and publicity merature shall be informative in its many subject to and publicate time without notice and shall not constitute part of दस्त क. पुर्व this contract and shall not be enforceable against the Promoter.

37.

This Agreement shall always be subject to the provisions of Real Estate This Agreement and Development) Act, 2016 (RERA) read with Maharashtra Real (Regulation and Development) (Positional) Regulation and Development) (Registration of real estate projects, ne (Regulation)

FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE PROPERTY

arcel of the land bearing Survey No. 113, [part], City Survey No.

asuring 933.16 sq. mtrs. or thereabouts of Tagore Nagar Manoranjan

C. H. S. Ltd., lying, being and situate at "Tagore Nagar Manoranjan C. H. S. Ltd."

Bldg. No. 50, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai-400 083. Survey

No. 113 (Part), City Survey No. 347 [part], in the Registration Sub-District of Kurla.

Mumbai Suburban District, and bounded as follows:

Building No. 51. On or towards the North

Building No. 49. On or towards the South

200'.00" wide Eastern Express On or towards the East

Highway.

50'.00" wide Road. On or towards the West

SECOND SCHEDULE ABOVE REFERRED TO DETAILS OF THE APARTMENT

Residential Apartment hemg Flat No. 2005 having Rera carpet area including columns projections as per MHARERA norms admeasuring 718 sq. ft. Situated on the 20th floor in of the Building to be named as "Tagore Nagar Manoranjan C. H. S. Ltd." Project Name " Adityaraj Gold" Bldg. No. 50, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083. Survey No. 113 (Part), City Survey No. 347 [part], under construction on the land more particularly described in the First Schedule hereinabove written.

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Bandra Maharashtra, by operation of Section 15 of the said Act.

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Under clauses (a) and (b) of Section 189 of the said Act, all the property right, liabilities and obligations of the said dissolved Board including those arise, under any agreement or contract became the property, rights, liabilities are H. obligations 20. Messay.

D. The Board was, into the possessed of or otherwise well and sufficiently entities by piece of purcel of and bearing Survey No. 113, [part]. City Survey No. 341 hard administration should place 933,16 meters as part of the Board's larger lands a Table of an array (East). Mumbai - 400 083 and more particularly described in the safe Somedule hereunder written (hereinafter referred to as "the said land") and Building No. 50 standing thereon consisting of 32 tenement (hereinafter referred to as "the said building").

- E. All the purchasers/Purchasers of tenements in the said building No. 50 former and got registered a Co-operative Housing Society Ltd. in the name of "Tagon Nagar Manoranjan C. H. S. Ltd.," under the Maharashtra Co-Operative Societies Act. 1960 bearing Registration No. B.O.M (W) S.H.S.G.O.H. 9057 95 96 dates Sth August 1995, and having their registered office at Building No. 50, Tagon Nagar, Vikhroli (E), Mumbai 400 083. (Hereinafter referred to as "the Society").
- By and under the indenture of Lease dated 4th January 1997, made between Maharashtra Housing and Area Development Authority (MHADA), as the Lease of the One Part and Tagore Nagar Manoranjan C. H. S. Ltd., (Society) as the Lease Lease of the Other Part, registered with the Sub-Registrar, Bandra, Mumba under Sr. No. PBDR 3 106 97, the said land together with right in common was leased by MHADA to the Society for a term of 99 years commencing from Of mentioned and on the terms and conditions set out therein.

 G. By and
- G. By and under the Deed of Sale dated 4th January 1997, made between the One Part and "Tagore Nagar Manoranjan C. H. C. MHADA) as the Vender

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(३) बाजारबाय(भारेपाटकाच्या वाजीभाष्ट्रशाकार जानारणी देतो नी पटलेशार व

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अ) इ नायन, मीडहिरमा व घरकारांच

