

THIS AGREEMENT FOR SALE is made at Mumbai on this 14th day of June, 2019,

BETWEEN

TRIDHAATU MORYA DEVELOPERS LLP, having PAN: AAMFT2440D, a Limited Liability Partnership constituted under the provisions of Limited Liability Partnership Act, 2008, having

registered office at B Wing, 5th Floor, Shrikant Chambers, Near R.K. Studio, Sion Trombay Road, Chembur, Mumbai 400 071 and hereinafter referred to as "THE DEVELOPER" (which

expression shall unless contrary to the context or meaning thereof, mean and include its

successors in title and assigns) of the ONE PART;

AND

1) DR. POULAMI CHAKRABORTY SRIVASTAVA, having PAN: AKKPC0601P and

2) MR. ABHISHEK KUMAR SRIVASTAVA, having PAN: BXGPS2373J, both adults, Indian

inhabitants, residing at Flat No.76, Vatika CHS, Deonar Baug, Duttaguru Society, Deonar,

Mumbai- 400088, hereinafter referred to as "THE PURCHASER/S" (which expression shall

unless repugnant to the context or meaning thereof be deemed to include in the case of

individuals their respective heirs, executors, administrators and permitted assigns) of the

OTHER PART:

RECITALS:

WHEREAS:

A. By and under the Deed of Conveyance dated 7th May, 1960, registered in the Office of the Sub-Registrar of Bombay, vide Serial no. 4563 of 1960 (hereinafter referred to as the "1960

Deed of Conveyance"), made by and between Jivraj Fulchand as the "Vendor" of the One

Part (hereinafter referred to as "Jivraj") and Edmund Britto (since deceased) (also known as

Edmond Britto) and Dr. (Mrs.) France Edmond Britto as the "Purchasers" of the Other Part

(hereinafter collectively referred to as the "Predecessors"), Jivraj sold, conveyed and

assigned to the Predecessors, the lands admeasuring in the aggregate approximately

6,856.24 square meters, bearing Survey no. 26 (part) (erroneously described therein as

Survey no. 29(part)), and now bearing C.T.S no. 79 admeasuring approximately 6,333.20

square meters, and C.T.S no. 87 admeasuring approximately 674.70 square meters, as per

City Survey Records, both of Village Deonar, Taluka Kurla, (hereinafter referred to as the

"Entire Land") at or for the consideration and upon the terms and conditions recorded and

contained therein;

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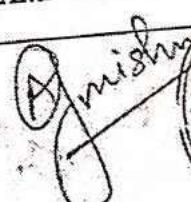


THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of "the said Premises")

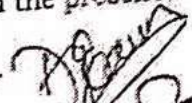
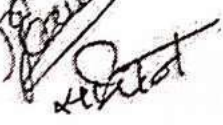
Flat bearing No.902 comprising of 2 (Two) Bedrooms, Hall and Kitchen measuring 58.63 Sq. Mt. equivalent to 625.17 Sq. Ft. (RERA carpet area) on the 9th (Ninth) Floor and Car Parking Facility for 1 (One) Car in the said New Building known as "AVIGHNA Wing C" being constructed in the project known as Tridhaatu Morya standing on the said Land more particularly described in the First Schedule hereinabove written.

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IN WITNESS WHEREOF the parties hereto have caused this Agreement executed the day and year first hereinabove written.

SIGNED AND DELIVERED BY THE WITHIN NAMED DEVELOPER:	PHOTO	THUMB IMPRESSION AND SIGNATURE
TRIDHAATU MORYA DEVELOPERS LLP, by the hand of its Authorised Signatory, MRS. ANITA GAUTAM MISHRA		  

In the presence of:

1. 
2. 





15/06/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 7719/2019

नोंदणी :

Regn:63m

गावाचे नाव : देवनार

(1) विलेखाचा प्रकार	करारनामा
(2) नोंदवला	16680180
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ते तनुद करावे)	13633827.9
(4) भू-मापन, पोटोहिल्ला व शरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन (मदनिका नं: फ्लॅट नं.902, सि - विंग, माळा नं: तववा मजला, इमारतीचे नाव: अविग्र - त्रिधातू मोरया, ब्लॉक नं: देवनार, मुंबई - 400088, रोड नं: देवनार विलेज रोड, इतर माहिती: सदतिकेचे क्षेत्रफळ - 625.17 चौ.फुट कारपेट व सोवत 1 पार्किंग स्पेस सहित. ((C.T.S. Number : 79(part) and 87 ;))
(5) क्षेत्रफळ	1) 63.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून घेणा-या/निहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-त्रिधातू मोरया डेव्हलपर्स एल एल पी तर्फे अधिकृत स्वाक्षरीकर्ता अनिता मिश्रा यांच्या तर्फे कु.मु. म्हणून निखील बालन वय:-28; पत्ता:-ऑफिस - बी - विंग , पाचवा मजला, श्रीकांत चॅम्बर्स , चेंबूर, मुंबई , सायन ट्रोवे रोड, आर.के.स्टूडियोच्या जवळ, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AAMFT2440D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ.पौलमी चक्रवर्ती श्रीवास्तव वय:-34; पत्ता:-फ्लॅट नं.76, -, बाटिका सीएचएस, दत्तगुरू सोसायटी, देवनार वाग, देवनार, मुंबई- , गोवंडी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400088 पॅन नं:-AKKPC0601P 2): नाव:-अभिषेक कुमार श्रीवास्तव वय:-32; पत्ता:-फ्लॅट नं.76, -, बाटिका सीएचएस, दत्तगुरू सोसायटी, देवनार वाग, देवनार, मुंबई, गोवंडी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400088 पॅन नं:-BXGPS2373J
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2019
(10) दस्त नोंदणी केल्याचा दिनांक	14/06/2019
(11) अनुक्रमांक, खंड व पृष्ठ	7719/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1001000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

