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2023		

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made at Mumbai on this 31st day of March, in the Christian Year Two Thousand Twenty Three.



BETWEEN

M/S. SHILPRIYA BUILDERS & DEVELOPERS (PAN : ABEE863290) Partnership Firm registered under the provisions of the Indian Partnership Act 1932, having its Office at 104, Central Facility Building No.2, Sector-19, Vashi, Navi Mumbai - 400 703, hereinafter referred to as "hereinafter referred to as **the PROMOTERS/DEVELOPERS**" (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 of the said Firm, survivor or survivors of them, the heirs, executors and administrators of the last surviving Partner and assigns) of the **ONE PART:**

AND

(1) MRS. ASHA SHARAD PAWAR (PAN : AHEPJ8898A) aged 41 years and (2) MR. SHARAD SAMPATRAO PAWAR (PAN : AKOPP1820B) aged 45 years, Indian Inhabitant/s, presently residing at Flat No-6, Building No-Type-4/1, Ground Floor, Anik Colony, R C Road, Near Shankar Mandir, Vashi Naka Chembur, Mumbai 400074, hereinafter referred to as "**the PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART:**

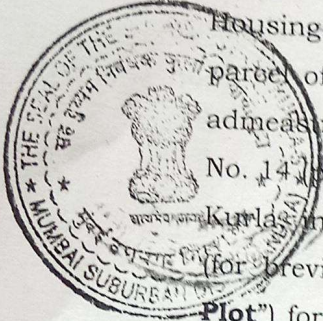
(The Promoters and the Purchaser/s unless otherwise expressly described are for brevity's sake referred as "the **Parties**")

Rajan

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WHEREAS	I.e	934
2023	By an Indenture of Lease dated 2 nd February 1994, duly stamped and registered with the Sub-Registrar of Assurances at Bandra/Mumbai under Sr. No. P.658/94 dated Maharashtra Housing And Area Development Authority (for short "MHADA") demised by way of Lease in favour of Chembur Mayur Co-operative Housing Society Limited (for short "the Society") all that piece and parcel of land underneath and appurtenant to Building No. 123 admeasuring 1296.02 Sq. Mtrs. bearing C.T.S. No. 24 (pt), Survey No. 14 (part), Tilak Nagar, in the Revenue Village Chembur, Taluka Kurla in the Registration District of Mumbai Suburban District (for brevity's sake hereinafter referred to as "the said Original Plot") for a period of 99 years commencing from 01.10.1979 at or for the lease rent and subject to the terms, conditions and covenants contained on the part of the Society thereunder;	



- b. By a Deed of Sale executed on 2nd February 1994 duly stamped and registered with Joint Sub-Registrar of Assurances at Mumbai/Bandra under Sr. No.P.656/94, the MHADA did for the consideration mentioned therein sell, transfer, convey, assign and assure on ownership basis unto and in favour of the Society herein Building No. 123 then consisting of 80 tenements in the building standing on the piece or parcel of land at Sr. No. 14 (pt) bearing C.T.S. No. 24 (pt) at Tilak Nagar, Chembur having an aggregate area of 23983.20 Sq. Feet i.e. 2228.03 Sq. Mtrs. Plinth area 15616 Sq. Feet i.e. 1450.73 Sq. Mtrs. (carpet area) more particularly described in the Schedule thereunder written (for short "**the then Existing Building**") constructed on the said Plot on the terms and conditions recorded therein;
- c. Since the Society being then desirous of redeveloping the said property had undertaken Extension/Addition and alteration work of its building on the said plot for construction of additional wing the Society by its letter dated 29th October 1997 requested MHADA under Section 18 of MHADA Act to allot additional land in the

