

## AGREEMENT FOR SALE

**ARTICLES OF AGREEMENT** made at Mumbai this \_\_\_\_\_ day of \_\_\_\_\_  
in the Year \_\_\_\_\_ BETWEEN HGP COMMUNITY PVT. LTD., a Company registered under  
the Companies Act, 2013 and having its Registered Office at 514, Dalamal Towers, Nariman Point,  
Mumbai – 400021, having PAN No.AADCH8389P, hereinafter called the “**PROMOTER**” (which  
expression shall unless it be repugnant to the context or the meaning thereof, mean and include, its  
successors and assigns) of the **ONE PART**.

And Mr./Mrs./Miss/Ms. Mrs. Vandana Sharma  
Mr. Rajiv Sharma.

having PAN No. \_\_\_\_\_

hereinafter called the "ALLOTTEES" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include in the case of individual, his/her/their respective heirs, executors, administrators and permitted assigns, in the case of partnership firm, the partner or partners for the time being of the Firm, the survivor or survivors of them and the respective heirs, executors, administrators of such survivor and in the case of Company/LLP, its successors in interest and permitted assigns) of the OTHER PART;

**WHEREAS:**

- (A) (i) Shri. Chandrabhan Bhuramal Sharma (hereinafter referred to as "the Original Owner"), was seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of lands or ground situated, lying and being at Village Powai Taluka Kuria in the Registration District and Sub-District at Mumbai City and Mumbai Suburban and more particularly described Firstly in the **First Schedule** hereunder written (hereinafter referred to as the "First Property");
- (ii) By an Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984 and made between the said Original Owner of the One Part and M/s. Crescendo Associates, as the Promoter was formerly known, of the Other Part, the said Original Owner agreed to sell and the Promoter agreed to purchase the said First Property, as contained therein.
- (iii) Pursuant to the said Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984, the said Original Owner executed Power of Attorney in favour of the Partner of the Promoter, also dated 28<sup>th</sup> January, 1984, authorizing him *interalia* to do and carry out various acts, deeds, matters and things for and on behalf of the said Original Owner, as contained therein.
- (iv) Pursuant to the said Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984, the said Original Owner placed the Promoter in possession of the said First Property, with right to deal with, develop and dispose of the same.
- (v) The said Original Owners vide a Writing dated 24<sup>th</sup> February, 1990, confirmed the said Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984 and the rights of the Promoter thereunder. The said Original Owner further confirmed having received full amount of consideration and that the Promoter is entitled to develop and sale the said First Property, as the Owner may deem fit.
- (B) (i) Further, prior to 28th January, 1984 (1) Chandrabhan Bhuramal Sharma and (2) Smt. Durgadevi C. Sharma (for himself and on behalf of Smt. Durgadevi Sharma Charitable Trust) were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of lands or grounds situate lying and being at Village Powai and Trandaz, Taluka Kuria, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban as more particularly described secondly in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "Second Property");

**AND WHEREAS** the Promoter have constructed a residential Building, called **REGENT HILL**, having 5 (five) wings, being Wing 'A', Wing 'B', Wing 'C', Wing 'D' on a portion forming part of the said First Property and Wing 'E' on a portion forming part of the said Second Property (hereinafter referred to as "said Building"). The said Building is in Sector XI – A. The Net Plot area of the said Sector XI-A, because of amalgamation of adjoining land, is 55105.19 sq. mtrs. (excluding reservations), as more particularly described **Thirdly** in the **First Schedule** hereunder written, hereinafter referred to as the "**Layout Plot**". The latest Layout approved by Municipal Corporation of Greater Mumbai (MCGM) is dated 10.08.2018. The authenticated copy of the said approved Layout Plan of the Said Sector XI – A is annexed hereto and marked as Annexure – "A";

**AND WHEREAS** accordingly, the Promoter is entitled to develop *interalia* a portion admeasuring about 2632.45 sq.mtrs. of the said Layout Plot, as more particularly described **Fourthly** in the **First Schedule** hereunder written. (hereinafter referred to as "**the Project Land**");

**AND WHEREAS** vide IOD dated 26.06.2018, MCGM has sanctioned plans for construction of the said Building Regent Hill and the latest amended plans of the said Building, *interalia* for residential use, were approved by MCGM on 01.09.2021; MCGM issued Commencement Certificate for the construction of the said Building, Regent Hill on 21.10.2021.

