



SWASTIK
G R O U P
 BUILDERS & DEVELOPERS

करल - 3
 YEL y 22Y
 2022

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 13th day of March, 2024;

BETWEEN

Delna Peters

M/S. SWASTIK HOMES (PAN: ADYFS4233L), a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and having its office at 312, Swastik Disa Corporate Park, Kohinoor Compound, LBS Marg, Ghatkopar West, Opposite Shreyas Cinemas, Mumbai – 400 086 by the hands of its partner **Mr. Rahul Samar** hereinafter referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner, his/her/their assigns of the **One Part**;

AND

Ms. Delna Marlyn Peters having (PAN : BASPP4229B) adult, Indian Inhabitant residing at **2/273/3546, Tagore Nagar Colony, Tamil Prayer Hall, Vikhroli East, Mumbai – 400 083**, hereinafter referred to as the said "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of (a) individuals, his/her/their respective heirs, executors, administrators, legal representatives and permitted assigns; (b) proprietorship concern, sole proprietor's heirs, executors, administrators, legal representatives and permitted assigns; (c) partnership firm, the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor of partners, legal representatives and permitted assigns; (d) HUF, the members or member for the time being of the said Joint Hindu Family and their respective heirs, executors, administrators and permitted assigns and (e) Company and/or LLP, its successors and permitted assigns) of the **OTHER PART**;

The Promoter and the Purchaser are hereinafter for the sake of brevity individually referred to as "**Party**" and collectively and jointly referred to as the "**Parties**".

Promoter	Purchaser/s
R	<i>Delna Peters</i>

करल - 3
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SWASTIK
G R O U P
BUILDERS & DEVELOPERS

WHEREAS:-

A. Maharashtra Housing Board ("Board"), as established under the Maharashtra Housing Board Act, 1948 was the owner and was seized and possessed off or otherwise well and sufficiently entitled to all that piece and parcel of land City Survey No.349 (part) admeasuring 596.03 square meters or thereabouts situate lying and being at Tagore Nagar, Vikhroli (East) in the registration sub-district of Bandra and Bombay Suburban District (hereinafter referred to as the "said Land").



B. The Board constructed a building on the said Land being building bearing No. 36 consisting of Ground plus 3 upper floors having 32 tenements (hereinafter referred to as the "Building No. 36"). The said Land along with the Building No. 36, shall hereinafter unless referred to individually, be collectively referred to as the "said Property" and more particularly described in the **First Schedule** hereunder written;

C. Maharashtra Housing and Area Development Authority (hereinafter referred to as "Authority") was constituted with effect from December 5, 1977 vide Government Notification by the Public Works and Housing Development bearing No. ARD/1077(1)/Desk-44 and the Board, stood dissolved by operation of Section 15 of Maharashtra Housing Board Act, 1948 (hereinafter referred to as the "MHAD Act"). In terms of Clause 189 (a) and (b) of the MHAD Act, all the property, rights, liabilities and obligations of the Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of the Authority;

D. In view thereof, the said Property became the property of the Authority and all the rights, liabilities and obligations of the Board as aforesaid in relation to the said Property became the rights, liabilities and obligations of the Authority;

E. The allottees of the said Building formed themselves into a Co-operative Housing Society viz. Tagore Nagar Shree Sai Co-operative Housing Society Limited (hereinafter referred to as the "said Society") and registered the same under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 and bearing registration No. BOM(WS)HSG(OH)/3904 dated 7th December 1988.

Promoter	Purchaser/s
R	

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SWASTIK
GROUP
BUILDERS & DEVELOPERS

On or towards the North : By Building No. 32
 On or towards the South : By Building No. 37
 On or towards the East : By 18.30 wide DP road
 On or towards the West : By Building no. 29



The Second Schedule Above Referred To:
(Description of the Premises)

Residential Premises being Apartment / Flat No. **1602**, admeasuring **47.54** square meters REPA carpet area on **16th** floor along with the right to park **0 (zero)** car in the Building No. 36 known as Swastik Coral to be constructed on all that piece and parcel of land bearing C.T.S. No. 349 (part) corresponding to City Survey No. 113 (part) admeasuring in the aggregate 596.03 square meters or thereabouts situate, lying and being at Tagore Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Bandra and Bombay Suburban District.

