

Loveleen Kaur  
Gurmit Singh  
Kamaljeet Singh

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 24<sup>th</sup> day of February, 2023

**BETWEEN**

M/s. L. NAGPAL DEVELOPERS, a Partnership Firm, registered under the Indian Partnership Act, 1932, having their registered office at 396, Swan Lake Building, 14<sup>th</sup> Road, Khar (West), Mumbai 400 052, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm, the survivors of them and their heirs, executors and administrators of the Surviving Partner) of the ONE PART;

**AND**

(1) MRS. LOVLEEN KAUR BHUI Indian Adult age 55 years, PAN No.ALJPB9154E and (2) MR. GURMIT SINGH BHUI, Indian Adult age 30 years, PAN No. BNZPB3146H and (3) MR. KAMALJEET SINGH BHUI, Indian Adult age 33 years, PAN No.BAMPB9169C, all having their address at BLOCK NO. 10, ROOM NO. B/218, GTB NAGAR, SION KOLIWADA, MUMBAI 400 037, hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for

Promoter L. Nagpal	Allottee Loveleen Kaur Gurmit Singh Kamaljeet Singh
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2023

the Property Register Card together with the building named "Satnam Leela" standing on the part of the Plot lying, being and situated at Little Malbar Hill, Chembur, Mumbai 400 071, situated in Registration District and Sub District of Mumbai City and Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO:-

(Description of the Premises)

Flat No. 601 admeasuring 86.86 square meter carpet area (925 sq. feet RERA carpet area) on the 6<sup>th</sup> Floor of the building known as "Satnam Leela" alongwith 2 car parking spaces (1 car park in the pit-puzzle mechanism and 1 car park in the form of a cantilever <sup>SUV</sup> bearing no. 20 as shown in amended plan) in the Building situated on the Property.

THE THIRD SCHEDULE ABOVE REFERRED TO:-

Description of the common areas and facilities and of the Limited Common



Entrance, lobby of the said Building;

- Schedule) appurtenant to the built-up area of the said Building but excluding the car-park areas allotted to the flat purchasers/ allottees;
- iii) Staircase of the said Building including the landing for the purpose of ingress and egress but not for the purpose of storage, recreation, residence or sleeping;
  - iv) Pump room with pump in the compound.
  - v) Passage and mid-landings;
  - vi) Common electricity meters for common lights;
  - vii) Elevator/s.
  - viii) Septic tank, drainage, storm water drain, electric sub-station, if constructed, water tanks.

B) LIMITED COMMON AREAS & FACILITIES :-

- i) Landing in front of stairs on the floor on the particular...

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२०२३ the Property Register Card together with the building named "Satnam Leela" standing on the part

of the Plot lying, being and situated at Little Malbar Hill, Chembur, Mumbai 400 071, situated in Registration District and Sub District of Mumbai City and Mumbai Suburban.

**THE SECOND SCHEDULE ABOVE REFERRED TO:-**

(Description of the Premises)

Flat No. 601 admeasuring 86.86 square meter carpet area (935 sq. feet RERA carpet area) on the 6<sup>th</sup> Floor of the building known as "Satnam Leela" alongwith 2 car parking spaces (1 car park in the pit-puzzle mechanism <sup>SUV</sup> and 1 car park in the form of a cantilever bearing no. 20 as shown in amended plan) in the Building situated on the Property.

**THE THIRD SCHEDULE ABOVE REFERRED TO:-**

The nature, extent and description of the common areas and facilities and of the Limited Common areas and facilities are as under:-

**A) COMMON AREAS & FACILITIES :-**

Entrance (of) of the said Building;

Schedule) appurtenant to the built-up area of the said Building i.e. the open area (out of the Property described in the First Schedule) allotted to the flat purchasers/ allottees;

- iii) Staircase of the said Building including the landing for the purpose of ingress and egress but not for the purpose of storage, recreation, residence or sleeping;
- iv) Pump room with pump in the compound.
- iv) Passage and mid-landings;
- v) Common electricity meters for common lights;
- vi) Elevator/s.
- vii) Septic tank, drainage, storm water drain, electric sub-station, if constructed, water tanks.



ANNEXURE C



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

FORM - C	
253/1	00923
2023	

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

ATNAM LEELA , Plot Bearing / CTS / Survey / Final Plot No.: 253 253/1 253/2 at Mumbai City, Mumbai  
45357  
Mumbai City, 400071.

Agpal Developers having its registered office / principal place of business at  
Mumbai, Pin: 400052.