**AND WHEREAS** the Promoter is entitled to allot and sell apartments, garages and covered parking spaces in Wing 'A' of the said Building **REGENT HILL**, comprising of **3 basements + stilt + 1<sup>st</sup> to 23<sup>rd</sup> upper floors** constructed on the Project Land as per the latest Amended Plans dated 01.09.2021. The MCGM has already issued Occupation Certificates (OC) for the said Building. The authenticated copies of the IOD, letter of latest Amended plans, latest CC and OC, of the said Building, are annexed hereto as Annexures – "B1", "B2, "C" and "C 1" respectively, which are being uploaded on the website of the Authority;

**AND WHEREAS** the title to the said First Property and the said Second Property has been certified by **M/s. Chaphekar & Co., Advocates and Solicitors**, as per their certificates of title, authenticated copies of which are annexed hereto as Annexure - "D-1" and "D-2" respectively;

**AND WHEREAS** the Project Land stands in the Revenue Records and Municipal records in the name of the said Original Owner / MMRDA; the authenticated copy of the P.R. Card is annexed hereto as Annexure - "E";

AND WHEREAS the Promoter has agreed to sell and the Allottees has/have agreed to purchase Apartment No. 104, admeasuring 35.25 sq.mtrs. (carpet area) which is equivalent to 379 sq.ft.(carpet area), as per the definition under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "Said Act") on the 1<sup>st</sup> floor of A Wing of the Regent Hill Building (hereinafter referred to as "the Said Wing"), for the consideration and on the terms and conditions hereinafter appearing:

AND WHEREAS the Promoter has registered this Project i.e. REGENT HILL Building, A, B, C, D & E Wings (hereinafter referred to as the "said Project"), under the provisions of the Said Act and the Rules framed there under with the Real Estate Regulatory Authority at Mumbai no. P51800018620 authenticated copy is attached in Annexure - F;

AND WHEREAS by virtue of the Development-cum-Sale Agreements and Power of Attorneys and aforesaid documents, the Promoter alone has sole and exclusive right to sell the Apartments and sell/allot car parkings in the said Building and to enter into agreements with the Allottees and to receive consideration / cost in respect thereof;

AND WHEREAS M/s. Crescendo Associates, M/s. Omega Associates and some other entities have been merged with the Promoter under the Amalgamation/Merger Scheme sanctioned by the Bombay High Court on 18<sup>th</sup> November, 2016, vide common order in CSPs/ 483 to 489/2016. As a result thereof, the names M/s. Crescendo Associates and M/s. Omega Associates stood substituted with the name, HGP Community Private Limited, being the Promoter herein, for all practical purposes;

AND WHEREAS on demand from the Allottees, and the Promoter has given inspection to the Allottees of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Architect, Mr. Suhas Joshi and of such other documents as are specified under the Said Act and the Rules and Regulations made thereunder.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottees, as sanctioned and approved by the local authority have been annexed as Annexure - "G".

**AND WHEREAS** under Section 13 of the said Act the Promoter is required to execute a written Agreement for Sale of said Apartment to the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908:

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the said Apartment;

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS -**

1. The Promoter has constructed the said Building, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
- 2 (a) (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 104 admeasuring 35.25sq.mtrs. (carpet area) equivalent to 379 sq.ft. (carpet area) on 1<sup>st</sup> floor of Said Wing (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed as Annexure-"H", for the consideration of Rs. 155,40,000 /- (Rupees One Crore fifty five ~~tho~~ Lakhs Fourty Thousand Only) including the proportionate price of the common areas and facilities appurtenant to the Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** annexed herewith.

2(b) The Allottee/s has paid on or before execution of this Agreement, a sum of Rs. \_\_\_\_\_/(Rupees \_\_\_\_\_ Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of purchase consideration of Rs. \_\_\_\_\_/(Rupees \_\_\_\_\_) in the following manner:

a. Rs. \_\_\_\_\_ on or before \_\_\_\_\_

b. Rs. \_\_\_\_\_ on or before \_\_\_\_\_

c. Rs. \_\_\_\_\_ on or before \_\_\_\_\_



54. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Mumbai, Maharashtra will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai, Maharashtra in the presence of attesting witness, signing as such on the day first above written.

**FIRST SCHEDULE ABOVE REFERRED TO -**

FIRSTLY ALL THOSE pieces or parcels of land or ground situate lying and being at Village Powai, near I.I.T., off. Adi Shankaracharya Marg, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing CTS No. 20(pt), 21(pt), 22(pt), 29(pt) and 30(pt) of Village Powai and admeasuring 1,51,315 sq. mtrs. or thereabouts.