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1) पालिकार आब Muntae Mains pa इतर वर्गन सर्वानका स. 2006, साला स. 20 का सलमा, इसाराजीक पांच राजीर तमर सर्वानका को और हीतिस लेपायती विश्वानक अभिन ते विश्वित ते 50 कालिकार को कालिकार कालिकार को कालिकार के कालिकार को कालिकार को कालिकार के कालिकार को कालिकार को कालिकार के कालिकार कालिकार के कालिकार कालिकार के कालिकार कालि

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हा शासी हा करने देणा ना/मिह्न देवणा था वहनाराचे नाम किंवा दिवाणी न्याकासमाचा इड्मामामा किंवा नादेश सम्मास,प्रतिकादिके नाम व पन्ती

1): नाव-समर्ग व्यक्तिमधाज विन्तर्ग गर्भ कार्नीकार राजवृत्तार जी. खुलवारी श्लांच्या तके नुकलार ज्यूपन मोज चन्तरण बच-32; पता : आदि वे: 103 अधि 102; मध्या ने : , इसारतीचे नाव पूर्णिया गर्दक अर्थक व विभिन्न वे: 03 : रोड वे टानीर नगर, विक्रोक्षी पूर्व, मुंबई असाराष्ट्र, MUMBAL वित्र क्षेत्र - 400083 विव न: AATFA0341H

(तहामनारेवज करन येमा-मा पश्चकाराचे व किया विकासी न्यामानयाचा हनुमनामा विका वादेश क्रमानाम,पतिवासिचे नाव व प्रशा

1): नावा-सराधा विश्वनाथ काहे वर्ष-48, पंता-प्लॉट न. रूप न. 177, माळा न. -, इनाश्तीचे नाथ कोमन के वीप श्रीतिन कोमायटी, व्लॉक न. विधिदेश न. 12, रोड ने क्लमबार नगर 1, फिनारी हॉन जबक विकासी पूर्व, मुंबई, मताराष्ट्र, MUMBAL पिन कोड:-400083 पेन ने-AGERK2856N

(p) प्रशासिक करन विभाग विनाम

08/01/2024

(10)वला नोंदनी केन्याचा दिनांक

08/01/2024

(11)लाकमान,चंड न पृष्ठ

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मुन्यांकतासाठी विचारात घेतलेला तपशीलः--

मुझान ज्ञान जोकारजामा निवस्त्रेचा अनुव्हेद - (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलभ व्यवहारामाठी नागरिकाचे सवामीकरण दस्सऐसव नोंदणीनंतर मिळका पविकार कर नोंदवही अध्यावत करणे तरकेचे जाहे धा व्यवहाराचे विभरण पत्र है-नेज प्रारे कृतन्तुंबदे नहानगरणीनिकेन पाठविणेत अलेना जाहे. जाता है दस्सऐसब दाखन करणवासाठी कार्यालयात स्थम। जाणेची अध्ययभ्या नाजी

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 08/01/2024) toMunicipal Corporation of Greater Mumbai

No need to spend your valuable time and energy to submit this documents in person.



सह. दुव्यम निवर्धक कुर्ला-५ (वर्ग-२) दस्त क. ५८3 As set out in the Development Agreement, the Promoter shall allol 32 Plate As set out in the Heamagn.

As set out in the Heamagn. admeasuring 500 Sq. 100 the Society named in Schedule II thereis, the said land to the members of the Society named in Schedule II thereis, the said mand to the the termining Flats along with parking areas in a the Promoter is free to sen as "Promoter Allocated Area" said new building thereinafter referred to as "Promoter Allocated Area" said new building thereinafter referred to as "Promoter Allocated Area" utilizing maximum permissible floor space index fungible/additional FSI and/or by loading Transferrable Development Rose TDR) for the brucking on the said land.