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 allottees, as the case may be, of the apartment or the common areas as per (Regulation and Development) (Registration of Real Estate Projects, Registration 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 (1) 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 12/05/2022 and ending with 01/09/2024 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  
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 Maharekar  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 12-05-2022 13:03:56

*Handwritten signature*

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



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
No CHE/ES/2939/MMW/337(NEW)/CC/1/New  
**COMMENCEMENT CERTIFICATE**

Immigrant CO OP Hsg Society  
Plot No. 86, BEARING C.T.S. NO. 253, 253/1 &  
VILLAGE CHEMBUR, SINDHI  
COLONY SOCIETY, CHEMBUR.



Reference to your application No. CHE/ES/2939/MMW/337(NEW)/CC/1/New Date 10 Oct 2021. Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 44 and Town Planning Act, 1966, dated 10 Oct 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 86 C.T.S. No. 253, 253/1 AND 253/2 Division / Village / Town Planning work of on plot No. 86 C.T.S. No. 253, 253/1 AND 253/2 Division / Village / Town Planning No. CHEMBUR-W situated at BHAKTI ROAD Road / Street in MMW Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

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

b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

d. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.

e. The Municipal Commissioner has appointed Shri. Executive Engineer BP ES-1 Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 24/3/2023

*Executive Engineer*

2021-22	2022-23
2021	2022

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Issue On : 25 Mar 2022

Valid Upto :

24 Mar 2023

CHE/ES/2939/MM/337(NEW)/CC/1/New



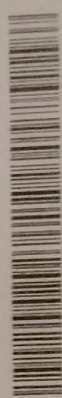
approved IOD plans dated 12/01/2022 .



- Cc to :
1. Architect.
  2. Collector Mumbai Suburban /Mumbai District.

For and on behalf of Local Authorities  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer, Building  
 Eastern Suburb MM Ward 118

Name: Bajirao  
 Designation: Exec  
 Engineer  
 Organization: mm  
 Date: 25-Mar-2023



24/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5  
दस्ता क्रमांक : 4157/2023नोटणी :  
Regn 63m

गावाचे नाव : वैबुर

वितरेखाचा प्रकार	कारनामा
(1) वितरेखाचा प्रकार	19958000
(2) मोबादला	18235197.1
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सादनिका नं: 601, माळा नं: 6 वा मजला, सतनाम लीला, इमारतीचे नाव: द सिंधी इमिग्रण्ट्स को.ऑफ.ही. सोसायटी.लिमिटेड, ब्लॉक नं: ब्लॉक नं: 86 लिटिल मलबार हिल, मॉड रोड : मुंबई 400071, इतर माहिती: मौजे वैबुर, सदनिकेचे क्षेत्रफळ 935 चौ.फूट रेशा कारपेट, सोबत 2 कार पार्किंग स्पेस (1 कार पार्किंग प्लॉट पझल मॅकेनिज्म सुव अड 1 कार पार्किंग ऑफ कॅन्टिलेअर बेअरिंग नं.20 ( C.T.S. Number : 253,253/1,253/2 ; ) )
(4) भू-मापन, पोटहिस्सा व घरकामांक(असल्यास)	1) 935 चौ.फूट
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:	
(7) दस्तऐवज करून देणा-या/रिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एल.नागपाल डेव्हलपर्स तर्फे भगीदार फकीचंद नागपाल तर्फे मुखत्यार बोनी एक्स.फ्रॉन्सिस वय:-40; पत्ता:-लॉट नं. ऑफिस 396, माळा नं: ,, इमारतीचे नाव: खान लेक विल्डिंग, ब्लॉक नं: खार पश्चिम, रोड नं: 1, रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400052 फॅन नं:-AACFL1006B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-लवलीन कौर . भुई वय:-55; पत्ता:-लॉट नं: रूम नं.बी/218, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ब्लॉक नं.10, जीटीबी नगर, सायन कोळंबाडा , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400037 फॅन नं:-ALJPB9154E 2): नाव:-गुरमीत सिंग . भुई वय:-30; पत्ता:-लॉट नं: रूम नं.बी/218, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: 10, जीटीबी नगर, सायन कोळंबाडा , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400037 फॅन नं:-BNZPB3146H 3): नाव:-कमलजीत सिंग . भुई वय:-33; पत्ता:-लॉट नं: रूम नं.बी/218, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं.10, जीटीबी नगर, सायन कोळंबाडा , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400037 फॅन नं:-BAMPB9169C
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4157/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1197500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