SECONDLY ALL THOSE pieces or parcels of land or ground situate lying and being at Village Powai, near I.I.T., off. Adi Shankaracharya Marg, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing CTS Nos. 6(pt), 7(pt), 20(pt), 21(pt) and 22(pt) of Village Powai and CTS Nos. 23, 24, 25(pt), 104(pt) and 105(pt) of Village Tirandaz, Taluka Kurla, admeasuring about 1,41,482 sq. mtrs. or thereabouts.

THIRDLY ALL THOSE pieces or parcels of land, being Sector XI-A, admeasuring 55105.19 sq. mtrs. and bearing CTS No.18(pt), 19(pt), 20A(pt), 20B, 22A(pt) and 22B. of Village Powai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, forming part of the Land, described Firstly in the First Schedule hereinabove.

FOURTHLY a portion of land admeasuring 2632.45 sq. mtrs. being the said Project Land and bearing CTS No. 20A(pt) and 22A (pt) of Village Powai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, forming part of the Land, described Secondly in the First Schedule hereinabove.

**SECOND SCHEDULE ABOVE REFERRED TO -**

The nature, extent and description of common areas and facilities of immediate area abutting the main entrance door after the landing of the floor of the Said Apartment hereby agreed to be sold in proportion with other Apartments on the same floor.

Pro-rata right along with the Allottees of Apartments in said Wing in limited common areas and facilities as follows (this does not apply in the case of premises other than Apartment) : (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each floor (iv) Common Servants Toilets.

**THIRD SCHEDULE ABOVE REFERRED TO -**

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, club, garden and main water pipes, lift and electric wires in, under or upon the Said Wing and enjoyed or used by the Apartment holder/s in common with the other occupiers of flats and the main entrance passages, landings, lifts and staircases of the Said Wing or enjoyed by the Apartment holders used by him/her/them in common as aforesaid and the boundary walls of the Building, compound, terraces etc.
2. The cost of cleaning and lighting the passages, water pump, landing, staircases, lift, common lights and other parts of the Said Wing used by the Apartment holder/s in common as aforesaid.
3. The cost of the salaries of clerks, bill collectors, liftmen, chowkidars, pump-man, sweepers etc.
4. The cost of working and maintenance of common light, water pump, lift and other service charges.
5. Municipal and other taxes such as water charges bills, electricity charges bills, cesses, levy and revenue, N.A. taxes etc.
6. Insurance of the Said Wing.



7. All the expenses relating to Sewerage Treatment Plants (STP's) including for maintenance, treating water, electricity etc.

8. Such other expenses as are necessary or incidental for the maintenance and upkeep of the Building along with parking spaces and / Project Land.

SCHEDULE 'A'

Apartment bearing number 104 on the 1<sup>st</sup> floor, in the A wing of the Building REGENT HILL being the said project, admeasuring 35.25 sq.mtrs. (carpet area) equivalent to 379 sq. ft. (carpet area) "said Apartment") and bounded as follows –

- On or towards the East -
- On or towards the West -
- On or towards the North -
- On or towards the South -



# HGP Community Private Limited

CIN: U45201MH2016PTC274222



**Hiranandani**

15<sup>th</sup> May, 2024

To,  
**Vandana Sharma**  
**Rajiv Sharma**  
Flat No.B 11, Tower A1, Type 7 Central Govt Resi Complex, Deen Dayal Upadhyaya Marg,  
New Delhi, Minho Road, Central Delhi, Delhi-110002.

Dear Sir/Madam,

1. We are pleased to allot you **Apartment No. 104** on the **1<sup>st</sup> floor** of the Building known as **REGENT HILL, 'A' Wing** in Sector XI – A at Hiranandani Gardens, Powai, Mumbai-400076, having **Carpet Area 35.25 sq.mtrs.**, equivalent to **379 sq.ft.**, for total consideration of **Rs.1,55,40,000/-** (Rupees One Crore Fifty Five Lakh Forty Thousand Only), including proportionate common areas and facilities appurtenant to the Apartment hereinafter referred to as the Said Apartment, which shall be paid by you to us as follows:-

SR.NO.	DETAILS	AMOUNT (RS.)
a)	Advance payment or Application fee	15,54,000/-
b)	On or before <b>04-06-2024</b>	1,39,86,000/-
	<b>TOTAL</b>	<b>1,55,40,000/-</b>

You shall on or before **04-06-2024** pay to us/Promoter, the following amounts:-

