

करल-२		
३५९२	६	१६५
२०२१		



AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai this 23rd day of February in the Christian Year 2021 (2021),

BETWEEN

KD LITE DEVELOPERS PRIVATE LIMITED (formerly known as M/s. K.D. Lite Developers) a company incorporated under the Companies Act, 1956, having its corporate office at Ruparel Iris, 1st Floor, Plot No. 273, Near Big Bazaar, Senapati Bapat Marg, Matunga Road (West), Mumbai - 400016, hereinafter referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its administrators, successors in business and assigns) **OF THE ONE PART;**

AND

MR. SANJAY RAGHUNATH PAWAR AND MRS. UJWALA SANJAY PAWAR, an/both a full/adults, Indian inhabitant/s residing H23/501, Indraprastha CHS., Pratiksha Nagar depot, Sion, Mumbai - 400022, hereinafter called **"the ALLOTTEE/S"**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual include his/her/their respective heirs, executors, administrators and permitted assigns / in case of the HUF, the members and the coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member / in case of partnership firm the partners or partner as at present constituting the said firm the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last survivor or survivors and in case of a limited company / corporate body its successors and permitted assigns) **OF THE OTHER PART.**

(Handwritten signatures and initials)

(Handwritten initials)

केरल PAN Numbers of the Parties hereto are as under:		
3492	yy	9ky
2029	A.	PROMOTER

PERMANENT A/C. NO.

K.D. LITE DEVELOPERS PVT. LTD.

AAECK9069N

B. MR. SANJAY RAGHUNATH PAWAR

AAOPP0190Q

C. MRS. UJWALA SANJAY PAWAR

AUSPP7927R

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day and year first hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of "the said Property")

Plots and parcel of land together with the structures standing thereon bearing CTS No. 178 (part) Village Chembur, situated at Village Chembur, lying, being and situated at Off Eastern Express Highway, Near Swastik Park, Mumbai 400 071, within the Registration District of Mumbai and Mumbai Suburban-District.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of "the said Premises")

Unit / Preinises / Flat No. 901, admeasuring 820 sq.ft. RERA carpet area, on the proposed floor bearing no 9, in Wing "C", of the proposed sale building to be known as "RUPAREL ORION" to be constructed on the property more particularly described in the First Schedule hereinabove together with an exclusive right to use 1 (One) vehicle parking space provided as an amenity being part of the common area in the Car Parking Tower.

AMR
[Signature]

ANNEXURE "M"



SLUM REHABILITATION AUTHORITY

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२०२३		

No SRA/ENG/2775/MW/MHL/AP

Date

27 JUL 2020

To,

Developer

M/s. K.D. Lite Developer.
201 Sea Homes, 2nd floor,
plot no. 03, sector 36 Karave,
Plam beach road, Nerul, Navi Mumbai 400 706.

Occupancy Certificate

Sub : Part Occupation Certificate to Composite Bldg. for Sale Wing 'A' & 'B', 'C' & 'D', & Rehab Wing 'E' & 'F' under S.R. Scheme on plot bearing C.S. No. 470 (pt.) of village Chembur (W), for N.G. Acharya Nagar CHS (Ltd.)



Ref : SRA/ENG/2775/MW/MHL/AP

Sir,

I have to inform you that the permission to occupy Sale wing A & B comprising of Basement + Gr. + 1st to 15th upper floor and wing C & D Basement + Gr. + 1st to 14th upper floor (except flat no.5 of C wing on all floors) & Rehab wing 'E' & 'F' comprising of Basement + Gr. + 1st to 15th upper floors having total 311 Nos. of Rehab Tenements (i.e. 266 Nos. Rehab Residential tenements, 14 Nos. Rehab Comm., 19 nos. of PAP, 02 nos. Welfare Centers, 02 Nos. Balwadi, 02 nos. of Yuvakendra, 02 Library, 02 nos. of Existing amenities & 02 nos. Society Offices) (excluding 22 nos. of Residential flats on floors no. 120, 215, 216, 315, 316, 401, 415, 416, 613, 614, 616, 813, 1004, 1007, 1014, 1016, 1112, 1201, 1318, 1319, 1415, & 1418) are completed under the Supervision of Mr. Rahul Kamathi Architects, License No. C. A. No.: CA/2000/16183, Structural Engineer Shri. Achyut Watve, having Registration no. BMC. STR/W/10 and Site Supervisor Shri. Bhusan S. Salunkhe having Registration no. S/431/SS-I may be occupied on the following Conditions.

