

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

रमन क्रमांक : 23259/2023

नोंदणी

Regn:63m

13/12/2023

## गावाचे नाव : मुलुंड

|                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| (1) विन्यायाचा पत्ता                                                                                                                | करारनामा                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (2) मॉब नं                                                                                                                          | 11814395                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (3) बाजारभाव (भाडेपट्ट्याच्या वाचनितपट्ट्याकर आचारणी देनां की पट्टेदार नें नमूद करणे)                                               | 10289609.42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (4) भू-मापन पॉट्टिम्या व परब्रमांक (असल्यास)                                                                                        | 1) पानिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 1203, माळा नं. 12 वा मजला, इमारतीचे नाव: मकुग, विंग सी, विल्डिंग नं. 1, ब्लॉक नं: प्रोजेक्ट मुप्रिमो फेम 2, कॅलकर कॉन्जिज जवळ, रोड 90 फीट रोड, मुलुंड पूर्व, मुंबई 400081., इतर माहिती: गदर फ्लॉटचे क्षेत्रफळ 608.60 चौ. फूट रेग कार्गेट आणि बाल्कनी / डेक क्षेत्रफळ 28.09 चौ. फूट कार्गेट आणि किचन बाल्कनी / डेक क्षेत्रफळ 18.62 चौ. फूट कार्गेट. — मोवन एक कार पार्किंग मंत्रीत. — गदर मिळवत ही मॉजे मुलुंड पूर्व, सि.टी.एम. नं. 1289(पार्ट), 1290(पार्ट), 1292(पार्ट), 1293(पार्ट), 1294(पार्ट), 1295(पार्ट), 1296(पार्ट) आणि 1297(पार्ट)मध्ये आहे. — इतर माहिती व मिळकतीचे वर्णन दम्यान नमूद केल्याप्रमाणे. ( C.T.S. Number : 1289 (पार्ट), 1290 (पार्ट), 1292 (पार्ट), 1293 (पार्ट), 1294 (पार्ट), 1295 (पार्ट), 1296 (पार्ट) आणि 1297 (पार्ट), . . ) |
| (5) क्षेत्रफळ                                                                                                                       | 1) 66.99 चौ.मीटर                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (6) आचारणी किंवा बुरी देण्यात असेल तेव्हा.                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (7) दमनोवज करन देणा-या/विहण ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिकारिचे नाव व पत्ता. | 1) नाव:-के व्ही विन्डरोम एल एल पी वॉफे भागीदार श्री. करण वं. वर्धन वॉफे मुखन्याय सत्रय व्ही. येथे वया:-54, पत्ता:-प्लॉट नं: ऑफिस नं. 322, माळा नं: 3 वा मजला, इमारतीचे नाव: कॉमर्ग हाउस, ब्लॉक नं: थ्री . के . एम . वर्धन चौक, रोड नं: 140 , एन . एम . रोड , फोर्ट, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AALFK3429N                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| (8) दमनोवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिकारिचे नाव व पत्ता                  | 1) नाव -अनुजा रविंद्र धीरमागर वय:-34, पत्ता:-प्लॉट नं: फ्लॉट नं. सी / 41, माळा नं: -, इमारतीचे नाव: नागराज सोमायटी, ब्लॉक नं: होन्नी अंजेल स्कूल जवळ, गव्हाणपाडा , रोड नं: महान्मा फुले रोड, मुलुंड ईस्ट, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-BGQPK0316L<br>2) नाव:-केदार हेमंत केळकर वय:-30, पत्ता:-प्लॉट नं: फ्लॉट नं. सी / 41, माळा नं: -, इमारतीचे नाव: नागराज सोमायटी ब्लॉक नं: होन्नी अंजेल स्कूल जवळ, गव्हाणपाडा , रोड नं: महान्मा फुले रोड, मुलुंड ईस्ट, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-CNNPK0513L                                                                                                                                                                                                                                                                              |
| (9) दमनोवज करन दिल्याचा दिनांक                                                                                                      | 12/12/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| (10) दमन नोंदणी केल्याचा दिनांक                                                                                                     | 12/12/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| (11) अनुक्रमांक, खड व पट्ट                                                                                                          | 23259/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| (12) बाजारभावाप्रमाणे मूद्रांक शुल्क                                                                                                | 708900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                                  | 30000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (14) शेर                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



मुल्याकनासाठी विचारान घेवलेला तपशील:-

मूद्रांक शुल्क आचारना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलम व्यवहारासाठी नागरिकांचे सक्षमीकरण

दमनोवज नोंदणीकर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणत आलेला आहे.