- (i) **Rs. 500/-** (for Individual), **Rs. 1000/-** (for non - individual) towards share money. **Rs. 100/-** application entrance fee of the Society.
- (ii) **Rs.9,400/-** towards expenses for formation and registration of the Society and incidental charges. **Rs. \_\_\_\_\_ /-** for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
- (iii) **Rs. 1,50,000/-** towards adhoc/provisional contribution towards outgoings of Society for eighteen months and property taxes as per actuals applicable from the date of this allotment letter.
- (iv) **Rs. \_\_\_\_\_ /-** for deposit and charges towards Water, Electric, drainage, sewerage connection and other utility and services connection charges.
- (v) **Rs. \_\_\_\_\_ /-** towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.
- (vi) **Rs. \_\_\_\_\_ /-** towards Legal & Documentation charges.
- (vii) **Rs. 10,000/-** towards Mahanagar Gas Connection charges.
- (viii) **Rs. 1,00,000/-** to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which are in Hiranandani Gardens Complex (PADS).
- (ix) **Rs. \_\_\_\_\_ /-** for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engraving the conveyance or assignment of lease

Digitally signed by  
**KAMAL NIRANJAN**  
**HIRANANDANI**  
Date: 2024.05.15  
12:29:41 +05'30'

Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076, India  
E-Mail: [info@hiranandani.com](mailto:info@hiranandani.com) website: [www.hiranandani.com](http://www.hiranandani.com) Tel (91)-22125763600 /6466 Fax (91)-2212570 6444  
Registered Office: 514, Dalmajal Towers, Nariman Point, Mumbai – 400 021 Tel: 2287 6060/287 6061\*\* Fax: 2283201

# HGP Community Private Limited

CIN: U45201MH2016PTC274222



**Hiranandani**

2. We have informed you and you are aware that –

(i) We have constructed the Building, **REGENT HILL**, having 5 wings i.e. Wings A, B, C, D & E. Wing "A" of the said Building **REGENT HILL** is of a **3 basements + silt+ 1st to 23rd upper floors**, being constructed on a portion of the said Sector XI - A as a part of phase-wise development of larger lands forming part of Powai Area Development Scheme (PADS), which is being developed on layout development basis in phase-wise manner for last several years.

The said 5 Wings of the Building Regent Hill i.e. Wings A, B, C, D & E shall form part of one phase/one project and the amenities (except car parkings) shall be enjoyed in common by all the Societies with access to all the common areas and amenities and that, there will be common entry and exit from the main entrance for all the Allottees / Members of the proposed Societies. However, for each Wing, separate society of the Apartment Allottees will be formed.

(ii) The Said Apartment has been constructed as per the Judgment / Orders passed by the Bombay High Court in PLS Nos. 131 of 2008, 91 of 2008 and 21 of 2010 ("three PLS"). As per the Judgment dated 22nd February, 2012, passed in the above PLS, no two flats can be sold to the same person or any member of her/his family, being her/his spouse and children. Vide Judgment dated 11th January, 2023, the Hon'ble Bombay High Court has disposed of the said three PLS. However, the above condition, i.e. "no two flats can be sold to the same person or any member of her/his family, being her/his spouse and children", continue to apply.

(iii) This Project i.e. the said Building Regent Hill having 5 Wings, has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no.**P51800018620**.

(iv) We have proposed to submit plans to MCGM for construction of a Club House, which will be common for all the Wings of the **REGENT HILL** Building i.e. Wings A, B, C, D & E and the proposed buildings, including Highland and Empress Hill buildings and other buildings in the said Sector. After obtaining the necessary approvals from the respective competent authorities, we will start the work of the Sector specific proposed Club House and landscape amenities to be provided in the Sector in phase wise manner. You confirm that you are aware that at the time of possession of the said Apartment, the construction work of the proposed Club House and the landscape amenities will be ongoing as per the phases and stages of construction of the other building in the said Sector and will be ready after completion of the last building / last phase of the said Sector. All the allottees of the aforesaid buildings/ their societies shall be liable to pay on monthly basis Club House usage, maintenance and operation charges regularly to us till federation of the societies of the allottees of the aforesaid buildings are formed and thereafter to such federation.

(v) There are 3 (three) types of car parkings in the said Project, i.e. Single, Stack Parking (mechanized) and Puzzle Parking with pit (mechanized) and each wing of the Said Building will have separate car parks, which will be allotted by the Promoter to the Allottees free of cost on first cum first basis. After the allotment of parking, the Allottees and/or the Society of all the Allottees shall not be entitled to raise any objection or make grievance in respect thereof in any manner. The Allottees / Society shall contribute / pay proportionately to the Promoter, all the charges / cost related / incidental to the operation, maintenance and repairs of the carparking systems, which shall be in addition to the maintenance cost of the apartments/building. You, as proposed allottees, hereby confirm/s having consented to the same and undertaken not to raise any dispute/grievance in future in respect of the same.

