

पावती

नोंदणी क्र. 39म

390/772

Regn. 39M

Thursday, January 12, 2023

3:54 PM

पावती क्र.: 844 दिनांक: 12/01/2023

गावाचे नाव: हरियानी
 दस्तावेजाचा अनुक्रमांक: करन3-772-2023
 दस्तावेजाचा प्रकार: करारनामा
 मादर करणाऱ्याचे नाव: विनायक सुरेश नारकर

नोंदणी फी
 दस्त झाल्याकरीती फी
 पत्राची मर्यादा: 108

₹. 30000.00

₹. 2160.00

एकूण:

₹. 32160.00

DELIVERED

आरण्यास मूळ दस्त, शबनेल प्रिंट, मुन्नी-२ अदाजे
 4:13 PM ह्या वेळेस मिळेल.

मदर दु:निबंधक कुर्ला - 3

बाजार मूल्य: ₹.8841750.72 /-
 मोवदला ₹.9415486/-
 शबनेले मुद्राप शुल्क: ₹. 565000/-

सह. दु:निबंधक
 कुर्ला-३ (वर्ग-२)

- 1) देयकाचा प्रकार: DHC रकम: ₹.2000/-
 डीडी/धनादेश/पि ऑर्डर क्रमांक: 1101202313557 दिनांक: 12/01/2023
 रपतेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.160/-
 डीडी/धनादेश/पि ऑर्डर क्रमांक: 1101202313365 दिनांक: 12/01/2023
 रपतेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
 डीडी/धनादेश/पि ऑर्डर क्रमांक: MH013611559202223E दिनांक: 12/01/2023
 रपतेचे नाव व पत्ता:

-/S Narhar

DELIVERED



SWASTIK
G R O U P
 BUILDERS & DEVELOPERS

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 12th day of January, 2023;

V.S. Narkar

BETWEEN

V.V. Narkar

(W)

M/s. SUVASYA BUILDERS AND DEVELOPERS LLP (PAN: ADNFS4515N), a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 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 designated partner Mr. Harsh Vagrecha, 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 firm or of the surviving partner, his/her/their assigns) of the ONE PART;



AND

Mr. Vinayak Suresh Narkar having PAN ADYPN2985Q and Mrs. Varsha Vinayak Narkar having PAN BEPPK5299K adult Indian Inhabitant, residing at Sai Ashish CHSL, A Wing, Flat No. 703, Station Road, Vikhroli (East), Mumbai - 400083 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".

WHEREAS:-

A. Maharashtra Housing Board ("Board"), as established under the Maharashtra Housing Board Act, 1948 is the owner and seized and possessed off or otherwise well and sufficiently entitled to (1) all that piece and parcel of land bearing C.T.S. No. 347 (part) corresponding to City Survey

V.S. Narkar

V.V. Narkar

(W)

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No. 113 (part) admeasuring 654.93 square meters or thereabouts lying, being, situate at situate lying and being at Tagore Nagar, Vikhroll (East), Mumbai – 400 083 in the registration sub-district of Bandra and Bombay Suburban District (hereinafter referred to as the "said Land No.1"), (2) all that piece and parcel of land bearing C.T.S. No. 347 (part) corresponding to City Survey No. 113 (part) admeasuring 754.36 square meters or thereabouts lying, being, situate at situate lying and being at Tagore Nagar, Vikhroli (East), Mumbai – 400 083 in the registration sub-district of Bandra and Bombay Suburban District (hereinafter referred to as the "said Land No.2") and all that piece and parcel of land bearing C.T.S. No. 347 (part) corresponding to City Survey No. 113 (part) admeasuring 676.96 square meters or thereabouts lying, being, situate at situate lying and being at Tagore Nagar, Vikhroli (East), Mumbai – 400 083 in the registration sub-district of Bandra and Bombay Suburban District (hereinafter referred to as the "said Land No.3") (hereinafter collectively referred to as the said "Lands");



- B. The Board constructed a building on the said Land No.1 being building bearing No. 43 consisting of Ground plus 3 upper floors having 32 tenements (hereinafter referred to as the "Building No. 43"). The said Land No.1 along with the Building No. 43, shall hereinafter, unless referred to individually, be collectively referred to as the said "Property No.1" and is more particularly described in the First Schedule hereunder written;
- C. The Board constructed a building on the said Land No. 2 being building bearing No. 44 consisting of Ground plus 3 upper floors having 32 tenements (hereinafter referred to as the "Building No. 44"). The said Land No.2 along with the Building No. 44, shall hereinafter, unless referred to individually, be collectively referred to as the said "Property No.2" and is more particularly described in the Second Schedule hereunder written;
- D. The Board constructed a building on the said Land No.3 being building bearing No. 45 consisting of Ground plus 3 upper floors having 32 tenements (hereinafter referred to as the "Building No. 45"). The said Land No.3 along with the Building No. 45, shall hereinafter, unless referred to individually, be collectively referred to as the said "Property No.3" and is more particularly described in the Third Schedule hereunder written;
- E. The said Property No.1, Property No.2 and Property No.3 are hereinafter collectively referred to as the said "Properties";
- F. Maharashtra Housing and Area Development Authority (hereinafter referred to as the "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 the Maharashtra Housing Board Act, 1946 (hereinafter referred to as the "MHAD Act"). In terms of Clause 189 (a) and (b) of the MHAD Act.

