

SHOP / OFFICE / FLAT No. 2302 on 23rd floor,
 in the Building No 1/2/3 in the Complex Known as "MID TOWN W90"
 Area 64.65 Sq. Metres. (Carpet)
 Market Value Rs. 66,20,000/-
 Actual Value Rs. 84,54,251/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN
 ON THIS 19th DAY OF DECEMBER 2023

BETWEEN

M/S. MID TOWN SHELTERS (LLP), a Limited Liability Partnership Firm, having its office at. Royal Marbles, Radhaswami Satsang Hall, Kalyan-Ambarnath Road, Ulhasnagar 421003, Dist Thane. (Pan No. ABNFM0407F), Through its Designated Partner **MR. PRAKASH TILUMAL SACHANANDANI**, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression unless it be repugnant to the context or meaning thereof shall mean and include partners constituting the said firm and their heirs, executors, administrators and assigns) being the **PARTY OF THE FIRST PART.**

AND

1. **MR. PRATAP NARAYAN BRAHMCHARI**
 Pan No. **ABJPB1840P** Adhar No. **9742 4167 1775**
 Email : pnbrahmcharis@gmail.com Contact No. 9004413425
 Aged about **56** years. Occupation :- Service/Business

2. **MRS. SHAKUNTALA DEVI BRAHMCHARI**
 Pan No. **AUXPB2733N** Adhar No. **2894 2915 7841**
 Email : shakuntalabrahmchari123@gmail.com Contact No. 9867350412
 Aged about **53** years. Occupation :- Service/Business



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| 28.12.23 | | 2023 | |
| 3 | E8 | | |

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3. MR. INDRAGARVESH P. N. BRAHMCHARI SINGH
Pan No. FWBPS2405B Adhar No. 7801 8737 4788
Email : indragarveshsingh@gmail.com Contact No. 7506005381
Aged about 27 years, Occupation :- Service/Business

Residing at : P. N. Brahmchari, 203, Shubham Palace, Chinchpada Road near Vishwas School, Katemanivali, Kalyan, Thane, Maharashtra, 421306.

hereinafter called and referred to as the **PURCHASERS** (Which expression unless it be repugnant to the context or meaning thereof shall mean and include their survivors heirs, executors, administrators and assigns) being the **PARTY OF THE SECOND PART**.

WHEREAS Smt. Suvarna Balaram Bhoir and others are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situated at Village **Gauripada**, Taluka **Kalyan**, Dist **Thane (M.S.)** bearing :

| Survey No. | Hissa No. | Total Area of Land (H-R-P) | Area to be developed by Builders/Promoters (H-R-P) |
|------------|-----------|----------------------------|--|
| 27 | 7 | 0-68-10 P.K. 0-31-30 | 0-39-00 i.e. 3900 sq. metres |

within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration at Kalyan hereinafter total area of land is called and referred to as "**said entire property**" and the area of land to be developed by Builders/Promoters herein is called and referred to as "**said property**" and is more particularly described in the **SCHEDULE** hereunder written;

SCHEDULE OF SAID PROPERTY (LAND)

ALL that piece and parcel of LAND, Lying, being and Situated at Village Gauripada, Taluka KALYAN, Dist. THANE (M.S.) admeasuring 0-39-00 (H-R-P) i.e. 3900 sq. metres ~~OUT OF TOTAL AREA OF LAND, admeasuring 0-68-10 (H-R-P) as described in the 'TABLE' shown here-in-above, under Survey No. 27 Hissa No. 7, within the limits of KALYAN DOMBIVLI MUNICIPAL CORPORATION,~~

AND WHEREAS the owners of said entire property Smt. Suvarna Balaram Bhoir and others have by and under development agreement dated 24.12.2020, registered at the office of Sub Registrar of Assurances at Kalyan on 16.02.2021 under serial No. 2109/2021, made and executed between Smt. Suvarna Balaram Bhoir and others as the Owners/Vendors and the Builders/Promoters herein, therein called and referred to as Developers, the owners of the said entire property have granted the development rights in respect of said property (3900 sq. metres) described in the **SCHEDULE**

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called and referred to as the "Said Premises" and the same/said premises are shown and marked in accordingly on the Floor plan annexed hereto in respect of the said Shop/Office/Flat bearing No. 2302 on 23rd floor in Building No. 1 admeasuring 64.65 Sq. metres (Carpet) Balcony area 8.90 sq. metres in the complex known as "MID TOWN W90", AND This Shop/Office/Flat, here-in-after for the sake of brevity is called and referred to as the "Said Premises" allotted to the purchasers and shown and marked accordingly on the floor plan annexed hereto ;