Digitally signed by  
KAMAL NIRANJAN  
HIRANANDANI  
Date: 2024.05.15  
12:30:01 +05'30'

Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076, India  
E-Mail : [info@hiranandani.net](mailto:info@hiranandani.net) website : [www.hiranandani.com](http://www.hiranandani.com) Tel:(91)-22125763600 /6466 Fax: (91)-2212570 6444  
Registered Office: 514, Dalamal Towers, Nariman Point, Mumbai – 400 021. Tel.: 2287 6060/2287 6061\* Fax : 2283201



**Hiranandani**

## HGP Community Private Limited

CIN: U45201MH2016PTC274222

(vi) You, as proposed allottee/s, confirms that you have also been informed that you shall use the parking space to park vehicles of standard/permitted size, and that some large vehicles like S.U.V./M.U.V. etc. may not fit into the parking space. You confirm the same and undertake not to raise any dispute and/or claim in future in respect of the same in any manner.

3. The Agreement for Sale of the Said Apartment, containing the detailed terms and conditions for the sale of the Said Apartment has shown to you and has been approved by you and agreed upon between us, which will be executed immediately by you on payment of ten per cent of the total consideration of the said Apartment. In the event of your not coming forward to execute and register Agreement within a stipulated period of 30 days, then we are entitled to sell / allot the said Apartment to any third person without taking any prior consent from you. In such event, we will be entitled to deduct there from 10% of the total Consideration. In such event, you will not be entitled to make any claim of whatsoever nature to the said Apartment.

4. **Stamp duty charges on Agreement for Sale of the Said Apartment shall be borne by HGP Community Pvt Ltd. & registration charges to be borne by you alone.**

5. You have confirmed that this Letter of Allotment supersedes previous writings and documents, if any, exchanged / executed between us in respect of this Transaction and that only this Letter of Allotment constitutes the entire understanding / agreement arrived at between the parties hereto for sale of the Said Apartment.

6. Please note that each of the aforesaid instalments are to be paid by you within the time period of 15 days as stipulated in demand notice/s which shall be sent to you, by email and at your above mentioned address. The notice issued to you as aforesaid, shall be deemed to be a good service upon you. The time stipulated in the demand notice/s shall be the essence of the Contract in this behalf. In the event of non-payment of any of the instalments as per the demand notice/s, inspite of 15 days' notice to you in that behalf, we, at our option and discretion shall have right to terminate the letter of Allotment and thereafter we shall be at liberty to allot/sell the said Apartment to any other persons without any recourse to you.

7. Any communication including notices for intimation for completion of work, demand notices and any other communication pertaining to the Said Apartment will be forwarded to your E-mail ID as given by you, i.e [for.rajiv@gmail.com](mailto:for.rajiv@gmail.com) and your above mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.

8. Without prejudice to our right of termination, as aforesaid, you shall be liable to pay monthly compoundable 12% interest from the date the amount become due till payment to us on all such delayed payments.

9. The amount/s paid by you to us shall be appropriated firstly towards taxes payable by you, then towards interest payable for all outstanding instalments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.

10. Please note that any liability arising out of GST, including all increase and/or addition/s thereon or any other taxes as may be applicable from time to time in respect of this Allotment / transaction mentioned herein, shall be borne and paid by you alone.

KAMAL  
NIRANJAN  
HIRANANDANI  
1230.15 +0530'

Digitally signed by  
KAMAL NIRANJAN  
HIRANANDANI  
Date: 2024.05.15

Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai, 400 076, India  
E-Mail : [info@hiranandani.net](mailto:info@hiranandani.net) Website : [www.hiranandani.com](http://www.hiranandani.com) Tel:(91)-22125763600 /6466 Fax (91)-2212570 6444  
Registered Office: 514, Dalaman Towers, Nariman Point, Mumbai – 400 021. Tel.: 2287 6060/2287 6061\* Fax : 2283201

# HGP Community Private Limited

CIN: U45201MH2016PTC274222



11. We have informed you and you are aware that as per the Finance Act of 2013, TDS is applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, **Tax Deduction at Source (TDS)** @1% is required to be deducted by the purchaser of the property at the time of making payment of sale consideration, which is inclusive of Agreement Value and all Other Charges. You shall submit a copy of the TDS challan/s along with Form 16B to us immediately after making payment.

12. TDS certificate in Form 16B is required to be issued by you as a final confirmation of credit to – M/s. HGP Community Private Limited, in respect of the taxes deducted and deposited into the Government Account.