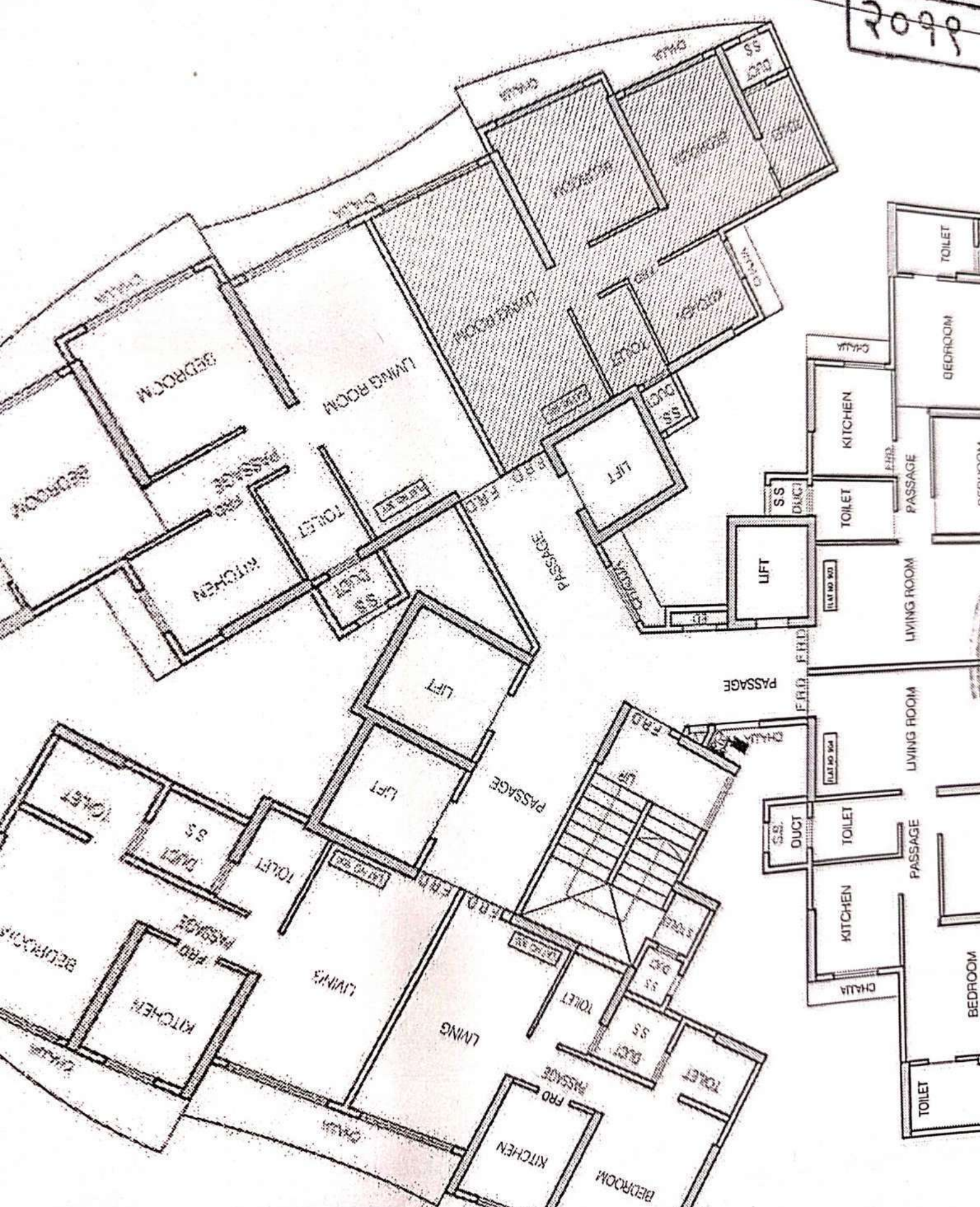
मुद्रांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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**BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034
[CHE/ES/1486/M/E/337(NEW)/OCC/1/New of 15 December 2023]**

To,
M/s Tridhaatu Morya Developers Private Limited
B wing, 5th Floor, Shrikant Chambers, Near R.K. Studio, Chembur, Mumbai 400 071.

Dear Applicant,

The **Part 1** development work of Residential building comprising of Part occupation for building under reference, i.e., Full OC of Wing B & C comprising Stilt + 1st floor (Fitness + Flat) + 2nd to 19th upper residential floors on plot bearing CTS No. 79,87 of village DEONAR-E at - is completed under the supervision of Shri. AMEET G. PAWAR , Architect , Lic. No. CA/2004/34543 , Shri. NIKHIL SURESH SHANGHVI , Structural Engineer, Lic. No. STR/S/193 and Shri. Mr Yunus Khan Jafar Khan Pathan , Site supervisor, Lic.No. P/145/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/1486/M/E/337(NEW) dated 01 September 2023. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That all balance conditions as per IOD and amended approved plans shall be complied with before asking for Full OCC.
2. That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ Architect during progress of the balance work.
3. That internal works of unfinished floors shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work.
4. That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
5. That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
6. That the conditions mentioned in Development permission granted under No.CHE/037198/DPES dtd. 04.12.2015 shall be complied with before asking for Full OCC.

Copy To :

1. Asstt. Commissioner, M/E Ward
2. A.A. & C. , M/E Ward
3. EE (V), Eastern Suburb
4. M.I. , M/E Ward
5. A.E.W.W. , M/E Ward
6. Architect, AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE PARLE EAST, MUMBAI-400057.

For information please