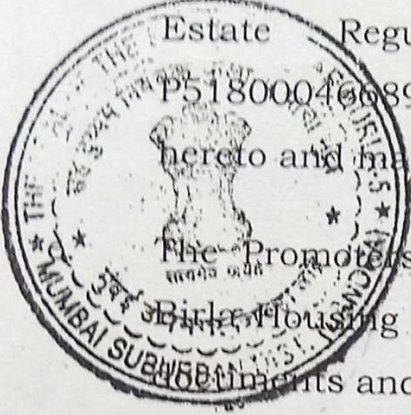
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Subject thereof which is to be granted by the Concerned Local Authorities/MHADA;
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The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 (for short "the **said Act**") and the Rules framed thereunder with the Real Estate Regulatory Authority under Registration No. P51800046689 dated 29th August 2022, copy of which is annexed hereto and marked as **Annexure "G"**;



The Promoters have availed the financial facilities from Aditya Birla Housing Finance Limited for the purpose mentioned in the Development Agreement and on their free sale components/premises in the project known as "SILICON HERITAGE" by executing Deed of Mortgage dated 15th December 2022 registered with the Sub-Registrar of Assurances at Kurla under serial No. KRL-3/24339/2022 dated 15/12/2022.

- f. The Purchaser/s has/have demanded from the Promoters/Developers and the Promoters/Developers have given to the Purchaser/s inspection of all the documents relating to the right of the Promoters/Developers to carry out development and construction of the building which includes the premises/flats agreed to be allotted to the Purchaser/s including sanctioned plans, designs, specifications prepared by the Architect and/or such other documents such as City Survey documents as are prescribed under the concerned/applicable Law including RERA/MahaRERA (hereinafter referred to as "the **said Act**") and the Rules made there under;
- g. The Purchaser/s hereby agrees to purchase/s from the Promoters/Developers and the Promoters/Developers hereby agree to sell to the Purchaser/s, a **Flat No. 1002** admeasuring **42.91 Sq. Mtrs.** carpet area equivalent to **461.88 Sq. Feet** carpet area [as defined under Section 2(k) of the said Act read with circular Notification, etc. issued from time to time by the

Dayan

Basheer
BBP

Competent Authority appointed under the [Act] and 3.57 Sq. Mtrs.

i.e. 38.43 Sq. Feet i.e. approved balcony area on the 10th Floor

of Wing "B" of the building known as "SILICON HERITAGE" as

shown on the typical floor plan thereof annexed and

marked as Annexure "E" (hereinafter referred to as "the said

premises"); with Car Parking being No 64 at Ground Level at

Basement of the building for the lumpsum price of Rs.

84,00,000/- (Rupees Eighty Four Lac 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

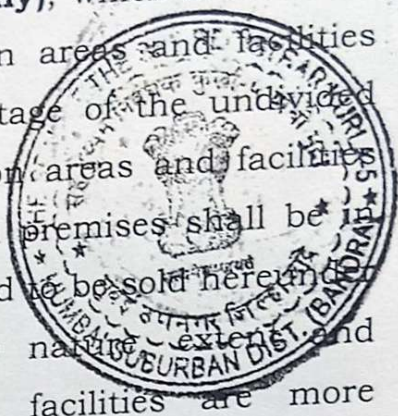
limited or otherwise pertaining to the said premises shall be in

proportion of the area of the premises agreed to be sold hereunder

to the total area of the buildings. The nature, extent and

description of the common areas and facilities are more

particularly described in **Second Schedule** hereunder written;



h. The said premises and the car parking space are more particularly described in the **Third Schedule** hereunder written.

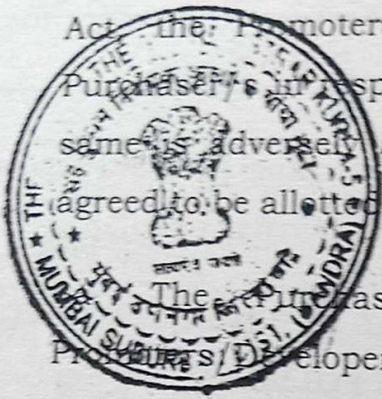
i. The said consideration of **Rs. 84,00,000/- (Rupees Eighty Four Lac Only)** in respect of premises and the said car parking (exclusive of payment of GST taxes statutory, levies by whatever name called) shall be paid by the Purchaser/s to the Promoters/Developers within time and in the manner as provided hereinafter. The aforesaid price or part thereof may, at the specific instruction of the Promoters/Developers in that regard, have to be paid by the Purchaser/s by way of RTGS/NEFT pay order/cheque drawn in favour of the Promoters/Developers. Time as to payment shall be of the essence and the Purchaser/s shall be liable to pay interest as specified in rule under the provisions of RERA/MahaRERA on all delayed payments from the due date till the date of payment thereof subject to deduction of necessary TDS as per the provisions of Section 194 (I) (A) of the Income Tax Act (exclusive of payment of various other amounts towards deposits,