आता हे दमनोवज दाखल करण्यासाठी कार्यालयान म्वन जाणेची आवश्यकता नाही.

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 12/12/2023 ) toMunicipal Corporation of Greater Mumbai.

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

*(Signature)*  
सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा

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### AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** ("Agreement") is made and entered into at Mumbai on this 12<sup>th</sup> day of DECEMBER, 2023.

**BETWEEN**

**M/s. K V BUILDHOME LLP, [ PAN - AALFK3429N ]**, a Limited Liability Partnership firm duly formed and registered under the provision of the Limited Liability Partnership Act, 2008 bearing registration No. AAA-5199 and having its registered office at 322, Commerce House, 140, Nagindas Master Road, Shri K. M. Vardhan Chowk, Fort, Mumbai- 400 001 hereinafter referred to as the "**Promoter/Developer**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partner for the time being the survivors of them, the heirs, executors, administrators of such last surviving partner and their successors in interest and assigns) of the **ONE PART**.

**AND**

1) **MS. ANUJA RAVINDRA KSHIRSAGAR, [ PAN - BGQPK0316L ]**, aged 34 years, **AND** 2) **MR. KEDAR HEMANT KELKAR, [ PAN - CNNPK0513L ]**, aged 30 years, an adult Indian Inhabitant, residing at Flat No. C/41, Nagraj Society, Near Holy Angel School, Mahatma Phule Road, Gavanpada, Mulund East, Mumbai - 400081., hereinafter referred to as the "**Allottee/s**", (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to mean and include in case of individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns; in case of a company or companies, their respective successors and assigns; in case

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of a partnership firms or limited liability partnerships, the partners for the time being thereof, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last survivor; in case of a Hindu undivided families (HUF), the Kartas and all coparceners, members of each of the HUFs from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns; in case of public charitable trusts, all trustees constituting the trusts for the time being and their permitted assigns; in case of private trusts/settlements, all trustees constituting the trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the **Other PART**.

The Promoter/Developer and the Allottee/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".



M/s Swas Construction & Co. ("the said Owner") is absolutely entitled as owner and seized and possessed of all that piece and parcel of land area admeasuring 96,464.90 sq. meters and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "the said Larger Property").

B. The chain of title and entitlement as owner to develop the said Larger Property is more particularly set out in the Title Certificate dated 10<sup>th</sup> December, 2020 issued by M/s. Narayanan & Narayanan.

C. Due to diverse reasons the Partners of the said Owner have mutually agreed and decided to develop the said Larger Property as a separate and independent project by the particular Partner as recorded under the Deed of Addendum made on 4<sup>th</sup> March, 2022 to the Reconstituted Partnership dated 29<sup>th</sup> March, 2018 on the terms and conditions set out therein.

D. Accordingly, M/s. Neelam Buildtech Enterprise LLP being one of the Partner of the said Owner being responsible for the execution of the Swas Construction Phase C Project is desirous of carrying out the development of and construction of an aggregate area admeasuring 15,216.63 sq. meters (12,233.06 sq. meters open residential Plot, 1,008.67 sq. meters Municipal School in EPRE.1 and 1,974.90 sq. meters Playground ROS 1.4) forming portion of the land bearing CTS Nos. 1289 (part), 1290 (part) and 1292 to 1297 (all part) of Village- Mulund (East), Taluka- Kurla in the registration and sub district at Mumbai Suburban and more particularly described in the **Second Schedule** hereunder written and shown with Red Colour boundry line on the plan Annexed hereto and marked as **Annexure- A** (hereinafter referred to as "the said Property").

