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| करल ४ | | |
| ५०० | ४ | १११ |
| २०२४ | | |



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 20th day March of 2024 (Two Thousand and Twenty Four),

BETWEEN

by **M/s. Vineet Buildcon Pvt Ltd**, A Private limited Company incorporated under the Indian companies act 1956, having its office at 1103, Opal Square, S.G. Barve Road, Near MIDC, Thane West 400 604, (PAN NO. **AAFVCV7094K**) hereinafter referred to as the **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include all its Partners, Executors, Administrators, Successors-in-interest & their permitted assigns including those of the respective partners), OF THE ONE PART.

AND

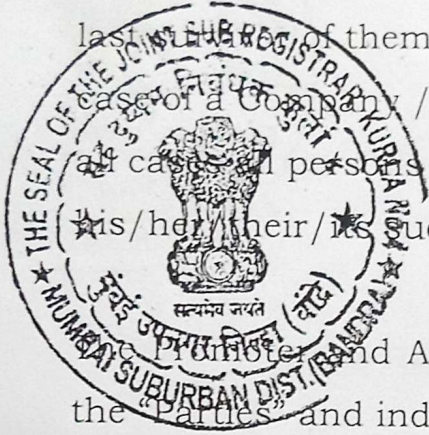
Mr. Shambhuraj Vijay Dhotre (PAN No. **DDPPD9144F**) (Aadhaar No. **7422 4334 4556**) Indian Inhabitant, having address at **Kudal, Tal- Jawali, Kudal, Satara, Maharashtra 415 514** and

[Handwritten signatures and initials]

Mr. Vanita Vijay Dhotre (PAN No. AJYPD3342H) (Aadhaar No. 4943 5565 5130) Indian Inhabitant, having address at Kudal, Tal- Jawali, Kudal, Satara, Maharashtra 415 514 hereinafter referred to as the

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| 2028 | | |

"ALLOTTEE/S" (which expression shall unless include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the heirs, executors and administrators of the last survivor of them and his/her/their /its permitted assigns, and in the case of a Company / Society its successors and permitted assigns, and in all cases all persons claiming by under or through such allottee including his/her/their/its successors-in-interest)" of the OTHER PART.



and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

A Land premise together with all its hereditaments, bearing C.T.S. No. 1(part) admeasuring 1726.50 Sq. Meters, of Village-Ghatkopar, Taluka- Kurla, District- Suburban Mumbai is owned by Maharashtra Housing and Area Development Authority and was being occupied by different hutment holders which they were occupying since many years. (the plot herein is more specifically described in the schedule mentioned herein below) (**Annexure-I** is the copy of Property Card Extracts of the aforesaid Plot of Land)

The said Plot was consisting 114 hutments and together they have formed a Society namely M/s. NAGRAJ CHS (Proposed) and Flouted a Redevelopment Scheme under slum Rehabilitation Act and had appointed M/s Sahil Realtors as their Developer/Promoter for carrying out the requisites under legal compliance in the year 2012

The said M/s Sahil Realtors had in turn obtained all the requisites documents and consents of members of M/s. Nagraj CHS and submitted

[Handwritten signatures]

the area covered by the external walls, area under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat.

O) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.



P) The Allottee/s is/are offered being Flat No. **1204** on the **12th** Floor in Building known as **SAI ORION** Building being constructed in the said project of **M/s. Vineet Buildcom Pvt Ltd** admeasuring **581** sq. ft. (RERA Carpet area) equivalent to **54.00** sq.mts. on the **12th** floor (hereinafter referred to as "**the said Flat**") in accordance with Floor plan annexed with this agreement) being constructed in the said project, by the Promoters.

Q) As aforesaid on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoters' Architects, **M/s. Dahanukar Associates** and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**the said Act**") and the Rules and Regulations made thereunder and the Allottee/s has/have also verified the same with the website which has been put up by the Real Estate Authority under the said Act.

R) The Allottee/s expressly confirm that he/she/they, has/have agreed to enter into this contract based upon verification of the permission, plans and sanctions as stated herein below and not based upon any information contained in the notice, advertisement or prospectus, or any third party/agents information etc. or on the basis of any model flat, plot or building as the case may be.