**M/s. HGP Community Private Limited - PAN No.: AADCH8389P**

Yours faithfully,  
**For HGP Community Private Limited**

**I/We Confirm,**

KAMAL  
NIRANJAN  
HIRANANDANI  
12.30.30 +05.30  
**DIRECTOR**  
ASH:pp

Digitally signed by  
KAMAL NIRANJAN  
HIRANANDANI  
Date: 2024.05.15

Vandana Sharma

Rajiv Sharma

HGP Community Private Limited  
CIN: U45201MH2016PTC274222



15<sup>th</sup> May, 2024

RECEIPT

Received with thanks from Vandana Sharma & Rajiv Sharma the sum of **Rs.15,54,000/-** (Rupees Fifteen Lakh Fifty Four Thousand Only) towards **EARNEST** as per below payment details against Flat No. 104 in the building "Regent Hill A Wing" situated at Hiranandani Gardens, Powai, Mumbai 400 076 :-

Cheque no.	Bank Name	Ref.	Dated	Amount (Rs.)
Card Swipe	-	Earnest	05-05-2024	50,000/-
554687	State Bank Of India	Earnest	11-05-2024	9,04,000/-
554688	State Bank Of India	Earnest	11-05-2024	6,00,000/-
<b>TOTAL</b>				<b>15,54,000/-</b>

For HGP COMMUNITY PVT.LTD.

Digitally signed by  
KAMAL  
NIRANJAN  
HIRANANDANI  
Date: 2024.05.15  
12:30:48 +05'30'

**DIRECTOR**  
SC:pp

All Payment(s) by cheque are acknowledged with subject to realization

Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076, India  
E-Mail : [info@hiranandani.net](mailto:info@hiranandani.net) website : [www.hiranandani.com](http://www.hiranandani.com) Tel:(91-22)25763600 /6466 Fax: (91-22)2576 6444  
Registered Office: 514, Dalalal Towers, Nariman Point, Mumbai - 400 021, Tel. : 2287 6060/2287 6061 \* Fax : 2283201

P-022 00 391



**Maharashtra Real Estate Regulatory Authority**  
**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**  
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51800018620

Project: **REGENT HILL A B C D AND E WING, Plot Bearing / CTS / Survey / Final Plot No.: 20 A PT AND 22 A PT at Kuria, Kuria, Mumbai Suburban, 400076;**

1. Hgp Community Pvt. Ltd. having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400021.**
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 (I) 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 22/11/2018 and ending with 30/06/2025 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. Vasant Ramchand Prabhur  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 09-09-2021 19:35:11

Dated: 09/09/2021  
Place: Mumbai

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

Noteshheet

Application Number : CHE/ES/2581/S/337  
(NEW)/OCC/1/NEW

Ward Name :

S Ward

Zone Name : Eastern Suburb

Inward Date :

27 May 2021

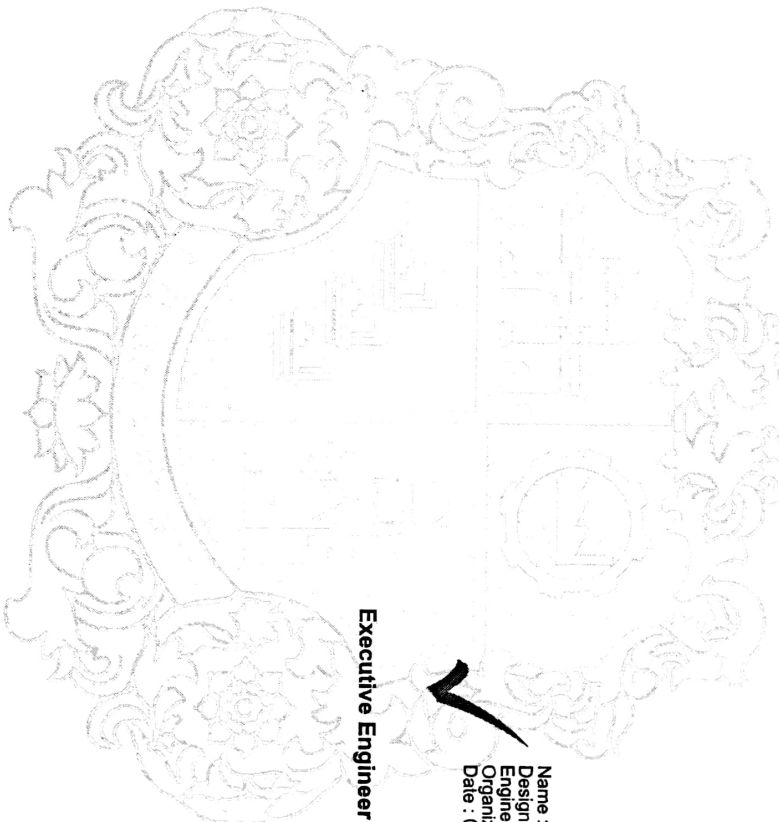
Architec/LE/SE Name : Suhas Purushottam Joshi