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- E. By and under Development Agreement dated 8<sup>th</sup> July, 2022 duly registered under Serial No. KRL-1-12655 of 2022 made and executed by and between Swas Construction Co therein and herein referred to as the Owner on the one Part and the K V BUILDHOME LLP therein referred to as the Developer being the Promoter herein, the Owner therein have granted and transferred unto the Promoter/Developer absolute and exclusive development rights in respect of the said Property for the consideration and on the terms and conditions set out therein.
- F. The Promoter/Developer has proposed to construct on the said Property a project known as SUPREMO being building known as Building No.1, consisting of Wings A to E. The Promoter/Developer have at present constructing Wing-C known as "SAKURA" in the proposed Project SUPREMO Phase II as Ground + 6 podium + 1 Podium Top + 1 Service Floor + 1 floor with further additional floors as may be permitted.
- G. The Promoter/Developer has appointed M/s. Sunil Ambre & Associates as their Architects and entered into a standard Agreement with them, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- H. The Promoter/Developer has appointed JW Consultant LLP, as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- I. The Promoter/Developer has informed the Allottee/s and the Allottee/s are aware that the development of the said Property will be in phases and at present, the MCGM has granted the Intimation of Disapproval (IOD) bearing No. CHE/ES/2027/T/337 (NEW) dated 07.02.2023 and Commencement Certificate bearing No. CHE/ES/2027/T/337 (NEW) CC/1/New dated 05.09.2023 in respect of the development of Wing C, on the said Property. Hereto annexed and marked as **Annexure "B"** and **Annexure "C"**, is the copy of the Intimation of Disapproval (IOD) bearing No. CHE/ES/2027/T/337(NEW) dated 07.02.2023 and Commencement Certificate bearing No. CHE/ES/2027/T/337(NEW)CC/1/New dated 20.03.2023 and 05.09.2023 respectively.
- J. The Promoter/Developer has registered the project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") read with 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 (hereinafter referred to as the "Rules") with the Real Estate Regulatory Authority having



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"SAKURA" of an area admeasuring approximately 608.60 Sq. Feet RERA carpet, excluding Balcony/Deck area 28.09 Sq. Feet carpet and Kitchen Balcony/Deck area 18.62 Sq. Feet carpet of the building No. 1 in the proposed Project "SUPREMO Phase - II" ("the said FLAT") forming part of the said Project and ONE Car Parking Space, ("Car Parking Space") in the podium constructed on the said Property and the Promoter/Developer have agreed to allot and provide the said Flat to the Allottee/s for a lumpsum consideration of Rs.1,18,14,395/- (Rupees One Crore Eighteen Lakh Fourteen Thousand Three Hundred Ninety Five Only) and on the terms and conditions set out hereunder:

- S. The RERA carpet area of the said Flat is 608.60 square Feet and for the purpose of this Agreement, "RERA Carpet Area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat.
- T. The authenticated copies of the floor plan and specifications of the said Flat agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as Annexure "G".
- U. The Developer shall in their sole discretion be entitled to change the area and/or location of any Car Parking Towers / Spaces, recreation area, garden or sewerage treatment plant or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.
- V. The Developer reserves to itself the right to make such alterations, additions and/or in the layout/building plans as may be deemed necessary by the Developer, without affecting the said Flat agreed to be sold hereunder to the Allottee/s and consequent thereto construct such additional premises as permissible under the Development Control Regulations and/or by MCGM and other concerned authorities from time to time;
- W. The present layout, design, elevation, plans etc., may be required to be amended from time to time by the Developer and the Allottee/s has entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Developer on the said Property may take a very long time, therefore the Developer may require to amend, from time to time, the plans, lay out, design, elevation etc. and the Allottee/s has no objection to the Developer making such amendments;
- X. The Allottee/s has entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Developer on the said Property may take a very long time, therefore the Developer may require to amend, from time to time, the plans, lay out, design, elevation etc. and the Allottee/s has no objection to the Developer making such amendments;