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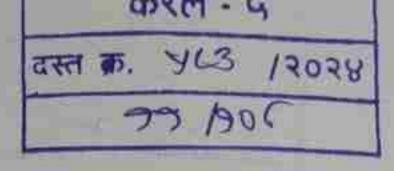
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Accord sign, in pursuance of the Development Agreement, the Promoter hopvir M/s Adityaraj Builders has development rights in the said Property on a Conditions contained in the Development Agreement. terms at 255

- A copy each of the Title Certificate issued by the Advocate of the Promoter at 0. the Property Card in respect of the said Property is annexed hereto and markas Annexure "A" and "B" respectively.
 - P. Pursuant to the Development Agreement, the Promoter has obtained be MHADA the Intimation of Disapproval (IOD) bearing No. CHE/ES/2058/S/32 (NEW) dated 15th May 2018, Commencement Certificate (CC) bearing No. MH EE / (B.P.) / GM / MHADA - 8 / 297 / 2019 dated 5th October 2020 Amended Flan (AP) bearing MH / EE / (B.P.) / GM / MHADA 08/297 / 202 dated 03 November 2021, Full OC Received 08th June 207 MH/EE/(B.P.)/GM/MHADA-8/297/2023. for redevelopment of the building and construction of new building on the said land upto 22nd Uppe Floor, A copy each of IOD, CC, AP is annexed hereto and marked as Annexu-"C", "D" and "E" respectively.

V

The Promoter has entered into standard agreement with Architect viz. M. 0 Rajendra Shashikant Karnik of M/s. Architects Collaboration ("Architect an Architect Firm duly registered with the Council of Architects, for Architectul W. work concerning development of the Property including preparation of the layand construction plans of the new building and further entered into stand agreement with Structural Engineer viz. Mr. Vikas Gokhale of M/s Associate Consultants ("Structural Engineer") for preparation of structural designs drawings of the new building and the Promoter has accepted the profession supervision of Architect and Structural Engineer till the completion of the building, subject to the reservation of rights and authority by the Promoter



No. PBDR - 3 - 104 - 97, the said building No. 50 consisting of 32 tenements constructed on the said land was sold and conveyed by MHADA to the Society for the consideration and on the terms and conditions set out therein and the names of Purchasers of 32 tenements in the said building being 32 Society members, were listed in Schedule II thereto.

"the Society") became the lessee of the said land bearing Survey No. 113, [part], City Survey No. 347 [part] at Tagore Nagar, Vikhroli (E), Mumbai-400 083, and the owner of the building No. 50 standing thereon and 32 tenements by the building were allotted to the then members of the Society (the said Land together with the said building are hereinafter collectively referred to askide "said Property").

The said building being old and in dilapidated condition, the Said for redevelopment of the said Property.

Ι.,

After negotiations, meetings and discussions held by and between the Society and Promoter, the Society, in pursuance of the resolutions passed at the Extra Ordinary General Meeting of the members of the Society held on 8th March 2015, vide its letter dated 21st March 2015 appointed the Promoter as developer for redevelopment of the said Property and the said Promoter vide its letter dated 21st March 2015, addressed to the Society, accepted their appointment as developers for carrying out redevelopment of the said Property by demolition of the said building and construction of new building on the said land on the terms and conditions contained therein.

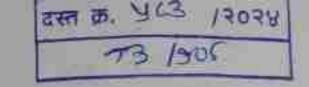
By and under the Development Agreement dated 26th November 2015 made between the Society viz. "Tagore Nagar Manoranjan C. H. S. Ltd.," and M/s. Adityaraj Builders (Promoter herein) as the Developer, registered with Sub Registrar, Kurla - 2 under Sr. No. KRL 2 - 11077 - 2015 (hereinafter referred to as "the Development Agreement"), the Society has granted the development rights for redevelopment of the said Property to the Promoter on the terms and conditions contained therein.

Pursuant to the said Development Agreement, the Society has executed a Power





सह. दुय्यम निबंधक कुर्ला-५ (वर्ग-२)

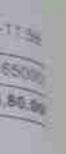


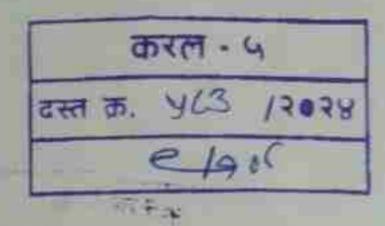
change the Architect and/or Structural Engineer, as the case may be, and to appoint new Architect or Structural Engineer for completion of the new building.

