

वसई-३
दस्त क्र. 28061/2023
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AGREEMENT FOR SALE

Agreement For Sale made at Vasai this 22nd day of December, in the year Two Thousand and Twenty Three.

BETWEEN

Mansarovar Lifespaces LLP (Having PAN: ABRFM6807B), a limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, having its registered office at 3rd floor, office no. 301, Varun Building, Guru Nanak Nagar, Village Navghar, Vasai Road (West), Palghar - 401202, represented herein by its duly authorized partner **Mr. Deepak B. Vora (Having PAN: AAOPV4987B) And Mr. Pritesh D. Jain (Having PAN: AGBPJ2455M)**, hereinafter referred to as "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **First Part**;

AND

Style Evershine Builders Private Limited (Having PAN: AAFCS6402C), a company registered under the Companies Act, 1956, and existing under the Companies Act 2013, having its registered office at 215, VeenaBeena Shopping Centre, Second Floor, Station, Bandra (West), Mumbai 400 050, hereinafter referred to as the "**Owner**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **Second Part**,



AND

MRS.MANISHA D EDVANKAR (Having PAN: AALPE5837A) AND MR.D.D EDVANKAR (Having PAN: AABPE4678H) Indian Inhabitant having his/her/their/its address **Room No-2, Yamu Building, Manickpur Road, Opp. Petrol Pump, Manickpur Vasai (West), Vasai, Bass Road Vasai Thane Maharashtra 401202.** represented here in by its duly authorized trustee hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns of the Third Part.

The Promoter, the Owner and the Allottee/s are hereinafter, wherever the context may require, individually referred to as "**Party**", and collectively referred as "**Parties**".

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- (i). The Owner is seized and possessed of or otherwise well and sufficiently entitled to the land, bearing Survey No. 66 Hissa No. 3, admeasuring approximately 01 Hector 25 Are 90 Prati, that is, approximately 12,596 square metres, situate at Village Diwanman, Taluka Vasai, District Palghar, shown surrounded by red coloured boundary line on the sanctioned Lay-out Plan hereto annexed and marked **Annexure 'A'**, more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**Project Land**"). Photocopy of the 7/12 extracts issued in respect of the Project Land are annexed hereto and marked **Annexure 'B'**.
- (ii). Other than the following reservations, the Land is not affected by any reservation or acquisition for any public purposes, or otherwise, that is: (a) the part of the Land, admeasuring 359.18 square meter wide Development Plan road (hereinafter referred to as the "D. P. Road") shown hatched in GREEN on the plan annexed hereto at **Annexure 'A'**; and, (b) the part of the Land, admeasuring approximately 623.45 square meters, shown hatched in BLUE on the plan annexed hereto at **Annexure 'A'**, reserved/earmarked under the approved Development Plan, for a playground (hereinafter collectively referred to as the "**Reservations**").
- (iii). By and under a Joint Development Agreement dated 31st March, 2022 made by and between the Owner as Evershine/Owner of the One Part and the Promoter as Developer of the Other Part, registered in the Office of the Joint Registrar of Assurances at Vasai-1, vide Serial no. Vasai-1/4140 of 2022, herein after referred to as the "**Joint Development Agreement**", the Owner and the Promoter have agreed to jointly develop the Project Land, upon and subject to the terms, conditions and provisions recorded and contained therein.
- (iv). The Owner is in possession of the Project Land and has granted a license to the Promoter to enter upon the Project Land for the purpose of developing the Project Land as contemplated by the Joint Development Agreement;
- (v). The VVCMC had earlier granted Commencement Certificate bearing No. VVCMC/TP/CC/VP-4152/372/2020-21, dated 18/11/2021 And further now received Revised commencement certificate and development permission bearing No. VVCMC/TP/RDP/VP-4152/442/2022-23, dated 19/12/2022 for the proposed Layout of Residential Building and Commercial Buildings on the Project Land on the terms and conditions...

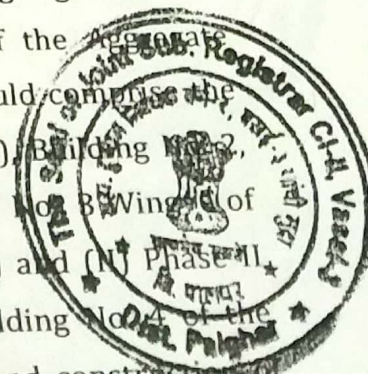


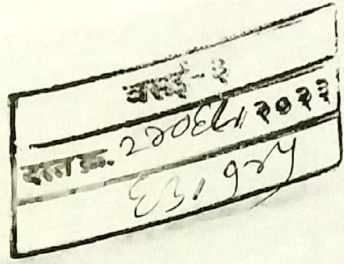
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दस्ता क्र. 2806/2023
No. Built-up 984

Sr. No.	Predominant Building	Building No./Wings	No. of Floors	No. of shops/ Office	No. of flats	Built-up area in in Sq. Meters
1.	Commercial Building	1.	Gr+4 (Pt)	06 Shops 08 Office	-----	1907.67
2.	Residential Building	2.	Stilt+21(Pt)	-----	121	10819.75
3.	Residential Building	3, Wing A	Stilt+22	-----	173	10125.16
4.	Residential Building	3, Wing B	Stilt+22	-----	173	10001.69
5.	Residential Building	3, Wing C	Stilt+22	-----	173	10810.41
6.	Residential Building (MHADA)	4	Stilt+14	-----	55	3371.49
7.	Club House (in RG-1)	-----	Stilt+2PT	-----	-----	135.11
Total sanctioned FSI (area in Square Meters)						47171.28

(here in after referred to as the "Project Building")

- (vi). The Promoter, in accordance with the Joint Development Agreement has proposed to construct on the Project Land, the Project Building together with the Common Areas & Amenities there on, by utilization of the Aggregate Development Potential, in two phases, that is: (I) Phase I would comprise the development and construction of Building No.1 (Commercial), Building No. 2, Building No. 3 Wing A, Building No. 3 Wing B and Building No. 3 Wing C of the Project Building (herein after referred to as "Phase 1") and (II) Phase II would comprise the development and construction of Building No. 4 of the Project Building which would comprise the development and construction of MHADA's Premises to be handed over to MHADA by utilization of FSI of approximately 3371.49 square meters out of the Aggregate Development Potential (hereinafter referred to as "Phase 2"). The development of Phase 1 and Phase 2 together with the Common Amenities & Facilities are hereinafter





THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Project Land)

All that pieces or parcels of non-agricultural lands bearing survey no. 66 hissa no. 3 admeasuring 12590 sq. mtr. Situated at the village Diwanman, Tal. Vasai, Dist. Palghar in the Registration Sub- District of Vasai and District Palghar and bounded as follows:

On or Towards East : by S. No. 192
On or Towards West : by S. No. 176
On or Towards South : by S. No. 147
On or Towards North : by S. No. 60 & 61

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the Apartment)

All that the proposed residential flat/Apartment bearing no. 1304, admeasuring approximately 39.28 square meters RERA Carpet Area, that is, approximately 423 square feet RERA Carpet Area* (exclusive of balcony), on 13th floor, of the Project Building no. 3 Wing B Building name "CORTEZ", in the Project known as "Pearl Gardens" being developed on the Project Land, more particularly described in the First Schedule herein before written above.

*The Carpet Area as per Real Estate (Regulation & Development) Act, 2016 is 500 square feet and the balcony.

* The RERA Carpet Area is exclusive of the Balcony area of approximately 2.90 square meters viz. 31 square feet which Balcony area is shown shaded in RED colour in the typical floor plan there of annexed hereto and marked Annexure 'C'