AND WHEREAS the purchasers have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters herein in accordance with the payment schedule herein under mentioned and in accordance with the progress of the construction work of the said scheme ;

| SR. NO. | PAYMENT SCHEDULE | SLAB % |
|---------|--|-------------|
| 1. | Earnest Money | 10.00% |
| 2. | Completion of Plinth | 35.00% |
| 3. | On Completion of 1st Slab | 1.50% |
| 4. | On Completion of 3rd Slab | 1.50% |
| 5. | On Completion of 5th Slab | 1.50% |
| 6. | On Completion of 7th Slab | 1.50% |
| 7. | On Completion of 9th Slab | 1.50% |
| 8. | On Completion of 11th Slab | 1.50% |
| 9. | On Completion of 13th Slab | 1.50% |
| 10. | On Completion of 15th Slab | 1.50% |
| 11. | On Completion of 17th Slab | 1.50% |
| 12. | On Completion of 19th Slab | 1.50% |
| 13. | On Completion of 21st Slab | 1.50% |
| 14. | On Completion of 23rd Slab | 1.50% |
| 15. | On Completion of 25th Slab | 1.50% |
| 16. | On Completion of 27th Slab | 1.50% |
| 17. | On Completion of 29th Slab | 1.50% |
| 18. | On Completion of 31st Slab | 1.50% |
| 19. | On Completion of walls and internal plaster | 6.00% |
| 20. | On Completion of staircases, lift wells, lobbies upto the floor level | 5.00% |
| 21. | On Completion of the external plumbing and external plaster, elevation, terraces with water proofing, of the building or wing, floorings, doors and windows and sanitary fittings | 5.00% |
| 22. | On Completion of lifts, water pumps, electrical fittings, electro mechanical and environment requirements, entrance lobby/s, plinth protection, paving of the areas appertain and all other requirements | 10.00% |
| 23. | Within 7 days after the date of occupancy certificate or completion certificate | 5.00% |
| | Total | 100% |

AND WHEREAS as of now, the Purchasers have paid a sum of Rs. 5,54,251/- (Rupees Five Lakh Fifty Four Thousand Two Hundred Fifty One Only) unto the Builders/Promoters and this payment is hereby acknowledged by the Builders/Promoters.

AND WHEREAS it is further specifically brought to the notice of purchasers that Builders/Promoters herein are going to use and utilize

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SCHEDULE OF THE PROPERTY

All that piece and parcel of Shop/Office/Flat No: 2302 on 23rd Floor, admeasuring 64.65 sq. metres (Rera Carpet), Balcony 8.90 sq. metres and terrace area of — sq. metres in the Building No. 1 / 2 / 3 of the Complex named "MID TOWN W90" constructed on pieces and parcels of Land, Lying and Situated at Village Gauripada, Tal. Kalyan, Dist. THANE (M.S) bearing SURVEY No.27, HISSA No. 7, having total AREA of 3900 sq. metres. Within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration THANE and Sub Registration KALYAN (M.S.)

IN WITNESS WHEREOF, the parties have set and subscribed their respective signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED
by the within named BUILDERS/PROMOTERS
MID TOWN SHELTERS (LLP),
a Limited Liability Partnership,
Through its Designated Partner,