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the policy of the	Developers may consider
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the Development Authority and as the Promoters/
 Developers may consider necessary or as may be required by the
 concerned Local Authority including MHADA to be made in them or any
 of them.



PROVIDED THAT, if necessary under the provisions of the said Act, the Promoters/Developers shall obtain prior consent of the Purchaser/s in respect of such variations and modifications only if the same is adversely affected the Purchaser/s as to the said premises (agreed to be allotted) and not in any other case or otherwise whatsoever.

The Purchaser/s hereby agree to purchase from the Promoters/Developers and the Promoters/Developers hereby agreed to sell and allot to the Purchaser/s, on Ownership basis a Premises being Flat No. 1002 admeasuring 42.91 Sq. Mtrs. carpet area equivalent to 461.88 Sq. Feet carpet area as defined under Section 2(k) of the said Act and 3.57 Sq. Mtrs. 38.43 Sq. Feet i.e. approved balcony area inclusive of Fungible area on the 10th Floor of Wing "B" of the building known as "SILICON HERITAGE" (for short "the said premises") as shown in the typical floor plan thereof annexed as Annexure "E" hereto with Car Parking being No 64 at Ground Level at Basement of the building (for short "The Parking Space") to be identified/earmarked by the Promoters/Developers at the time of handing over possession of the premises and more particularly described in the Third Schedule hereunder written; at or for the consideration of **Rs. 84,00,000/- (Rupees Eighty Four Lac Only)** as lump sum consideration which is inclusive of the proportionate price of the common area and the facilities appurtenant to the said premises but exclusive of all Statutory Levies including of GST as applicable, as also various deposits, charges, advance maintenance, fees, etc. as specified hereinafter under these presents. The Purchaser shall pay the aforesaid consideration price to the Promoters/Developers in the manner and as per the Schedule of payment as follows.

Dagar

Badhar
SSP

Address - 4 Flat No-6, Building No-Type-4/1, Ground Floor, Anik	
9022	Colony, R C Road, Near Shankar Mandir, Vashi Naka
2023	Chembur, Mumbai 400074
Mobile No. : 9594982144	

Email ID : sharad_pawar78@rediffmail.com

65. This Agreement shall be subject to the provisions of The Real Estate (Regulation & Development) Act, 2016 as applicable and the Rules Framed thereunder. All consents given by me herein shall continue even if Acts may provide otherwise.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of bearing C.T.S. Nos. 24 (Part), Survey No.14 (Part) admeasuring 1296.02 Sq. Mtrs.as per Deed of Lease dated 2nd February 1994 and additional allotted area of 432.09 Sq. Mtrs. being Tit Bit area from and out of the area of the layout aggregating to 1728.11 Sq. Mtrs. together with the then existing Building No.123 at Tilak Nagar, Chembur, in the Revenue Village Chembur, Taluka Kurla in the Registration District of Mumbai Suburban District.

THE SECOND SCHEDULE ABOVE REFERRED TO:

The nature, extent and description of the common areas and facilities. Main Entrance Lobby, Lift & Passage Lobby, Stair case, Pump Room Fitness Center, Play Area

THE THIRD SCHEDULE ABOVE REFERRED TO:

Description of the premises/flat/shop

Premises being Flat No. **1002** admeasuring about **42.91 Sq. Mtr: 461.88 Sq. Feet** equivalent to RERA Carpet Area and **3.57 Sq. Mtr: i.e. 38.43 Sq. Feet** approved balcony Area, on **10th Floor** of "B" Wing of the building known as "**SILICON HERITAGE**" with Car Parking being **No 64 at Ground Level at Basement of the building** on the plot described in the First Schedule hereinabove written.