The Third Schedule Above Referred To:
(Common Areas and Facilities)

1. WATER PROOFING
 - Terrace Water Proofing
 - Water proofing for toilets.
 - Water proofing for water tank.
2. FACILITIES
 - Lifts of reputed make as per requirements. (Schindler Kone, Thyssen Krupp or equivalent)
 - Well designed entrance layout.
 - Society Office.
 - Under ground and over head water storage tank shall be provided as per BMC rule.
3. STRUCTURE
 - R.C.C. frame structure
 - Concrete as per RCC Consultant
 - Cement: as per RCC Consultant
 - Steel TMT bars as per RCC Consultant

Promoter	Purchaser/s
R	<i>[Signature]</i>

करल - ३		
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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government
Regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

No.EE/BP Cell/ GM/MHADA- 8 /1180 /2023

Date:- 17 APR 2023



AMENDED PLAN

Ar. Rohit Parmar of M/s Saisampada DBS,
1002, Head quarter Building,
Opp. Collector office, Near Chetna College,
Bandra (East), Mumbai 400051.

Sub:- Proposed redevelopment of building no. 36, Tagore Nagar Shree Sai CHS Ltd. bearing CTS no.349(pt), Village - Hariyali, at Tagore nagar MHADA Layout, Vikhroli (East), Mumbai- 400083

Ref: - 1) This office IOA dated 03.10.2022.
2) Application of Architect's dated. 28-02-2023.

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter dated 28-02-2023 and the plans, Sections Specifications and Description and further particulars and details of your Proposed redevelopment of the building no. T.N. Shree sai CHS Ltd, bearing CTS no.349(pt), Village-Hariyali, at Tagore nagar MHADA Layout, Vikhroli (East), Mumbai- 400083.furnished to this office, representation dated 28-02-2023, I have to inform you that I may approve the amended plans for building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of the MRTP Act 1966 as amended upto date approval by reasons thereof subject to fulfilment of conditions mentioned as under:-

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.mumbai.gov.in

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A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That the all requisite payment fees, deposits, premium shall be paid.
3. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation - 5(3) (9) shall be submitted by him.
4. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before C.C.
5. That the Janata Insurance Policy shall be submitted.
6. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
7. That the Bore well shall be constructed in consultation with H.E./MCGM.
8. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
9. That the Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
10. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
11. The safety measure shall be taken on site as per relevant provision of I.S. code and safety regulation.
12. That the up-to-date paid receipts of A.A. &C. from 'S' ward shall be submitted.
13. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No.D23708/2017) order in dumping ground court case dtd.15.03.2018 shall be obtained from concerned department /S.W.M. Department shall be submitted.
14. That the NOC from S.G./Consultant remarks shall be submitted.



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Building Permission Cell, Greater Mumbai / MHADA
(A Designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1180/2023/FCC/1/New

Date : 25 October, 2023

To

Swastik Homes C/A to Tagore
nagar ShreeSai CHSL

312,Swastik Disa Corporate
park,Opp.Shreyas Cinema,L.B.S.
Road,Ghatkopar(W),Mumbai-
400086

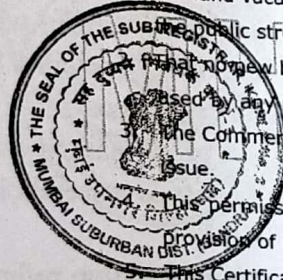
Sub : Proposed redevelopment of the bldg.no.36,bearing CTS no.349(pt),S.no.113(pt)of vil
Hariyali,at Tagore nagar MHADA layout,Vikhroli(E)-83

Dear Applicant,

With reference to your application dated 13 December, 2022 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to ce development and building permission under section 45 of Maharashtra Regional and Town Planning Act, **Proposed redevelopment of the bldg.no.36,bearing CTS no.349(pt),S.no.113(pt)of village -Har Tagore nagar MHADA layout,Vikhroli(E)-83.**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form p



2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted based by any reason until occupancy permission has been granted.

3. The Commencement Certificate / Development permission shall remain valid for one year from the d

Issue. This permission does not entitle you to develop land which does not vest in you or in contravention provision of coastal zone management plan.

5. This Certificate liable to be revoked by the VP & CEO, MHADA if:

6. If construction is not commenced this commencement certificate is renewable every year but such period shall be in no case exceed three years provided further that such laps shall not bar any s application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Ac

a. The development work in respect of which permission is granted under this certificate is not c out or the use thereof is not in accordance with the sanctioned plans.

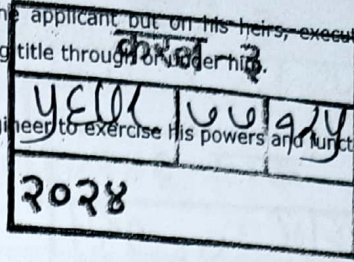
b. Any of the condition subject to which the same is granted or any of the restrictions imposed & CEO, MHADA is contravened or not complied with.

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through misrepresentation and the appellant and every person deriving title through or under him in

event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

- 7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
- 8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.



