

दस्ता क्र. 984E 12024
41930

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made and executed at **Vasai**, this 18th day of Jan 2024;

BETWEEN

SHRIPAL HOMES LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 60, Horniman Circle Chambers (Podar Chambers) S.A Brelvi Street, Fort, Mumbai 400001, hereinafter referred to as "**Developer Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns) of the **FIRST PART**;

AND

MR. DEEPAK SHAH, of Indian Inhabitant, Age **63** years, PAN **ASXPS0702Q**, residing at Deep Darpan Bungalow, Bhandarwada, Agashi, Virar (West), Taluka Vasai, District Palghar 401301, hereinafter referred to as the "**Landowner No. 1 Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and permitted assigns) of the **SECOND PART**;

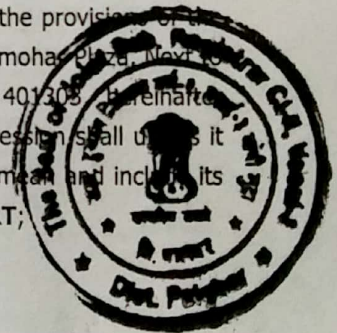
AND

SWASTIK SPACES LIMITED, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at 2nd Floor, Gulmohar Plaza, Near to Divekar Hospital, Virar West, Taluka Vasai, District Palghar 401303, hereinafter referred to as the "**Landowner No. 2 Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns) of the **THIRD PART**;

AND

MR. RAMESH PRABHU PUJARI Inhabitant, Age **38** years, PAN **AORPP6145E** and **MRS. NIRMALA RAMESH PUJARI** of Indian Inhabitant, Age **38** years, PAN **BYVPP0956Q** residing / having address at : **FLAT NO. B - 103, ATHARV APARTMENT, NR. ADARSH BAKREY, KOPRI NAKA, VIRAR (EAST) PALGHAR 401305.**, hereinafter referred to as the "**Purchaser/s**" (which expression shall

unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm / LLP, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs,



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executors, administrators and permitted assigns of the last surviving partner, in case of a Company its successors and permitted assigns, in case of a Hindu Undivided Family, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case of a Trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the **FOURTH PART**.

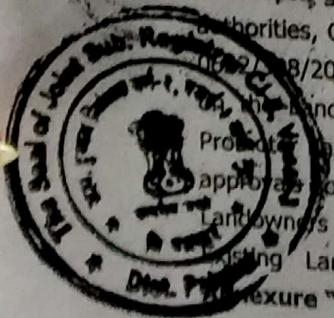
The Landowner No. 1 Promoter and the Landowner No. 2 Promoter shall hereinafter collectively be referred to as "**Landowner Promoters**".

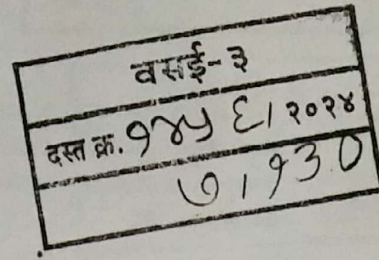
The Developer Promoter and the Landowner Promoters, wherever the context so requires are hereinafter collectively referred to as the "**Promoters**".

The Promoters and the Purchaser, wherever the context so requires, are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

- A. The Landowner Promoters are seized and possessed off and well and sufficiently entitled to all that piece or parcel of land bearing Survey No. 115/B/Plot No. 1 admeasuring 8,498 square meters situate, lying and being at Village Gokhivare, Taluka Vasal and District Palghar ("**Land**"). The Land is more particularly described in the **First Schedule** hereunder written and is delineated by red colour on the plan annexed hereto as **Annexure "A"**. A copy of the 7/12 extract is annexed hereto as **Annexure "A1"**.
- B. By and under an order dated 17-07-2010/11-03-2014, the Landowner Promoters have converted the user of the Land from agricultural to non-agricultural. A copy of the aforesaid order is annexed hereto and marked as **Annexure "B"** hereto.
- C. The Landowner Promoters have obtained approvals dated 26-06-2014 from VVCMC/TP/CC/VP-0632/1462/2014-15 for construction of a building on the Land upto ground floor and have thereafter obtained from the competent authorities, Commencement Certificate ("**CC**") bearing no. VVCMC/TP/CC/VP-0632/1462/2021-22 dated December 16, 2021 for construction of a building and for basement, ground and fifteen floors and the Developer Promoter has commenced construction of the Project in accordance with the approvals so obtained ("**Existing Landowners Approvals**"). The Existing Landowners Approvals are valid and subsisting. A copy of the CC and other Existing Landowners Approvals are annexed hereto and marked as **Annexure "C"**.