Prakash



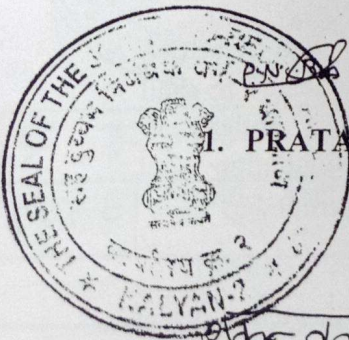
MR. PRAKASH T. SACHANANDANI



SIGNED & DELIVERED
by the within named
PURCHASER



1. PRATAP NARAYAN BRAHMCHARI



शक्ति देवी



क. ल. शक्ति देवी BRAHMCHARI



क. ल. शक्ति देवी
२६/२३/२०२३
३२/६४

Indra

3. INDRAGAN

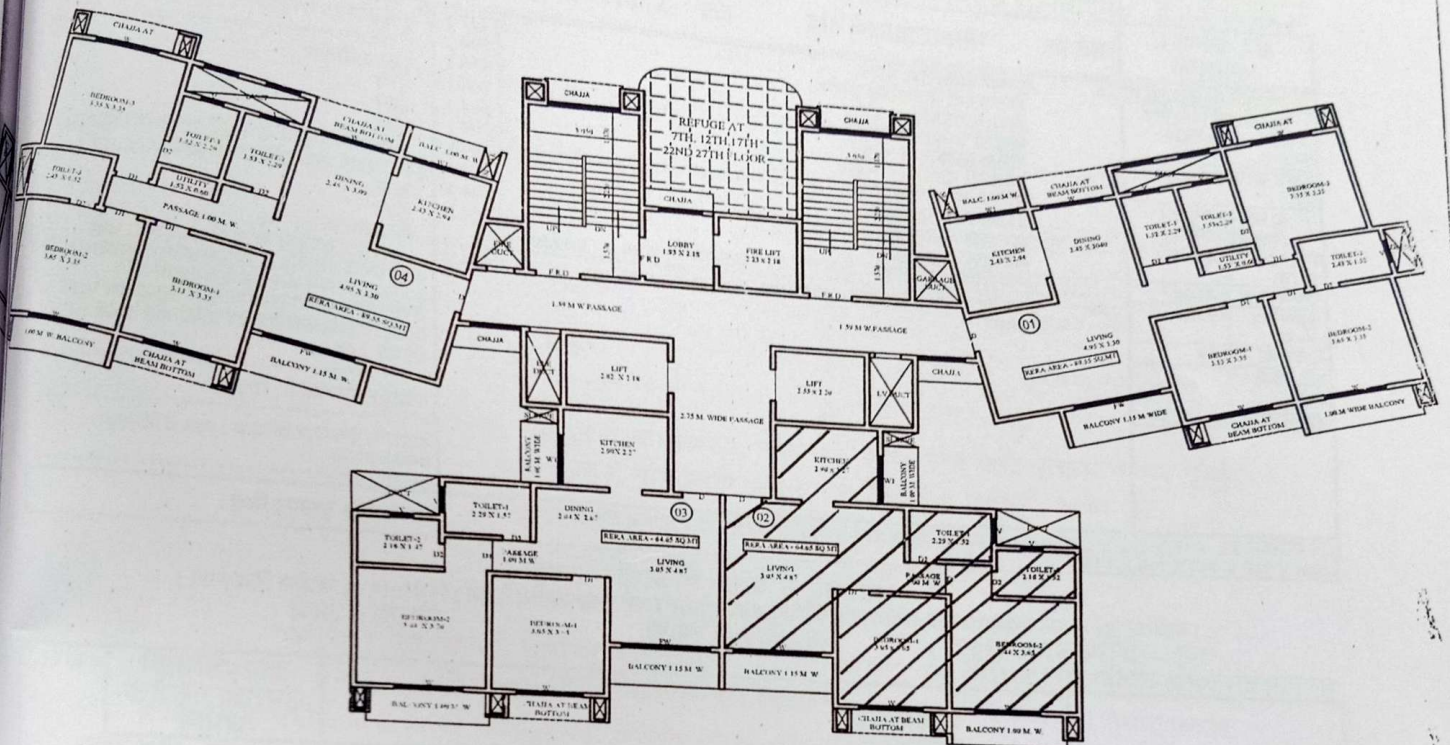
WITNESS

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THE WITHIN
THE SUM OF
Five Lakh Fif
Hundred Fif
price / consid
the Shop/Off
mentioned.

MIDTOWN W-90



23RD FLOOR PLAN
SCALE-1:100

FLOOR NO -

FLAT NO -

Prakash
SELLER'S SIGNATURE

DATE:

21/04/2023 Indra
BUYER'S SIGNATURE

SANCTION NO:-

KDMC/TPD/BP/KD/ 2021-22/47/27

DATED:-13/04/2023

PROJECT:-

PROP. BUILDING PLAN ON PLOT BEARING NO. 27, H.NO.7 AT VILLAGE GAURIPADA, KALYAN DIST-THANE

BUILDERS:-

MID TOWN
SHELTORS LLP

ARCHITECT: ANIL R. NIRGUDE

ANIL R. NIRGUDE
CONSULTANTS
ARCHITECTS & ENGINEERS

B/101 1ST FLR. BINDU TOWER, OPP. LOURDES SCHOOL
SANTOSHI MATA ROAD KALYAN (W) 421301

क.ल.न.२
दस्तावेज ६२३ २०२३
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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 **P51700045256**

Project: **MIDTOWN W90**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 27 HISSA NO 7 Bt Kalyan-**
Dombivali (M Corp.), Kalyan, Thane, 421301;

1. **Midtown Sheltors LLP** having its registered office / principal place of business at **Tehsil: Ulhasnagar, District:**

Thane, Pin: 421003.

2. 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, Rules 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 **10/05/2022** 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
3. 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.