This CC is valid upto dt. 28 December, 2023

Issue On : 29 December, 2022
 Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2022/CC/1/New

Valid Upto : 28 December, 2023

Remark :
 This C.C. is granted upto Plinth level as per ZERO FSI IOA issued Dtd. 03.10.2022 Vide No. MH/EE/BP Cell/ GM/MHADA-8/1180/2022.

Issue On : 25 October, 2023
 Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2023/FCC/1/New

Valid Upto : 28 December, 2023

Remark :
 This C.C. is re-endorsed and Further extended from Ground floor for meter room, entrance lobby, fitness center(Duplex), stack parking system in stilt + 1st floor for stack parking, fitness center, residential floor + 2nd to 15th upper floor for residential use having total height 46.70 sq. mt. AGL +LMR +OHT and parking tower touching to building having total height 46.70 mt.AGL.as per last approved plans issued by MHADA vide u/no. MH/EE/B.P. Cell/GM/MHADA-8/1180/2023 dtd.17th Apr.2023}.

MHADA

Name : Prashant Damodar Dhatrak
 Designation : Executive Engineer
 Organization : Personal
 Date : 25-Oct-2023 18:

**Executive Engineer / B.P. Cell
 Greater Mumbai / MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and e to Maha Rera at helpdesk@maharera.mahaonline.gov.in.





ANNEXURE - E

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number :

P51800050020

Project: **Swastik Coral**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No. 349(pt), S.No. 113(pt)** at **Hariyali, Kurla, Mumbai Suburban, 400083;**

1. **Swastik Homes** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400086.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of 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;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **06/03/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid

Digitally Signed by
Dr. Vasu Pramanand Prabhu
(Secretary, MahaRERA)
Date: 06-03-2023 12:19:03

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 06/03/2023
Place: Mumbai



19-03-2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

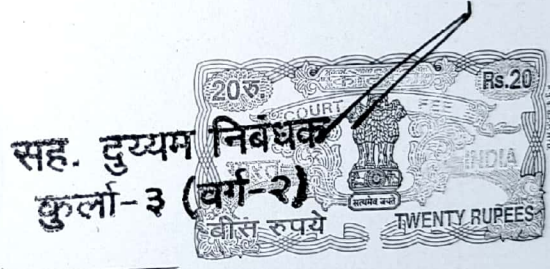
दस्त क्रमांक : 5678/2024

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

- | | |
|--|---|
| (1) विनिश्चय पत्रा | करारनामा |
| (2) मोंदणी | 9960998 |
| (3) बालारभाव (भा इपटयाच्या याचविषयक कार आकारणी देतो की पट्टेदार ते नसूद करणे) | 7820283.24 |
| (4) अ. मापन, नोंदणी, म्हा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1602, माळा नं: 16 वा मजला, इमारतीचे नाव: स्वस्तिक कोरल, विल्डिंग नं 36, ब्लॉक नं: टागोर नगर, विक्रोळी पूर्व, रोड : मुंबई 400083, इतर माहिती: मौजे हरियाली, सदनिकेचे क्षेत्रफळ 47.54 चौ. मी. रेरा कारपेट, महसूल व वन विभाग, मंत्रालय, मुंबई यांचेकडील आदेश क. मुद्रांक/2021/अ.नौ. सं. क. 12/प्र. क. 107/म-1(धोरण)दि. 31/03/2021 अन्वये महिला खरेदीवर असल्याने 1 टक्का मुद्रांक शुल्कामध्ये सबलत देण्यात आली आहे. ((C.T.S. Number : 349 Part ;)) |
| (5) क्षेत्रफळ | 1) 52.29 चौ.मीटर |
| (6) आकारणी 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:- मेसर्स स्वस्तिक होम्स तर्फे भागीदार राहुल समर तर्फे मुखत्यार विनय पांडव वय:-36; पत्ता:- प्लॉट नं: ऑफिस 312, माळा नं: ., इमारतीचे नाव: स्वस्तिक दिसा कॉर्पोरेट पार्क, ब्लॉक नं: कोहिनूर कंपाऊंड, एलबीएस मार्ग, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ADYFS4233L |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- डेलना मार्लिन पीटर्स वय:-46; पत्ता:- प्लॉट नं: 2/273/3546, माळा नं: ., इमारतीचे नाव: टागोर नगर कॉलनी, ब्लॉक नं: तमिळ प्रार्थना हॉल जवळ, विक्रोळी पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-BASPP4229B |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 13/03/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 13/03/2024 |
| (11) अनुक्रमांक, डंड व पृष्ठ | 5678/2024 |
| (12) बालारभावाप्रमाणे मुद्रांक शुल्क | 498100 |
| (13) बालारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) भंग | |



मल्यांकनासाठी विभागात घेतलेला तपशील:-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः 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 14/03/2024) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



खस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३