[Handwritten signatures and initials]

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| IN WITNESS WHEREOF | |
| १ | २ |
| presence of attesting | |

parties hereinabove named have set their
 signed this Agreement for sale at Mumbai in the
 witness, signing as such on the day first above

written.

THE FIRST SCHEDULE ABOVE REFERRED TO

-(Description of the Plot/land premise)

ALL THAT piece and parcel of land bearing City Survey No. 1(pt) adm
 1726.50 sq. mtr being lying and situate at village Ghatkopar, Hiranandani
 Link Road, HMPD Surya Nagar, Vikhroli (w), Mumbai 400 079, Taluka Kurla
 Dist. Mumbai.

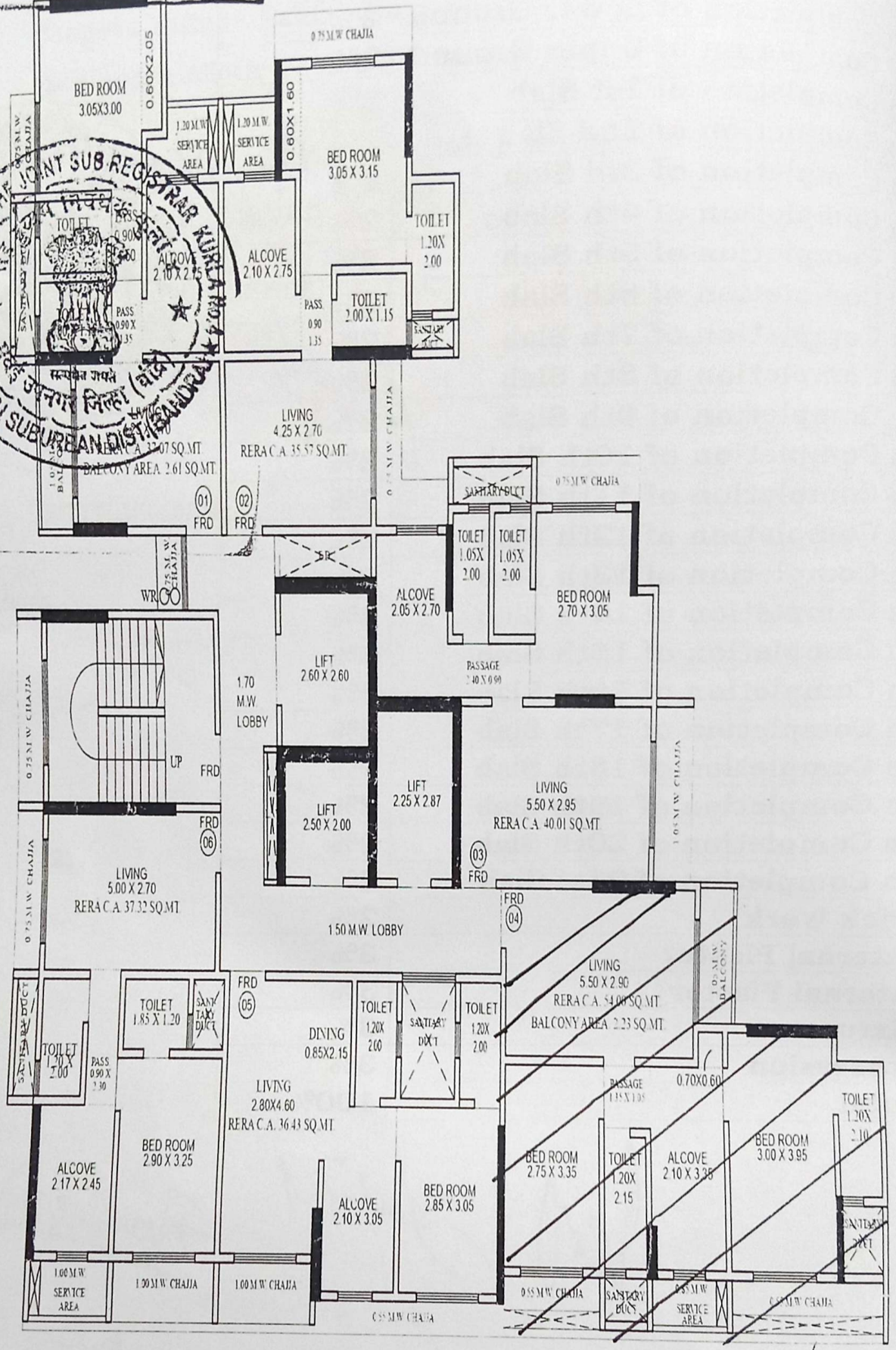
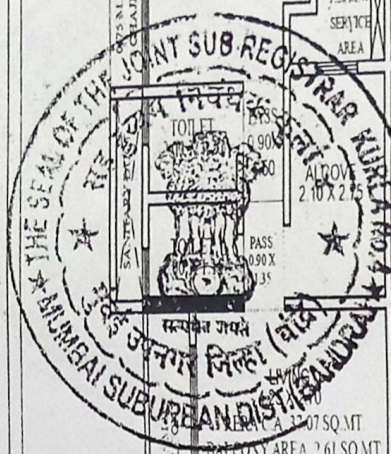
- On or towards East : Kailash Business Park
- On or towards West : Bar Bank/ Kofuku
- On or towards North : Surya Nagar Hills
- On or towards South : Hiranandani Link Road