1. This Occupation permission is Granted to Rehab wing 'E' & 'F' comprising of Basement + Gr. + 1st to 15th upper floors having total 311 Nos. of Rehab Tenements (i.e. 266 Nos. Rehab Residential tenements, 14 Nos. Rehab Comm., 19 nos. of PAP, 02 nos. Welfare Centers, 02 Nos. Balwadi, 02 nos. of Yuvakendra, 02 Library, 02 nos. of Existing amenities & 02 nos. Society Offices) (excluding 22 nos. of Residential flats on floors no. 120, 215, 216, 315, 316, 401, 415, 416, 613, 614, 616, 813, 1004, 1007, 1014, 1016, 1112, 1201, 1318, 1319, 1415, & 1418)

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2655 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email. Info@sra.gov.in

2. This Occupation permission is granted to Sale wing A & B for Basement + Gr. + 1st to 15th upper floor and wing C & D for Basement + Gr. + 1st to 14th upper floor (except flat no.5 of C wing on all floors)

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3. This LOI is in continuation with earlier LOI u/no. SRA/ENG/881/MW/MHL/LOI, dtd.08/11/2007 and Revised LOI 16/05/2012, 21/12/2016, 04/03/2017 & 02/03/2019, all the Conditions mentioned in earlier LOI shall be complied with before asking Full OCC Sale Wing building under reference.

4. That the conditions of IOA u/no. SRA/ENG/2775/MW/MHL/AP dtd. 07/05/2012 & amended plan dtd. 27/03/2017, 23/03/2018 13/03/2019 & 29/05/2020 shall be complied with before asking Full OCC of Sale Wings of building under reference.

5. That the Completion Certificate of 9.00m wide internal Road from Dy.Ch Eng.(Roads) shall be submitted.

6. That you shall submit P.R.C. as required before granting full OCC to Sale wings of Composite bldg. u/ref.

7. That the Set-Back land handed over to MCGM & possession receipt of the same shall be submitted before granting OCC Composite (Sale) Building.

8. That you shall get the plot boundaries demarcated and the compound wall shall be constructed before granting full OCC to Sale wings of Composite bldg. u/ref.

9. That you shall get D.P. Road & Set Back admeasuring 1077.50sq. m. demarcated from A. E. (Survey)/ D.P./T & C department of M.C.G.M and handed over to M.C.G.M. free of cost, free of encumbrances by changing ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before asking full OCC to Sale wings of Composite bldg. u/ref.

10. That the layout recreation ground shall be duly developed before asking for full occupation of sale wing of composite bldg. u/ref.

11. That necessary formality for Executing Lease Agreement shall be initiated by Chief Officer/MHADA for leasing the plot and lease document shall be executed before asking for full occupation of sale wing of composite bldg. u/ref.



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12. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions at all the times, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied before asking for full occupation of sale wing of composite bldg. u/ref.

13. Revised NOC from CFO shall be submitted before asking for full occupation of sale wing of composite bldg. u/ref.

14. That the certificate under section 270A of BMC Act shall be obtained from A.E.W.W-F/S ward and a certificate copy of the same shall be submitted to this office.

15. That you shall comply the following conditions before granting OCC to building under reference.

- i) Construction of compound wall along plot boundary
- ii) E.E. (R.C.)
- iii) That carriage entrance over existing (SWD) shall be provided and compensation for same shall be paid before requesting full occupation.
- iv) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied.
- v) That the N.O.C. from the A.A. & C. 'M/W' Ward shall be obtained.
- vi) That extra water and sewerage charges shall be paid to A.E.W.W. ;M/W' ward of MCGM.
- vii) That the POS plot shall be demarcate and handed over to MCGM by transferring PRC in the name of MCGM
- viii) You shall handed over D.P reservation to Concern Authority & possession receipt of the same shall be submitted.

