

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Mumbai this 16th day of January 2024 between SAHIT CONSULTANTS, partnership firm (Pan No. ACCFS3462L) having registered address at CA 1/1 Sapana Gardens, Chogm Road, Porvorim, Goa 403521 represented by their Partner Harsh Rajinder Sabharwal (Pan card no. AMXP55317F) aged 62, residing at CA 1/1 Sapana Gardens Porvorim, Goa Chogm Road North Goa, Goa - 403521 hereinafter referred "VENDORS" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the FIRST PART and

- (1) Simranjeet Singh (Pan no DZIPS0379M) aged 32,
- (2) Sukhdev Singh (Pan no BIIP59453C) aged 61 represented by Power of Attorney Holder Mr Simranjeet Singh (Pan no DZIPS0379M) aged 32
- (3) Mandeep Kaur (Pan no BJWPK7599E), all adults, Indian inhabitants having address at: 105 C Wing 15 D Building Kalpak Estate Antop Hill, Manorail Station, Antop Hill, Mumbai 400037 hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Buyer / Transferee and his respective heirs, executors and assigns) of the SECOND PART

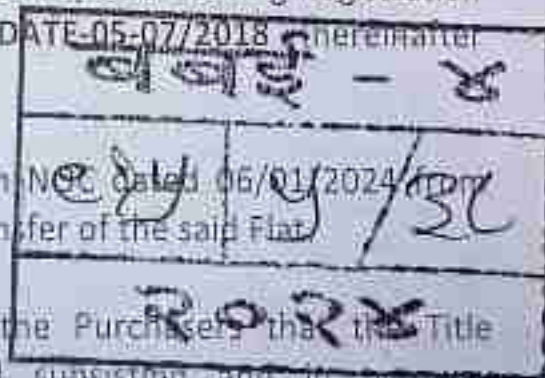
WHEREAS:

1. The Vendors are absolutely seized and possessed and sufficiently entitled ALL THAT Flat No. 1303-B Wing building known as Hubtown Vedant Co-operative Limited situate at Sion Division M.A.Road, F/N Ward Mumbai 400037 together with one (1) covered Parking (parking number 19) at Level Podium-2 and Area admeasuring about 116.60 Sq.Mtrs (built up) equivalent to 1254 Sq.Ft. (built up) thereabout situated and lying at CTS No. 12 (P1), in the Registration District & Sub-District, Mumbai City. The said Flat has been acquired by the Vendors herein by an Agreement for Sale and Supplemental Agreement from M/s. Citywood Developers Pvt Ltd and on the terms and conditions as recorded and appearing in the Agreement for Sale duly registered with Sub- Registrar, Mumbai City, under Serial No. BBE-5-2640-2018 dated 27 March 2018 (the said Flat is more particularly described in the schedule written hereunder)

(a) The Purchasers of Flats and Promoters formed a society known as Hubtown Vedant Co-operative Housing Society Ltd., and got it registered under Maharashtra Co-operative Society's Act, 1960 bearing Registration No. MUM/SRA//HSG/TC/13161/2018 DATE-05-07/2018 (hereinafter referred to as the Said Society).

(b) The Vendor has obtained the written NOC dated 06/01/2024 from the said Society for the purpose of transfer of the said Flat.

(c) The Vendors have represented to the Purchasers that the Title Documents are valid, binding, and subsisting and in no way terminated and further in the circumstances, the Vendors are seized and possessed of and even otherwise well and sufficiently entitled to the said Premises.



For Sale

Harsh Sabharwal
PARTNER

Simranjeet Singh
Kaur



SLUR REHABILITATION AUTHORITY

No. STRA/ENG/1010/EN/ML/AS

Date 28 JUL 2017

To
Shri Z.A. Munshi (Architect) of
M/s. Kasu Munshi & Associates,
-1 Royal Crest, St. John Baptista Road,
Mount Mary Steps, Bandra,
Mumbai 400 050.

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Sub: Part Occupation certificate for 'Sale building' in the S.R. Scheme on plot bearing C.S. No. 12(p1) of Zion Division, Raoli Camp, Sign-known as "Adarsh Gharkul CHS"

Ref: Architect's letter dated 14/07/2017.

With reference to above the part development work of Sale building, as shown in red color in the plan submitted by Architect on 14/07/2017 completed under supervision of Architect, Shri Z.A. Munshi, M/s. Kasu Munshi & Associates (License No. CA/88/11815) and Engineer Shri. S.R. Mahimtura of M/s. Mahimtura Consultants (License No. STR/M/39) and Site Supervisor, Shri. P. Mahimtura (License No. P/311/SS-II) may be occupied on the following conditions:



1. That part occupation permission is granted for the construction of 3rd to 13th upper floors Residential tenements as shown in the accompanied plan.
2. That all the pending LCI/IOA/Layout conditions shall be fulfilled with before full OC of Sale Bldg.
3. That the payment of extra water charges, sewerage charges and assessment charges, if any payable to M.C.C.M. shall be paid before applying for water connection.
4. That the lease agreement with the land owning authority executed before requesting full OCC to sale building in the S.R. Scheme.
5. That the single P.R. Card for the subdivided plot shall be submitted before requesting full OCC to sale building in the S.R. Scheme.

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Premises and as also all the receipts in respect of the said Premises in the possession of the Vendors in this behalf and the Purchasers hereby shall acknowledge the receipt of the same. The Vendors shall grant to the Purchasers all the rights to get the electric meter of the said flat and electric deposit transferred in their names

8. The Permanent Account Numbers allotted to the parties to this Agreement under section 139A of the Income Tax Act, 1961 are as under:

M/s Saihit Consultants VENDORS:
ACCFS3462L

PURCHASERS:
(1) Simranjeet Singh DZJPS0379M
(2) Sukhdev Singh BIIPS9453C
(3) Mandeep Kaur BJWPK7599E

9. The transfer fees payable to society would be paid by Vendors.

10. The Vendors hereby agree to do and execute all other acts, deeds, matters and things as may be required by the Purchasers for the purpose of completion of the transfer of the said Premises in the names of the Purchasers and also on the request of the Purchasers present themselves for the admission as to the execution of these presents at the office of the Sub-Registrar of Assurances.

11. Save as expressly provided hereinabove, all the costs, charges and expenses of and as also consequential to this Agreement including stamp duty and registration fees, if any, payable on this agreement and/or any documents to be executed in pursuance of this Agreement shall be borne and paid by the Purchasers alone. Each party to this Agreement shall pay the fees of the Chartered Accountants / Consultants / Advocates / Estate Brokers engaged by the respective parties.

12. All the disputes under this agreement shall be subject to jurisdiction of Courts in Mumbai.

13. The afore stated recitals shall form an integral part of this agreement.

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SCHEDULE HEREINABOVE REFERRED TO:

An ownership Residential Flat No. 1303 B Wing 13th Floor in the building Known as Hubtown Veda Housing Society Limited situate at Sion Division M.A. Road, Fort Sion, Mumbai 400037 together with one (1) covered Parking (Parking number 19) at Level Podium-2 and Area admeasuring about 1500 Sq. Ft. (built up) equivalent to 1254 Sq. Ft. (built up) thereabouts situated at Kinga (TS No. 197), in the Registration District & Sub-District, Mumbai.



FOR SAINT...
PARTNER

Simranjeet

SIGNED
by the
SAHIT CO
represent
Harsh
SIGNED
WITH
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repr
Mr
(3)
bo
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