[Handwritten signature]

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फारम ४
 ५०० २७ ९९९
 २०२४



TYPICAL FLOOR PLAN

Amulya
Eng. Shap-Huzm
Mwal

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|---|--|--|
| <p>DESCRIPTION OF PROPOSAL & PROPERTY</p> <p>PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.1 (PT) OF VILLAGE GHATKOPAR, NAGBABA NAGAR, TALUKA- KURLA, AT "N" WARD, GHATKOPAR (WEST), MUMBAI- 400 079.) FOR NAGRAJ SRA CHAS (PROP)</p> | <p>NAME & SIGN. OF OWNER</p> <p>M/S. VINEET BUILDCON PVT. LTD.</p> | <p>DAHANUKAR ASSOCIATES</p> <p>ARCHITECT - PLANNER</p> <p>DWARKA, 1ST FLOOR, 57- TAGORE ROAD SANTACRUZ (WEST) MUMBAI-400 054</p> |
|---|--|--|



20/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 5900/2024

नोदणी :

Regn:63m

गावाचे नाव : घाटकोपर

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| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 9700000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 9639293.95 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॉट नं. 1204, माळा नं: 12 वा मजला, इमारतीचे नाव: साई ओरियन, ब्लॉक नं: हिरानंदानी लिंक रोड, एच एम पी एल सुर्या नगर, रोड : विक्रोळी पश्चिम मुंबई - 400079, इतर माहिती: एकुण क्षेत्रफळ 581 चौ. फुट. रेरा कारपेट म्हणजेच 54 चौ. मी. रेरा कारपेट, सि टी एस नं. 1 पार्ट, व्हिलेज घाटकोपर((C.T.S. Number : 1 PART ;)) |
| (5) क्षेत्रफळ | 1) 581 चौ.फुट |
| (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 विनीत बिल्डकॉन प्रा. लि. तर्फे डायरेक्टर इम्तियाज ए खान वय:-46; पत्ता:- प्लॉट नं: ऑफिस नं. 1103, माळा नं: -, इमारतीचे नाव: ओपल स्केअर, ब्लॉक नं: एस जी बर्वे रोड, एम आय डी सी जवळ, रोड नं: ठाणे पश्चिम ठाणे, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AAFCV7094K 2): नाव:- मेसर्स विनीत बिल्डकॉन प्रा. लि. तर्फे डायरेक्टर सतिश के गर्ग वय:-56; पत्ता:- प्लॉट नं: ऑफिस नं. 1103, माळा नं: -, इमारतीचे नाव: ओपल स्केअर, ब्लॉक नं: एस जी बर्वे रोड, एम आय डी सी जवळ, रोड नं: ठाणे पश्चिम ठाणे, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AAFCV7094K |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- शंभूराज विजय धोत्रे वय:-27; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कुडाळ, तालुका जावळी, रोड नं: कुडाळ, सातारा, महाराष्ट्र, SATARA. पिन कोड:-415514 पॅन नं:-DDPPD9144F 2): नाव:- वनिता विजय धोत्रे वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कुडाळ, तालुका जावळी, रोड नं: कुडाळ, सातारा, महाराष्ट्र, SATARA. पिन कोड:-415514 पॅन नं:-AJYPD3342H |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 20/03/2024 |
| (10) दस्त नोदणी केल्याचा दिनांक | 20/03/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 5900/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 582000 |
| (13) बाजारभावाप्रमाणे नोदणी शुल्क | 30000 |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :-