V.S. Narkar

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V.V. Narkar

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SWASTIK
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Society Ltd. situate at Village Kurla at Tagore Nagar, Vikhroll (East), Mumbai – 400 083 in the Registration Sub-district of Kurla, Mumbai Suburban District.

The Fourth Schedule Above Referred To:

(Description of the Premises)

Residential Premises being Apartment /Unit/ Flat No. 1605, admeasuring 53.75 square meters REp, carpet area on 16th floor of Wing – C in the Building no. 43,44,45 known as "Swastik Platinum" to be constructed on all that piece and parcel of land bearing C.T.S. No. 347 (part) corresponding to C. Survey No. 113 (part) admeasuring in the aggregate 2086 25 square meters or thereabouts lying being, situate at situate lying and being at Tagore Nagar, Vikhroli (East), Mumbai – 400 083, in the registration sub-district of Bandra and Bombay Suburban District.

The Fifth Schedule Above Referred To:

(Common Areas and Facilities)

1. WATER PROOFING
 - Terrace: brickbat coba with China mosaic tiles, surface
 - 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 overhead water storage tank shall be provided as per BMC rule.
3. STRUCTURE
 - R C.C. frame structure
 - M 20/M 25/M 30 concrete
 - Cement: 53 Grade R.C.C. Work
 - 43 Grade for finishing.
 - Steel TMT bars



V.S. Narkar

V.V. Narkar

(H)



ANNEXURE - E

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/157/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1050/2022/CC/1/New

Date : 21 April, 2022

To

M/s. Suvasya Builders and
Developers LLP C.A. to society
"SWASTIK PLATINUM" CHSL
(Bldg. no. 43,44,45)

312 Swastik Disa Corporate Park)
LBS Marg, Ghatkopar(W),
Mumbai-400086



Sub : Proposed redevelopment of the existing building no.43,44 & 45 known as 'Tagore Nagar Swastik Platinum CHS LTD' on plot bearing C.T.S. No. 347 (pt.), S. No. 113 (pt.) at Village Hariyali, Tagore Nagar, MHADA layout, Vikhroli (E), Mumbai - 400 083.

Dear Applicant,

With reference to your application dated 28 March, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of the existing building no.43,44 & 45 known as 'Tagore Nagar Swastik Platinum CHS LTD' on plot bearing C.T.S. No. 347 (pt.), S. No. 113 (pt.) at Village Hariyali, Tagore Nagar, MHADA layout, Vikhroli (E), Mumbai - 400 083.**

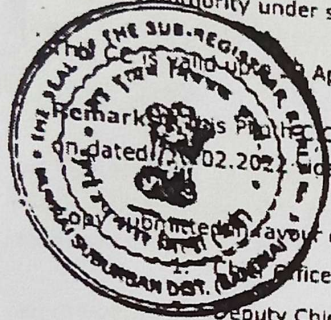
The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-8/1050/2021/IOA/1/Old dt. 10 February, 2022 and following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. 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.
5. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 condition subject to which the same is granted or any of the restrictions imposed by the VP &

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- CEO, MHADA is contravened or not complied with.
- c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 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. A N Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.



- April, 2023
- Remarks: This Plan CC is granted for height upto 0.30 mts. from AGL as per approved IOA plans issued by MHADA on dated 21.02.2022 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-08/1050/2022.
- Copy submitted in favour of information please to the Officer Mumbai Board.
- Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
- Copy to :-
4. EE Kurla Division / MB.
 5. A.E.W.W S Ward MCGM.
 6. A.A. & C S Ward MCGM
 7. Architect / LS - Rohit Eshwar Parmar.
 8. Secretary Tagore Nagar Swastik Platinum CHS LTD

✓
 Name : Anil Namdeo
 Rathod
 Designation : Executive
 Engineer
 Organization : Person
 Date : 21-Apr-2022 14

