. No. _____

ward M/W Situated at Chembur, Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SHA/ENG/2621/MW/PL/L I & SHA/ENG/2770/MW/PL/L I 10/03/2016
IDA U/R No. SHA/ENG/3367/MW/PL/AP dt. 30/07/2016
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. 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.
4. 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.
5. 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.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 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.
 - (c) 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.
7. 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 A.P. DHIWAR
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 and on behalf of Local Authority
The Slum Rehabilitation Authority

16/09/16
Executive Engineer (SRA)
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

FORM - A (PERSONAL DETAILS OF STAFF)

Applicant Co-Applicant

CIF No/
Account No. 35013562207

Name:

SONAL	SIDHESH			JOGDAND																	
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PF ID: 5930707 Designation: SENIOR ASSOCIATE

Date of Birth: 03081989 PAN: AQNPG4814F

Mobile: 9920658846

Email: sonal.gaikwad@sbi.co.in

Name of Spouse: SIDHESH BHIMRAO JOGDAND

Name of Father: VILAS SHANKAR GAIKWAD

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Is Administrative, DPD, Vigilance clearance obtained: Yes No

Obtained on: 30102023

Date of joining: 05012009 Date of Confirmation: 05072009

Date of Retirement: 31082049

Service completed in SBI (excluding temporary service): 14 Years 08 months

Details of KYC (Minimum one to be filled)

Aadhaar/UID No. 798733819455

Voter ID No.

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Passport No.: M7758569

Driving License No.

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Residential Address:

Address 1: G/06 1st FLOOR MITHUL ENCLAVE CHS

Address 2: RCF-MAHUL ROAD CHEMBUR

Address 3:

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Village:

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District:

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Country:

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City: MUMBAI

State: MAHARASHTRA

Pin Code: 400074



Jogdand
SBI