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



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project, under project registration number P51900031212

Project: SAI ORION , Plot Bearing / CTS / Survey / Final Plot No.: 1 PART OF GHATKOPUR, Mumbai City, Mumbai City, 400074;

- Vineet Buldcon Private Limited having its registered office / principal place of business at 10/10/10, Thane, District Thane, Pin: 400602.
 - 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

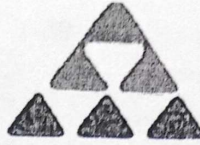
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 11/10/2021 and ending with 31/12/2026 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 Premnand Prabhu
(Secretary, MahaRERA)
Date: 11-10-2021 12:04:23

Dated 11/10/2021
Place Mumbai

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

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DEVELOPER COPY
Sr. No. 522

SLUM REHABILITATION AUTHORITY

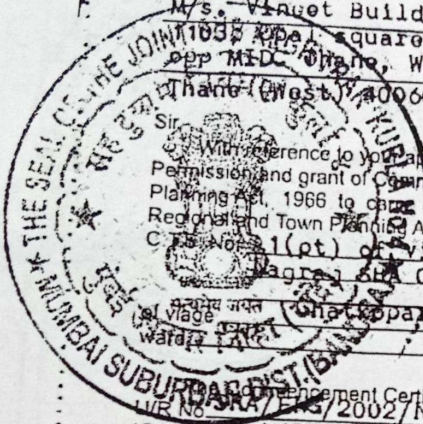
Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO N/STGOVT/0020/20080801/AP

1 MAR 2023

COMMENCEMENT CERTIFICATE SALE BUILDING

To,
M/s. Vinayak Buildcon Pvt Ltd
1037 K.P. square, S.G. Barve Marg,
opp MID. Office, Wagale Estate,
Thane (West), 400604.



Sir,
With reference to your application No. 605 dated 10/02/2021 for Development 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 1 (pt) of village Ghatkopar Nagbaba Nagar 'M' ward, for Nagbaba CHS.

Situated at Nagbaba TPS No. _____
Nagar Ghatkopar.

Commencement Certificate / Building Permit is granted subject to compliance of mentioned LMR No. N/STGL/LOI/2002/N/STGL/LOI dt 02/02/2021
IOA/UR No. N/STGOVT/0020/20080801/AP dt 29/02/2021
and on following conditions.

- The land vacated in consequence of endorsement of the setback line / road widening line shall from part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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.

The C.E.O. (SRA) has appointed Shri M.A.Wani
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to extended for RCC framework only for Gr Pt) + Stilt + (pt) + 1st to 16th
upper floors including LMR & OHWT for sale Building under reference as per approved plans dtd 23/02/2021.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

Scanned with CamScanner

M - A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

Customer Yes No

CIF No/ Account No.

First Name

Middle Name

Last Name

SHAMBHURAJ VIJAY DHOTRE

Gender Mr Ms Dr. Other

Gender M F Transgender

Status Single Married Other

Date of Birth 08 12 1996

Spouse

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

MOTHER

Father

VIJAY

UID No. 742243344556

PAN No.

DDPPD9144F

Driving License No.

MGNREGA Job Card No.

Residential Status Resident NRI / CIO

Citizenship

INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Residential Address

Years at current address 03

Months at current address

Residence Type Owned Rented Co-

FLAT NO. 2A/304, 3RD FLOOR, MALAD DEMDOSHI SARTHA

CHS LTD, MHADA COMPLEX, SAMNA PARIVAR

KHADAKPADA MALAD (E)

Pin 400047

Village MALAD (E)

City MUM

State MUM

State MAHA

Country IND.