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

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

PS1800045216

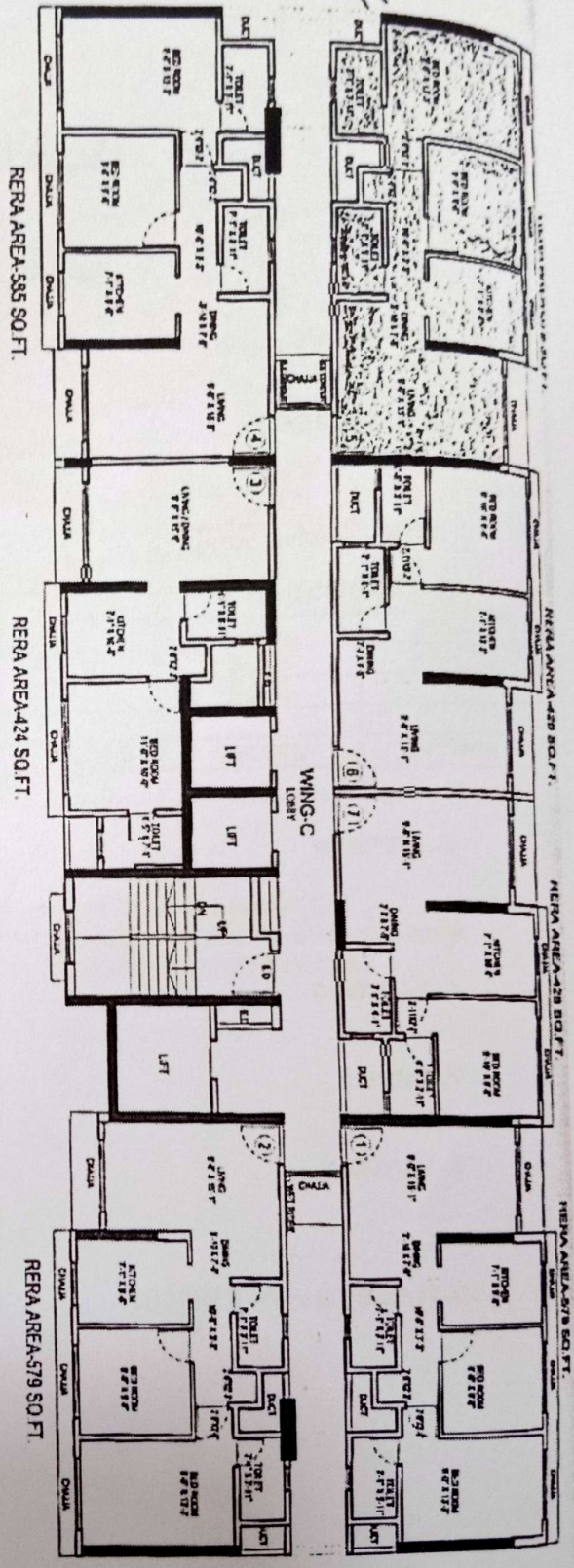
Project Swastik Platinum Plot Bearing / CTS / Survey / Final Plot No. C.T.S. No. 347 (pt). 5
Kurla, Mumbai Suburban, 400083



1. Suvasya Builders And Developers Llp having its registered office / principal place of business at
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 (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 10/05/2022 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.

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 WING
 FLOOR NO :-
 WING :-

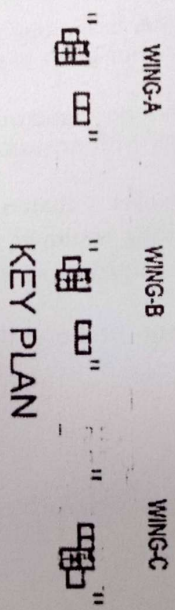
V.S. Sankar
 V.V. Nandan

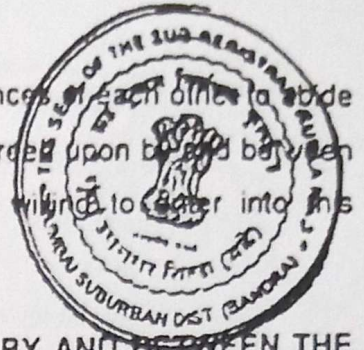


TYPICAL FLOOR PLAN (12TH TO 14TH AND 16TH TO 20TH)
 (WING-C)
 SWASTIK PLATINUM



FLOOR :- 16
 RERA CARPET AREA :- 53.75





UU. The Parties relying on the confirmations, representations and assurances of each other to be made by all the terms, conditions and stipulations contained, as mutually agreed upon between the Parties, in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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