One set of part OCC is returned herewith as taken of approval.

Note: - This permission is issued without prejudice to action under section. 305, 353A of BMC act.

Yours faithfully,


[Signature]
23.6.20

Executive Engineer-III
Slum Rehabilitation Authority

Copy to

- 1 Architect :Shri. Rahul Kamathi
- 2 Asst. M.C. M/W Ward
- 3 A.E. (WW) M/W Ward
- 4 A.A. & C. M/W Ward
- 5 F.C. (SRM)

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1993 98-y


Executive Engineer -III
Slum Rehabilitation Authority





02/2021

सूची क्र.2

सुमम निबंधक : सह दु.नि. कुर्ला 2

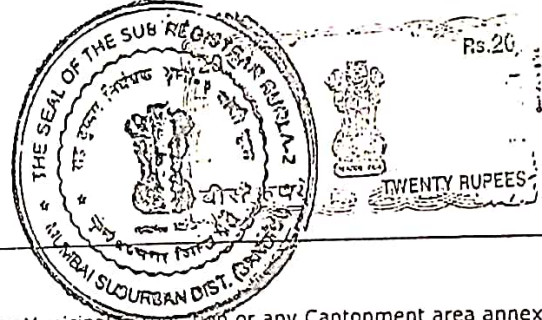
दस्ता क्रमांक : 3512/2021

नोटणी :

SSL: Prasad Pawar 9819187858

गावाचे नाव : चेंबूर (owner)

(1) विलेखाचा प्रकार	करारनामा	Cust', Sanjay Pawar = 9820771290
(2) गोचदता	13800000	
(3) बाजारभाव(गाडेपट्ट्याच्या बाबतितपट्टाकर आवागणी देतो की पट्टेदार ते नागद करावे)	12919651.29	Tenant: Prashant Shukl = 9892702071
(4) भू-मापन, गोट्टेहसा व घरकमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 901, माळा नं: 9 वा मजला, इमारतीचे नाव: सी विंग, रुपारेल ओरिओन, ब्लॉक नं: चेंबूर पूर्व, मुंबई, 400071, रोड : इस्टर्न एक्सप्रेस हायवे, स्वस्तिक पार्कच्या जवळ, इतर माहिती: रेरा कार्पेट एरिया 820 चौ फूट, सोबत एक कार पार्किंग, सी टी एस न 470 पार्ट. ((C.T.S. Number : 470 pt ;))	Call & Visit.
(5) क्षेत्रफळ	1) 83.83 चौ.मीटर	
(6) आवागणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-के डी लाईट डेव्हलपर्स प्रा. लि. तर्फे संचालक अमित महेंद्र रुपारेल यांच्या वतीने कुमु म्हणून समीर अशोक खाडे वय:-39; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पहिला मजला, इमारतीचे नाव: रुपारेल आयरिस, ब्लॉक नं: माटुंगा रोड पश्चिम, मुंबई, रोड नं: प्लॉट नं 273, सेनापती बापट मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAECK9069N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय रघुनाथ पवार वय:-56; पत्ता:-प्लॉट नं: एच 23/501, माळा नं: -, इमारतीचे नाव: इंद्रप्रस्थ कोऑप हो सोसायटी, ब्लॉक नं: सायन, मुंबई, रोड नं: प्रतीक्षा नगर डेपो, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAOPPO190Q 2): नाव:-उज्वला संजय पवार वय:-51; पत्ता:-प्लॉट नं: एच 23/501, माळा नं: -, इमारतीचे नाव: इंद्रप्रस्थ कोऑप हो सोसायटी, ब्लॉक नं: सायन, मुंबई, रोड नं: प्रतीक्षा नगर डेपो, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AUSPP7927R	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2021	
(10) दस्त नोटणी केल्याचा दिनांक	24/02/2021	
(11) अनुक्रमांक, खड व पृष्ठ	3512/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	414000	
(13) बाजारभावाप्रमाणे नोटणी शुल्क	30000	
(14) शेंरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सिंह वीरेंद्र निबंधक कुर्ला-२
मुंबई उपनगर सिल्ला