

shown delineated by a yellow colour boundary line on the Plan annexed at Annexure "1A" hereto.

Part C

[Description of the Larger Land]

All that piece and parcel of land admeasuring 33,102 square metres or thereabouts bearing Survey No.38 Hissa No.2(part) and New C.T.S. No. 101/1(part) lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai.

Part D

[Description of the Residential Zone Land]

All that piece and parcel of land or ground admeasuring 58,518.11 square meters bearing Survey No.38 Hissa No.2(part) and New C.T.S. No.101/1 and New C.T.S. Nos.101/3 to 101/7 lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown delineated by an red colour boundary line on the plan annexed at Annexure "1A" hereto.

Part E

All those pieces or parcel of land or ground admeasuring about 1,03,292.036 square meters as per the title deeds and 7/12 Extract and 94,206.87 square meters as per Property Register Card bearing Survey No.38 Hissa No.2 and bearing New C.T.S. Nos.101/1 to 101/8 lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown delineated in a green colour boundary line on the Plan annexed at Annexure "1A" hereto.

THE SECOND SCHEDULE REFERRED HEREINABOVE

[Description of the Phase 3 Land]

All that piece and parcel of land admeasuring 25,414.11 square meters bearing Survey No. 38 Hissa No.2(part) and New C.T.S. No.101/1(part) and New C.T.S. Nos.101/3 to 101/7 lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown shaded in gray colour on the plan annexed hereto and marked as Annexure "1A".

- iv) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 24 (Twenty Four) upper habitable floors and Duplex residential Unit/s partly constructed on the 24th Upper habitable floor and partly on 25th (Part) Upper habitable floor and Terrace on the 24th upper floor, subject to height approval of 160 meters AMSL from the concerned Government authorities.

OR

- (v) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 24 (Twenty Four) upper habitable floors and Terrace, subject to height approval of 160 meters AMSL from the concerned Government authorities.

OR

- (vi) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, up to 33 (Thirty Three) upper habitable floors and Terrace, subject to height approval of 191 meters AMSL from the concerned Government authorities.

OR

- (vii) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 38th (Thirty Eight) upper habitable floors and Duplex residential Unit/s partly constructed on the 38th upper habitable floor and partly on 39th (Part) upper habitable floor and Terrace on the 39th (Part) upper floor, subject to height approval of 202 meters AMSL from the concerned Government authorities.

OR

- (ix) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 39th (Thirty Ninth) upper habitable floors and Terrace, subject to height approval of 202 meters AMSL from the concerned Government authorities.

Part B

THE SEVENTH SCHEDULE ABOVE REFERRED TO

[Meaning of certain terms and expressions]

Sr. No.	Terms and Expressions	Meaning
1.	Said Premises	Flat No. 105 on the 1 st floor of the Real Estate Project being KANAKIA FUTURE CITY A.
2.	Carpet area of the said Premises as per RERA	66.71 sq mtrs with excluding balcony area admeasuring 1.68 sq.mtrs
3.	Sale Price	Rs. 2,40,05,087/- (Rupees Two Crore Forty Lakh Five Thousand Eighty Seven Only)
4.	Part Payment towards the Sale Price paid prior hereto	Rs. 24,00,509/- (Twenty Four Lakh Five Hundred Nine Only)
5.	Bank Account of the Promoter	KANAKIA FUTURE REALTY PVT LTD CODENAME FUTURE A 100% ESCROW A/C 57500000249415
6.	Car parking space/s	Right to park in 2(Two) car parking space/s in mechanical stack arrangement.
7.	Completion Date	30 th June, 2025
8.	Said Nominee	Name: NA Relationship with Allottee/s: NA Address of Nominee: NA
9.	Contact Details	Promoter's email address: crm@kanakia.com Promoter's phone number: 022 35023777 Allottee/s email address: sukla.g@hotmail.com/ Jaya@prufens.com Allottee/s phone number: 9999888383 / 7838940001
10.	PAN	Promoter's PAN: AAHCK8280E Allottee/s PAN: BDLPS1137D / AGCPJ9904A
11.	MahaRERA No.	P51800018007

AGREEMENT FOR SALE OF PREMISES

BETWEEN
KANAKIA FUTURE REALTY PRIVATE LIMITED
(THE PROMOTER)

&

MR. GOPAL SHUKLA & MS. V JAYALAKSHMI
(THE ALLOTTEE)

FLAT NO. 105

1st FLOOR

TOWER A

KANAKIA FUTURE CITY A

Part of whole project Kanakia Silicon Valley

..... 2024

... out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

28. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

29. PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises in case of transfer of the said Premises, as the said obligations go along with the said Premises for all intents and purposes.

IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE REFERRED HEREINABOVE

Part A

[Description of the Phase 1 Land]

All that piece and parcel of land admeasuring 7.215 square metres or thereabouts bearing Survey No.38 Hissa No.2(part) and New C.T.S. No.101/1(part) lying, being and situate at Village Tirandaz in Taluka Kuria within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown delineated by blue colour boundary line on the plan annexed at Annexure "1A" hereto.

Part B

[Description of the Phase 2 Land]

All that piece and parcel of land admeasuring 25.887 square meters bearing Survey No. 38 Hissa No.2(part) and New C.T.S. No.101/1(part) lying, being and situate at Village Tirandaz in Taluka Kuria within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and