1. It is agreed between the Parties that the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and shall be interpreted, construed and read accordingly.
2. DEVELOPMENT AND CONSTRUCTION:
 - 2.1 The Promoter has constructed / is constructing the Building being "Swastik Platinum" consisting of stilt and 22 upper floors on the said Lands in accordance with the plans, designs, specifications approved by the Authority and/or any other competent authority from time to time and which have been inspected by the Purchaser/s.
 - 2.2 The Purchasers are aware that the plans in respect of the said Building have been sanctioned by the competent authority for stilt and 22 upper floors as per Annexure "[A]". The Promoter has received Commencement Certificate till Plinth.
3. TRANSACTION
 - 3.1. The Purchaser/s has / have paid to the Promoter a sum of Rs.10,41,000/- (Rupees Ten Lakhs Forty One Thousand Only) subject to deduction of tax on or before the execution of this Agreement and agrees to pay the balance sum of Rs.83,74,486/- (Rupees Eighty Three Lakhs Seventy Four Thousand Four Hundred Eighty Six Only) together with the applicable Goods and Service Tax ("GST") (and other taxes in the manner stated in the payment schedule annexed as Annexure [J].
4. CONSIDERATION:
 - 4.1. The Purchaser/s agree/s to purchase from the Promoter and the Promoter agrees to sell to the Purchaser/s residential Flat No. 1605 admeasuring 53.75 sq. mtrs. RERA carpet area on the 16th floor of Wing C of the Building No. 43,44,45 known as "Swastik Platinum" being/ constructed on the said Lands ("said Premises") and shown in Red coloured hatched lines on the floor plan annexed hereto and marked "Annexure [I]" more particularly described in the Payment Schedule hereunder written for the consideration of Rs.94,15,486/- (Rupees Ninety

V.S. Nishank

V.V. Nishank

(M)

FORM A: PERSONAL DETAILS

Existing Customer Yes No

CIF No/ Account No. 10020771066

First Name Middle Name

VINAYAK NARKAR

Date of Birth: 12081982

PAN: ADYPM2985Q

Mobile: 9819782744

Email: Vinayak1461@gmail.com

Name of Spouse: VARSHA VINAYAK NARKAR

Name of Father: SURESH TUKARAM NARKAR

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 761261599511

Passport ID No.

Driving License No.:

GNREGA Job card No.

Address issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian Person Of Indian Origin (PIO) Foreign Citizen

OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

A: PERSONAL DETAILS

Customer: Yes No

CIF No/ Account No. **38942266538**

First Name

Middle Name

Last Name

VARSHA **VINAYAK** **NARKAR**

Birth: **03111984**

PAN: **BEPPK5299K**

9820979676 ✕

varsha31184@gmail.com

Spouse: **VINAYAK SURESH NARKAR**

Father: **SHRIDHAR KHADYE**

Gender: Male Female Third Gender

Status: Single Married Divorced Widowed

of KYC (Minimum one to be filled)

Ahaar / UID No. **603925459486**

ID No.

Port No.:

ing License No.

REGA Job card No.

er issued by National Population Register Containing Name and Address:

ntial Status: Resident Indian (RI)

Non-Resident Indian (NRI)

Person Of Indian Origin (PIO)

Foreign Citizen

DEFENCE PERSONNEL:

Indian Army

Indian Navy

Indian Air force

OUR SERVICE LINE



STATE BANK OF INDIA

Branch Devidayal Road

Branch Code 16720

RLMS.501240610035559

CRM NO. 28823963

EMAIL ID. vinu_212@yahoo.com

CIF No.1	80016944468
CIF No.2	90456712180
CIF No.3	
Existing SBI A/C No.	10020771066

PMAY	YES/NO	LOS Reference No.:
Applicant Name : <u>VINAYAK NARKAR</u>		
Co-Applicant Name : <u>VARSHA NARKAR</u>		
Co-Applicant Name :		
Contract (Resi.) Mobile : <u>9819782744</u>		
Loan Amount : <u>50,00,000/-</u>		Tenure : <u>240</u>
Interest Rate : <u>8.65%</u>		EMI :
Loan Type :		SBI LIFE : YES / NO
Home Loan Type _____		
Moratorium <u>Nil</u>		
Property Location : <u>VIKROLI</u>		
Property Cost :		
Name of Developer / Vendor : <u>SWASTIK</u>		
SBI BUILDER TIE UP : Y/N		
OPAS NO.:- <u>P51800045216</u>		
Name of Branch Manager / BST/HLST/SSL/HLC <u>Ashlesha</u>		
Name of Dealing Officer at Branch Along with Mob No.: <u>Andismeda</u>		

	DATE		DATE
SEARCH - 1	<u>[Signature]</u>	RESIDENCE VERIFICATION	<u>[Signature]</u>
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>[Signature]</u>	SITE INSPECTION	
VALUATION - 2	<u>[Signature]</u>		