- D. Out of the total construction the units to be constructed on Ground and First & Second floor shall be utilized for commercial purpose ("**Commercial Units**") and the units forming part of 3 - 15 floors will be utilized for residential purpose. The Owners shall be entitled to allot 28 (Twenty-Eight) car parking spaces forming part of the basement to the purchasers of the Commercial Units ("**Commercial Car Park**") and the balance car parking spaces shall be the entitlement of the Developer. The Commercial Units and the Commercial Car Parks are jointly referred to as the "**Commercial Premises**". The Owners have agreed to construct and sell the Commercial Premises to various third party purchasers in the manner they deem fit and proper. After the promulgation of the Real Estate (Regulation & Development) Act, 2016 ("**Act**"), the Landowner Promoters have for the purpose of the Commercial Premises applied to "MAHA-RERA" for registration of Shripal One as a project under the provisions of Section 3 of the RERA and accordingly the project has been registered as a real estate project vide registration no.P99000033204.
- E. By and under Development Agreement dated October 28, 2021 registered with the Sub-Registrar of Assurances Palghar under Serial No. 12882 of 2021, the Landowner Promoters granted development rights in respect of the Land along with the right to utilize FSI admeasuring 6684square meters ("**Development Potential**") to construct the residential development consisting from 3rd to 15th floor on the building ("**Residential Building**") to be constructed on the Land ("**Property**") in favour of the Developer Promoter for the consideration and on the terms and conditions contained therein. The Property is more particularly described in the **Second Schedule** hereunder written and is delineated by Blue colour boundary on the plan annexed hereto as **Annexure "D"**.
- F. Pursuant to the aforesaid Development Agreement, the Landowner Promoter also executed a Power of Attorney dated November 1, 2021, registered with the Sub-Registrar of Assurances Palghar under Serial No. 12981 of 2021 in favour of the Developer Promoter to do all acts, deeds and things as may be required for development of the Property.
- G. The Developer Promoter proposes to develop the Property by constructing 3 to 15th floor of the building known as '**Shripal One**' comprising of basement + Ground + Fifteen floors ("**Building**") which shall be utilised for residential purposes along with the car parking spaces (other than the Commercial Car Park) and the Common Amenities of the Project (defined hereinafter) in one or more phases, by utilizing the aforesaid Development Potential ("**Project**").
- H. The Developer Promoter has vacant possession of the Property.



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Handwritten signature
Davitari

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

18/01/2024

दस्त क्रमांक : 1456/2024

नोंदणी :

Regn:63m

गावाचे नाव : गोखिवरे

(1) विवेचाचा प्रकार	करारनामा
(2) मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2269000
(4) भू-मापन, पोटहिस्सा व परक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन :सदनिका नं: 1210,बी बिंग, माळा नं: बारावा मजला, इमारतीचे नाव: श्रीपाल बन, ब्लॉक नं: विल्डींग नं. 1, रोड नं: गोखिवरे, इतर माहिती: सदनिकेचे क्षेत्र 33.07 चौ. मी. कारपेट रेगनुसार म्हणजेच सदनिकेचे क्षेत्र 36.38 चौ. मी. विल्टअप,गाव मीजे गोखिवरे,विभाग क्र. 2.((Survey Number : 115/B/Plot No. 1 ;))
(5) क्षेत्रफळ	1) 36.38 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 अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्रीपाल होम्म एलएलपीचे अॅधोराईज्ड सिप्रेटरी अंकिन पी. चोप्रा तर्फे कु.मु. राहुल गमरे वय:-34; पत्ता:-प्लॉट नं: ऑफिस नं. 60, माळा नं: -, इमारतीचे नाव: हॉनिमन सर्कल चेंबर्स (पोद्दार चेंबर्स) , ब्लॉक नं: -, रोड नं: एस. ए. ब्रेव्हली स्ट्रीट, फोर्ट, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAKFC9979J 2): नाव:-मान्यता देणार - दिपक शहा आणि ये. स्वस्तिक स्पेसेस लिमिटेड तर्फे कु. मु. मे. श्रीपाल होम्म एलएलपी चे अॅधोराईज्ड सिप्रेटरी अंकिन पी. चोप्रा तर्फे कु. मु. राहुल गमरे - वय:-34; पत्ता:-प्लॉट नं: ऑफिस नं. 60, माळा नं: -, इमारतीचे नाव: हॉनिमन सर्कल चेंबर्स (पोद्दार चेंबर्स) , ब्लॉक नं: -, रोड नं: एस. ए. ब्रेव्हली स्ट्रीट, फोर्ट, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAKFC9979J
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-रमेश प्रभु पुजारी - - वय:-38; पत्ता:-प्लॉट नं: फ्लॉट नं. बी-103, माळा नं: -, इमारतीचे नाव: अथर्व अपार्टमेंट, ब्लॉक नं: -, रोड नं: आदर्श वेकरी जवळ, कोपरी नाका, विरार पूर्व., महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AORPP6145E 2): नाव:-निर्मला रमेश पुजारी - - वय:-38; पत्ता:-प्लॉट नं: फ्लॉट नं. बी-103, माळा नं: -, इमारतीचे नाव: अथर्व अपार्टमेंट, ब्लॉक नं: -, रोड नं: आदर्श वेकरी जवळ, कोपरी नाका, विरार पूर्व., महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BYVPP0956Q
(9) दस्तावेज करून दिल्याचा दिनांक	18/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1456/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	238000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद

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