Mobile No. 9805916872

Email ID shambhudhotre@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address Line 1

Address Line 2

Address Line 3

Pin Code

Village

City

State

Country

Mobile No. Email ID

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD or other director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband

Father Brother (including step brother) Mother (including step mother) Brother's wife



Signature of the applicant: Shambhu...

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

GUARANTOR

Existing Customer Yes No

CIF No/ Account No. [] [] [] [] [] [] [] [] [] []



First Name

Middle Name

Last Name

VANITA VIJAY DHOTRE

Marital Status Mrs Ms Dr. Other [] [] [] []

Gender M F Transgender

Marital Status Single Married Other

Date of Birth 22 09 1978

Name of Spouse

VIJAY

Name with Primary Applicant (Applicable for Co-applicant/ Guarantor)

SOME

Name of Father

VITTHAL KSHIRSAGAR.

Mobile No./ UID No.

994355655130

PAN No.

AJYPD3342H

Handwritten signature

Passport No.

Driving License No.

Vehicle No.

MGNREGA Job Card No.

Residential Status Resident NRI / CIO

Citizenship

INDIAN

Religion Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category SC ST OBC General

Residential Address

Present Address: Years at current address 03 Months at current address [] [] Residence Type Owned Rented Company Lease

Address 1 2A/ 304, MALAD PANDRSHI SARTHAK CHS LTD,

Address 2 MAHADA COMPLEX, OPP. SAMNA PARIVAR

Address 3 K/ KHADAKPADA

Pin Code 400097

Village MALAD (E)

City MUM

State MUM

State MAHA

Country IND

Phone No. 9822018843

Email ID vanitadhotre279@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pin Code [] [] [] [] [] [] [] [] [] []

Village [] [] [] [] [] [] [] [] [] []

City [] [] [] [] [] [] [] [] [] []

State [] [] [] [] [] [] [] [] [] []

State [] [] [] [] [] [] [] [] [] []

Country [] [] [] [] [] [] [] [] [] []

Phone No. [] [] [] [] [] [] [] [] [] []

Email ID [] [] [] [] [] [] [] [] [] []

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Relationship Chairman Managing Director Other Director

Name of the Chairman/ MD or other director [] [] [] [] [] [] [] [] [] []

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund. [] [] [] [] [] [] [] [] [] []

Relationship with applicant/ co applicant/ guarantor

Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband

Other Brother (including step brother) Mother (including step mother) Brother's wife

Other (including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband



AMGY

STATE BANK OF INDIA

Branch VIKROLE (W)

Branch Code 0416

| |
|----------------------|
| CIF No.1 |
| CIF No.2 |
| CIF No.3 |
| Existing SBI A/C No. |

| | | |
|--|--------------------|---------------------|
| PMAY | YES/NO | LOS Reference No.: |
| Applicant Name : SHAMBHURAJ DHOTRE | | |
| Co-Applicant Name : VANITA DHOTRE (MOTHER) | | |
| Co-Applicant Name : - | | |
| Contract (Resi.) Mobile : 88059 16872 | | |
| Loan Amount : | 70,00,000/- | Tenure : 360 M |
| Interest Rate : | 8. | EMI : |
| Loan Type : | TERM LOAN | SBI LIFE : YES / NO |
| Home Loan Type | Under Construction | |
| Moratorium | | |

| |
|---------------------------------|
| Property Location : POWAI |
| Property Cost : 97,00,000/- |
| Name of Developer / Vendor : |
| SBI BUILDER TIE UP : Y/N :- YES |
| OPAS NO.:- |

| |
|---|
| Name of Branch Manager / BST/HLST/SSL/HLC <u>SORCIER</u> |
| Name of Dealing Officer at Branch Along with Mob No.: <u>9082154709</u> |

| | DATE | | DATE |
|---------------|-------------------------------|------------------------|------|
| SEARCH - 1 | <u>Theba & Associates</u> | RESIDENCE VERIFICATION | |
| SEARCH - 2 | <u>07/06/24</u> | | |
| VALUATION - 1 | <u>Ushelala</u> | OFFICE VERIFICATION | |
| VALUATION - 2 | <u>07/06/24</u> | SITE INSPECTION | |