Dated: 10/05/2022

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 10-05-2022 12:22:49

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

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KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN
APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
Smt. Suvrana Balaram Bhoir & Other.
POA. M/s. Mid Town Shelters LLP Through
Architect:- Shri. Piyush P. Sachhananadni
Structural Eng:- Shri. Anand Sawant, Kalyan (w)

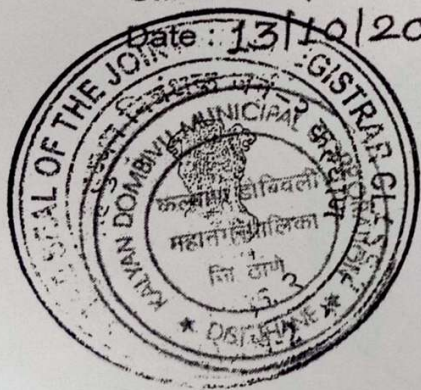
Sir,
With reference to your application dated 11/06/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work/ Building on Survey No.27 Hiss no.7(P) Village – Gauripada situated at Yogidham Road, Kalyan west, the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPD/BP/KD/2021-22/47.

Office Stamp

Date: 13/10/2021



Yours faithfully,

[Signature]
for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.
[Signature]

Page No.1/4

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KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN
APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
M/s. Suvrana Balaram Bhoir & Other
POA – M/s. Mid Town Shelters LLP Through
Mr. Piyush P. Sachanandani.
Architect:- Shri. Anil Nirgude, Kalyan (W)
Structural Engg:- Mr. Anand Sawant , Kalyan (W).

Sir,
With reference to your application No.3297 dated 21/03/2023 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work/ Building on , Survey No.27 Hiss no.7 Village – Gouripada situated at Road /Street Kalyan west, the Revised Commencement Certificate /Building Permit is granted under Section 45 of the said Act, subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPD/BP/KD/2021-22/47/27.

Office Stamp

Date : 13/04/2023.

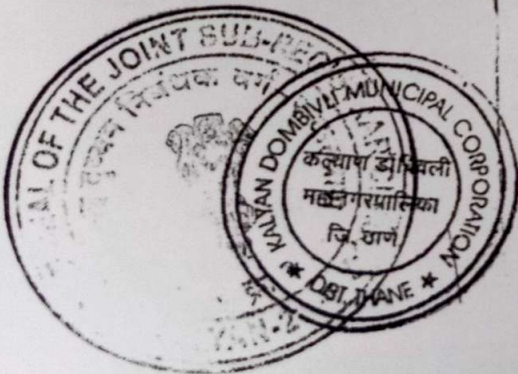
Yours faithfully,

Surendra

For Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.

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Page No.1/4



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गावाचे नाव : गौरीपाडा

| (1) विलेखाचा प्रकार | करारनामा | |
|---|------------|--|
| (2) मोबदला | 8454251 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तय्युद करावे) | 6620000 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | | 1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: 18/62 विभाग 8 व,मौजे गौरीपाडा,येथील सर्व्हे नं.27 हिस्सा नं.7,यांवरील मिड टाऊन डब्ल्यु90 मधील विल्डींग नं.1,सदनिका क्र.2302,23 वा मजला,क्षेत्र 64.65 चौ मी रेरा कारपेट + 8.90 चौ मी बाल्कनी +1 पझल कार पार्किंग सह((Survey Number : 2717 ;)) |
| (5) क्षेत्रफळ | | 1) 64.65 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | 1): नाव:-भे मिड टाऊन शेल्स एल एल पी तर्फे भागीदार प्रकाश टिलुमल सञ्चानंदानी यांचे तर्फे कबुलीजबाबा करिता कु मु म्हणून शंकर पी.मलानी वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 402/7, कोणार्क रेसिडेन्सी, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ABNFM0407F |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | | 1): नाव:-प्रताप नारायण ब्रह्मचारी - वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 203, शुभम पेलेस, चिंचपाडा रोड, विश्वास स्कूल जवळ, काटेमानिवली कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ABJPB1840P |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | | 2): नाव:-शकुंतला देवी ब्रह्मचारी - वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 203, शुभम पेलेस, चिंचपाडा रोड, विश्वास स्कूल जवळ, काटेमानिवली कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AUXPB2733N |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 19/12/2023 | 3): नाव:-इंद्रगवंश पी एन ब्रह्मचारी सिंह - वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 203, शुभम पेलेस, चिंचपाडा रोड, विश्वास स्कूल जवळ, काटेमानिवली कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-FWBPS2405B |
| (10)दस्त नोंदणी केल्याचा दिनांक | 19/12/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 26223/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 591800 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |



सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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