Issued On :

09 Mar 2022

Authority Remark:

Approved as proposed to grant the Part Occupation permission to residential wings A & B for building comprising of 3 level basements + stilt + 1st to 23rd residential upper floors



Name : Lotian Sukadeo Ahire  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 09-Mar-2022 12: 50:48

Executive Engineer (BP) ES II





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**PART OCCUPANCY CERTIFICATE**  
[CHE/ES/2581/S/337(NEW)/OCC/1/NEW of 09 March 2022]

To,  
**Surendra Hiranandani, CA to Owner**  
**Olympia, Central Avenue, Hiranandani Business Park, Powai-400076.**

Dear Applicant/Owners,

The Part development work of Residential building comprising of Residential building No- 2 (Regent Hill ) comprising of i.e. the full development work of Residential building comprising of of Wing-A & B having 3 level basements + stilt + 1st to 23rd on plot bearing C.S.No./CTS No. Old C.T.S. No. 18 (Pt.), 19(Pt.), 20A(Pt.), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) of village POWAI at Hiranandani Gardens is completed under the supervision of Shri. Suhas Purushottam Joshi , Architect , Lic. No. CA/84/8625 , Shri. Shailesh R Mahimtura , RCC Consultant, Lic. No. STR/M/39 and Shri. ca8625 , Site supervisor, Lic.No. P/8/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/2581/S/337(NEW)-CFO/1/New dated 13 December 2021.

It can be occupied with the following condition/s.

- 1) That the balance conditions as per this office Intimation of Disapproval and amended plans approval conditions under even no shall be complied with before requesting full OCC.
- 2) That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violations within the said portion shall be permitted by the developer.
- 3) That the prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigations, mishap etc.
- 4) That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the developer.
- 5) That the RG/ LOS shall be developed as per approved plans & same shall be planted with trees as per regulations.
- 6) That all temporary provisions in regards to building services shall be maintained till full OCC.

**Copy To :**

1. Asstt. Commissioner, S Ward
  2. A.A. & C. , S Ward
  3. EE (V), Eastern Suburb
  4. M.I. , S Ward
  5. A.E.W.W. , S Ward
  6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76
- For Information please

Name : Lotan Sukadeo Athre  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 09-Mar-2022 12: 55:05



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**APPENDIX XXII**

**FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\***

[CHE/ES/2581/S/337(NEW)/OCC/1/New of 22 April 2022]

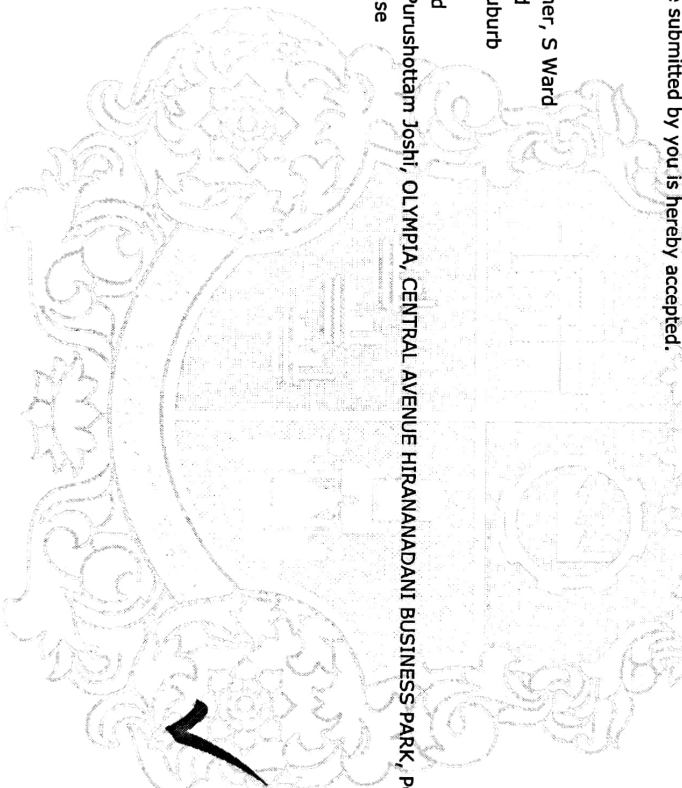
To,  
Surenindra Hiranandani, CA to Owner  
Olympia, Central Avenue, Hiranandani Business Park, Powai-400076.