- The Promoter has obtained the requisite sanctions/approvals from MHADA/
 MCGM for the plans, specifications, elevations and sections of the new building/s
 to be constructed on the said land and shall obtain the balance approvals from
 various authorities from time to time.
- S. While sanctioning the said plans MHADA and/or the observed to at action which has laid down certain terms, conditions, stipulations and restrictions which to be observed and performed by the Promoter while developing the said Proper and upon the observance and performance of which only the complete of occupation certificate in respect of the new building short in property by MHADA/concerned local authority:
- T. Accordingly, the Promoter has commenced construction of the new building on the said land as per plans and specifications sanctioned by MHADA and completed the construction up to 100% Work Completed (OC Received)
- building, the Purchaser has carried out independent search and satisfied himself/herself regarding the marketable title and rights and authorities of the Promoter herein to develop the said Property and being so satisfied, has offered to purchase and the Promoter has agreed to sell to the Purchaser, the Residential Fint/Apartment hearing No. 2005, on the 20th Floor in of the new building, which forms part of the Promoter Allocated Area and is more particularly described in the Second Schedule hereunder written, forming (hereinafter referred to as the "Apartment").
- V. The Purchaser has taken inspection of the approved building plans senctioned by MHADA for construction of the new building. The floor plan, showing the said Apartment in Red Cross lines, is annexed hereto and marked as Annexure "F".
- W. The Purchaser is aware of the fact that the Promoter herein has entered or will enter into similar or separate agreements with several other purchasers of the other flats/apartment/s forming part of the Promoter Allocated Area in the new building.
- X. Under Section 13 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 10 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017, the Promoter is required to execute the written Agreement for sale of the Apartment to the Purchaser, being these

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbal on this Q.3. day of Tanuamy. 2024

BY AND BETWEEN

M/S. ADITYARAJ BUILDERS PAN NO. AATFA0341H., a Partnership firm registered under the Indian Partnership Act. 1932, having its principal place of business at 101 and 102, Purnima Pride, Building No. 03, Tagore Nagar, Vikhrol 1945 Sambai 400 083, represented by its Authorized Partner Mr. RAJKUMAR C. LINSHOONI hereinafter referred to as the "Promoter" (which expression share indicated as successors interest, executors, administrators and permitted assignees at this context of the FIRST PART.

AND

1, Ms. Mangala Vishwanath Kale, Aadhar No - 2301 1022 6433, PAN - AGEPK2856N Age 48 years;

All Indian Inhabitant(s), presently residing at Komal C.H.S., Building No. 12, Room No. 177, Kannamwar Nagar - 1, Near Kinnari Hall, Vikhroli East, Mumbai - 400083. (hereinafter collectively referred to as the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the OTHER PART

The "Promoter" and "Purchaser" are hereinafter collectively referred to as the "Parties" or individually as a "Party."

WHEREAS

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- A. Prior to December 1977, the Maharashtra Housing Board [formerly the Bombay Housing Board (B.H.B.) a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM LXIX of 1948) (hereinafter referred to as "the Board") was the owner of Land or well and sufficiently entitled to a large tract of lands situate at Vikhroli (East). Mumbai.
- B. The Board stood dissolved pursuant to the constitution of the Maharashtra
 Housing and Area Development Authority, a statutory corporation constituted
 under the Maharashtra Housing and Area Development Art. 1976 (Maharashtra)



CHALLAN MTR Form Number-6

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ype of Payment Registration Fee			TAX ID (TAN (If Any)				
			PAN No.(II Applicable)				
Mice Name KRL1_JT SUB REGISTRAR KURLA NO 1				ADITYARAJ BUILDER	5		
ocation MUMBAI							
fear 2023-2024 One Time			No.	FLAT NO 2005, 20TH FLOOR, ADITYARA			
			nises/Building GOLD				
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Marine of Granco			Date	Not Verified with Sciols			

NOTE THE Challen is valid for document to be registered in fluo Registrar office only. Not valid for unregistered document.