Dogar

Abdulhau
BP

गावाचे नाव : चेंबूर

करार	करारनामा
	8400000
भाव(भाडेपट्ट्याच्या बाबतितपट्टाकार तें को पट्टेदार ते नमुद करावे)	8293895.07
गावपतीपोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: फ्लॉट नं.1002,10 वा मजला,वी-विंग,सिलिकॉन हेरिटेज,बिल्डिंग नं.123,चेंबूर मयूर को ऑप हौ सोसा लि,टिळक नगर,चेंबूर,मुंबई-400089.मौजे चेंबूर,सदनिकेचे एकूण क्षेत्रफळ 42.91 चौ.मी रेरा कारपेट म्हणजे 461.88 चौ.फूट रेरा कारपेट आणि बाल्कनीचे क्षेत्रफळ 3.57 चौ.मी रेरा कारपेट म्हणजे 38.43 चौ.फूट रेरा कारपेट,सोबत एक कार पार्किंग स्पेस नं.64 ग्राउंड लेव्हल ऍट बेसमेंट सहित.((C.T.S. Number : 24 (Part), Survey No.14 (Part) ;))
(5) क्षेत्रफळ	1) 46.48 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स शिलप्रिया बिल्डर्स अँड डेव्हलपर्स चे भागीदार सागर मंगलदास भानुशाली तर्फे कु.मु.म्हणून करण रामचंद्र गुप्ता वय:-36; पत्ता:-प्लॉट नं: ऑफिस नं.१०४ , माळा नं: -, इमारतीचे नाव: सेंट्रल फॅसिलिटी बिल्डिंग नं.२, ब्लॉक नं: वाशी, नवी मुंबई , रोड नं: सेक्टर १९ , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-ABBFS63293
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशा शरद पवार वय:-41; पत्ता:-प्लॉट नं: फ्लॉट नं.६ , माळा नं: तळ मजला, इमारतीचे नाव: बिल्डिंग नं.टाईप-४/१ , आणिक कॉलनी, ब्लॉक नं: शंकर मंदिराजवळ, वाशी नाका, चेंबूर, मुंबई, रोड नं: आर सी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AHEPJ8898A 2): नाव:-शरद संपतराव पवार वय:-45; पत्ता:-प्लॉट नं: फ्लॉट नं.६, माळा नं: तळ मजला, इमारतीचे नाव: बिल्डिंग नं.टाईप-४/१ , आणिक कॉलनी, ब्लॉक नं: शंकर मंदिराजवळ, वाशी नाका, चेंबूर, मुंबई, रोड नं: आर सी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AKOPP1820B
(9) दस्तावेज करून दिल्याचा दिनांक	31/03/2023
(10)दस्त नोदणी केल्याचा दिनांक	31/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6729/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	504000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



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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 :
P51800046689

Project: **Silicon Heritage** , Plot Bearing / CTS / Survey / Final Plot No.: **C.T.S. No. 24 (pt.) at Kurla, Kurla, Mumbai**
Suburban, 400089;



- Shilpriya Builders And Developers** having its registered office / principal place of business at **Thane, District: Thane, Pin: 400703.**
- 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 **29/08/2022** and ending with **31/12/2025** 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
Mr. Arun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date: 29-08-2022 12:49:59

Dated: 29/08/2022
Place: Mumbai

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

Annexure "D"

करल - ५		
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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-25/1093/2022/CC/1/New

Date

To

M/s. Shilpriya Builders &
Developers. C.A. to Chembur
Mayur Co. Op. Hsg. Soc. Ltd.

104, Central Facility Building-2,
Sector-19, Vashi Navi Mumbai-
400703.