Dear Applicant/Owners,

The full development work of Residential building comprising of Residential building No- 2 (Regent Hill ) comprising of i.e. the full development work of Residential building comprising of Wing 'C', 'D' & 'E' having 3 level basements + stilt + 1st to 23rd residential upper floors (including LMR, Staircase room, OHT) In addition to the earlier OCC granted to entire wings A & B having 3 level basements + stilt + 1st to 23rd residential upper floors on plot bearing C.S.No./CTS No. Old C.T.S. No. 18 (Pt.), 19(Pt.), 20A(Pt.), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) of village POWAI at Hiranandani Gardens is completed under the supervision of Shri. Suhas Purushottam Joshi , Architect , Lic. No. CA/84/8625 , Shri. Shailesh R Mahimtura , RCC Consultant, Lic. No. STR/M/39 and Shri. C. K. PITHAWALLA , Site supervisor, Lic.No. P/8/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/2581/S/337(NEW)-CFO/1/Amend dated 17 February 2022 . The same may be occupied and completion certificate submitted by you is hereby accepted.

**Copy To :**

1. Asstt. Commissioner, S Ward
  2. A.A. & C. , S Ward
  3. EE (V), Eastern Suburb
  4. M.I. , S Ward
  5. A.E.W.W. , S Ward
  6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76
- For information please



Name : Lotan Sukadeo Ahire  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 22-Apr-2022 17: 11:03

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
S Ward



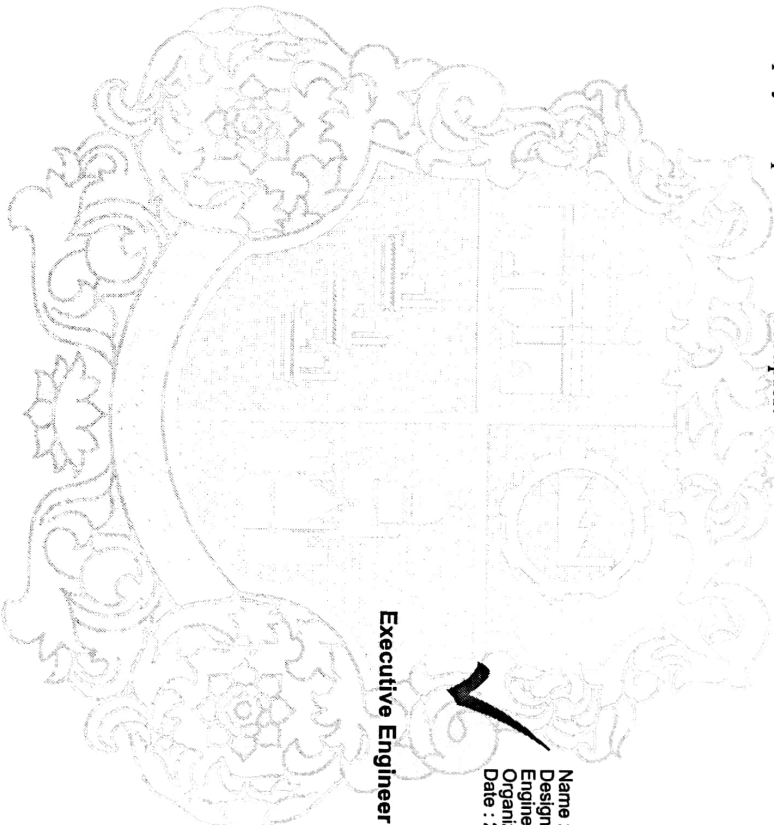
MUNICIPAL CORPORATION OF GREATER MUMBAI

Noteshheet

Application Number : CHE/ES/2581/S/337  
(NEW)/OCC/1/New  
Ward Name : S Ward  
Zone Name : Eastern Suburb  
Inward Date : 27 May 2021  
Architect/LE/SE Name : Suhas Purushottam Joshi  
Issued On : 22 Apr 2022

Authority Remark:

Approved as proposed to grant the Full Occupation permission for full development work of Residential Building No.2 (Regent Hill) comprising of Wing 'C', 'D' & 'E' having 3 level basements + stilt + 1st to 23rd residential upper floors (including LMR, Staircase room, OHT) in addition to the earlier OCC granted to entire wings A & B having 3 level basements + stilt + 1st to 23rd residential upper floors., subject to compliance of MoEF before handing over physical possession to occupier.



Name : Lotan Sukadeo Ahire  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 22-Apr-2022 12: 37:11

Executive Engineer (BP) ES II