Only form which pear blains preference elected accommon promonal and alle which is demanded ever common permanent.

The publish merature shall be informative in its nature and subject to this contract and shall not be enforceable against the Promoter. The time to time without notice and shall not constitute purt of

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EFFECT OF LAWS: This Agreement shull always be subject to the provisions of Real Ins Agreement Act, 2016 (RERA) read with Maharashtra Roul (Regulation and Development) Act, 2016 (RERA) read with Maharashtra Roul Entate (Regulation and Development) (Registration of real estate tion of estate agents, rates of interest and disclosures on website) Rules, Estate

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C. H. S. Ltd., lying, being and situate at "Tagore Nagar Manoranjan C. H. S. Ltd." Bidg. No. 50, Village Hariyall, Tagore Nagar, Vikhroli (E), Mumbai-400 083, Survey

No. 113 (Part), City Survey No. 347 [part], in the Registration Sub-District of Rurin

Mumbat Suburban District, and bounded as follows:

On or towards the North On or towards the South On or towards the East

On or towards the West

Building No. 51. Building No. 49. 200'.00" wide Eastern Express

50'.00" wide Road

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Rosidential Apartinem being Flat No. 2005 having Rera curpet area including columns projections as per WHARERA norms admensuring 718 sq. ft. Situated on the 20th floor in of the Building to be named as "Tagore Nagar Manoranjan C. H. 8. Ltd." Project Name " Adityaraj Gold" Bldg. No. 50, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbal- 400 083. Survey No. 113 (Part), City Survey No. 347 [part], under construction on the land more particularly described in the First

딮 SUBSCRIBED THEIR RESPI HEREINABOVE WITNESS WHEREOF TH

SIGNED AND DELIVERED PROMOTER within numed

M/s. Adityaraj Builders

through its Purtner

1. Mr. RAJKUMAR G

in the presence of

SIGNIED AND DELIVE PURCHASER within

Ms. Mangala Vis

in the presence of

Original/Duplicate

नोदणी के. 39म

Regn. 39M

पावती के : 622

दिनाक: 08/01/2024

गावाचे नावः हरियाली

दस्तावजाचा अनुक्रमांकः करल5-583-2024

दस्तावजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नावः मंगला विश्वनाथ काळ

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पृष्ठांची संख्या: 108

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वाजार मृल्यः रु. 10977410.4 /-

माबदना रु.13000000/-

मरलेले मुद्रांक शुल्का: रु. 650000/-

सह. दुय्यम निबंधक कुर्बा-५ (वर्ग-२)

1) देवलाचा प्रकार: DHC रक्कम: रु.160/-

डीडी/धनादेश/प ऑर्डर क्रमांक: 0124086706811 दिनांक: 08/01/2024

वंग ने नाव व पता:

2) दयकाचा प्रकार: DHC रक्कम: रू.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांब: 0124081511029 दिनांक: 08/01/2024

वंक्षेत्र नाव व पताः

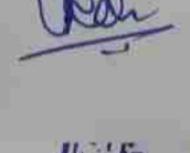
3) देवनाचा प्रकार: eChallan रक्षम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013603820202324E दिनांक: 08/01/2024

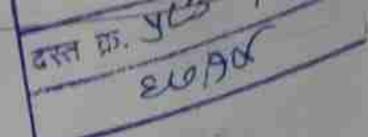
वंकने नाव व पनाः

मुद्राक श्रुक्त माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy): For Women - Corporations Area









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

P5 800022235 Project MANORANJAN CHSPlot Bearing / CTS / Survey / Final Plot No.: 347 at Kurla, Kurla, Mumbai Suburbas

Adityara) Builders having its registered office / principal place of business at Tehsil: Kurla, District Mumbe 400083

Suburban, Pin: 400083. 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, Page 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 (I) 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 05/09/2019 and ending with 30/06/2023 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
- 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 the under.

Signature valid Digitally Signed by Dr. Vasant Premanand Prabhu (Secretar MahaRERA) Date:26-06-2020 12:24:13

Dated 18/05/2020

Place: Mumbai