Sub : Proposed redevelopment of existing building No. 123, known as Chembur Mayur CHS Ltd. on plot bearing C.T.S. No. 24 (pt.), at Village Tilak Nagar, Chembur, Mumbai- 400089.

Dear Applicant,

With reference to your application dated 11 July, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing building No. 123, known as Chembur Mayur CHS Ltd. on plot bearing C.T.S. No. 24 (pt.), at Village Tilak Nagar, Chembur, Mumbai- 400089.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-25/1093/2022/IOA/1/Old dt. 12 April, 2022 and 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.
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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

A: PERSONAL DETAILS

APPLICANT CO-APPLICANT

Existing Customer: Yes No

CIF No/ Account No. 898755162096

First Name Middle Name Last Name

SHARAD SAMPAATRAO PAWAR

Date of Birth: 28061978 PAN: AXOPP1820B

Mobile No.: 9594082145
Email: Sharad.Pawar78@rediffmail.com

Name of Spouse: ASHA SHARAD PAWAR

Name of Father: _____

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Passport / UID No. 212086276809

Driver ID No. _____

Vehicle Registration No.: _____

Driving License No. _____

MREGA Job card No. _____

Address issued by National Population Register Containing Name and Address: _____

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)

Person Of Indian Origin (PIO) Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Permanent Address:

Permanent Address:

1: FLAT No. 6 Building No. Type - S / 1, GROUND

2: Amik Colony R. C. Rd. NR. Shankar Ma

3: WASHI MALCA Chembur

City: MUMBAI

A: PERSONAL DETAILS

APPLICANT

CO-APPLICANT

Existing Customer: Yes No

CIF No/ Account No.

First Name

Middle Name

Last Name

Name: ASHA SHARAD PAWAR

Date of Birth: 26/11/1982 PAN: AHFAJ8898A

Mobile: 9593082135

Email: asha.pawar723@gmail.com

Address of Spouse:

Address of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No.

Computer ID No.

Passport No.:

Driving License No.

IGNREGA Job card No.

Address letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: FLAT No. 6 BLDG No. Type 4 / H, GROUND FLOOR

Address 2: COLONY R.C. Mang,

Address 3: WASHI NAKA Chembur

Local: Chembur City: MUMBAI

District: MUMBAI State: MAHARASHTRA

Country: INDIA Pin Code: 400079

Permanent address same as the residential address Yes No

24/3/23
18/12/2022

YLAPKL202312005489791

Legal, Rev?
Valuation

SSL	Code No.		
	File Ref No.	Nm12/822	
	RASS ID		
HLSE	PRADDEEP THORAT	9930211749	
HLSM	RAM KUMAR	8299781896	
HLCM	PREM GIRI	9321071557	PREM.GIRI@SBICAPSEC.COM
HLQM	NEHA MADYE	9702327740	NEHA.MADYE@SBICAPSEC.COM
RLMS			
Branch Name	Tilak Nagar 11670		
Branch Code	11670		
Source Type	Connector		
CIF ID	1) 898755162096 2) 87339092254		
Applicant Name	SHARAD PAWAR		
Co-Applicant Name	ASHA PAWAR		
Co-Applicant Name			
Date of Birth	28/06/1978		
Pan Card Number	AXOPPI820B		
Bank Account Number	TOBI BANK 8810500028079		
E-mail ID	Sharad.pawar18@rediffmail.com		
Mobile No.	95950 82155		
Loan Amount	45,00,000 U/C		
Tenure	15 yrs 180 months		
Connector /Self	Connector (Rajesh Shirke)		
Proposal Type	HOME LOAN		
Property Final : Yes / No	YES		
RACPC/RBO	SION		

email ID
Both

CIBIL	
CRIF	
PROCESSING OFFICER	
RESI/OFF	Crx.
TIR	khair
VALUATION	Other
SITE	
LOAN A/C	
T.D.	
D.E.	

Valuer: Gaurav
Legal: Parbhaj, Kamble

72880