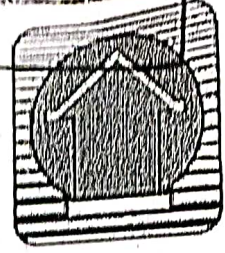


ANNEXURE-1

करल - ५		
२२००	३३	००
२०२१		

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government notification No. TPB/4315/167/CR-51/2015/UD-11 DDT, 23 May, 2018.

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-25/266/2019

Date: 01 JUL 2019



To,
M/s. S3 Formeet Realtors LLP.
C.A. to owner Tilak Nagar Manisha Vishnu C.H.S.L.
Sanghvi S3 Group, S3 level, 7th floor,
9 Hazarimal Somani Marg, Near CSMT station, Fort
Mumbai - 400 001.

Sub:- Proposed redevelopment of existing building no. 118 on plot bearing C.T.S. No. 1832(pt), of Village Chembur, at Tilak Nagar MHADA layout, Chembur (West), Mumbai- 400,089.

Ref. : 1. IOA plans issued by MHADA dated 09/04/2019.
2. Architect application dated 25/06/2019.

Dear Applicant,

With reference to your application dated 25/06/2019 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 redevelopment of the existing building.No.118, known as "Tilak Nagar Manisha Vishnu CHS Ltd." on plot bearing C.T.S. No. 1832 (pt.), of Village Chembur, at Tilak Nagar MHADA Layout, Chembur (W), Mumbai- 400089.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No: EE/BP CELL/GM/ MHADA-25/266/2019 dt. 09/04/2019 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

Handwritten signature/initials.

1/2

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण, मुंबई ४०० ०५१.
२६४० ५०००
०२२-२६५९२०५८



AGREEMENT FOR SALE
S3 Proxima

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 30th day of MAR. 2021



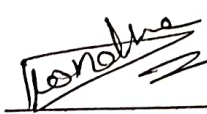
BETWEEN

S3 FORMEET REALTORS LLP (formerly known as *Formeet Realtors LLP*), a limited liability partnership firm incorporated under the provisions of Limited Liability Partnership, 2008 having its registered office at Office No.VII, 7th Floor, Dhiraj Chambers, 9, Hazarimal Somani Marg, CSMT, Fort, Mumbai-400 001 hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the **ONE PART**;

AND

Mr./Mrs./Miss. SUNIL BAPU LONDHE
MR. DIVYA SUNIL LONDHE
Indian Inhabitant(s) residing at

R. NO. 207, B WING B. NO. 168
ASHTAVINAYAK CHSL. OPP. TILAK
NAGAR POLICE STATION TILAK
NAGAR CHEMBUR MUMBAI. 89.

 Promoter
 Sole/ First Purchaser
 Second Purchaser

करल
 2029 M/s.
 under the Indian Partnership Act 1932 and carrying on its business at

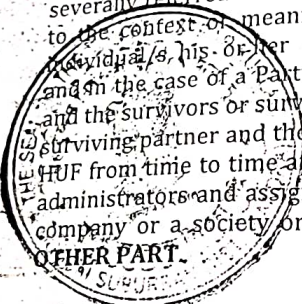
OR

a partnership firm registered

OR

a company registered under the Indian Companies Act 1913 / Companies Act 1956/ Companies Act 2013 having its registered office at

hereinafter jointly and severally referred to as the "Purchaser/s" (which expression shall, unless it be repugnant to the context, meaning thereof, be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the



WHEREAS:

- A. Maharashtra Housing and Area Development Authority ("MHADA") is the owner of a plot of land bearing Survey No.14 (part) corresponding to CTS No.1832 (part), admeasuring 675.65 square meters or thereabouts situate at Village Chembur at Tilak Nagar, Chembur, Mumbai - 400 089, and shown in blue colour boundary line on the plan annexed hereto and marked as Annexure "1" and more particularly described in the First Schedule hereunder (hereinafter referred to as the "said Property").
- B. Manisha Vishnu Co-operative Housing Society ("Society"), is the lessee of the said Property and is the owner of a Building No.118 (since demolished) (hereinafter referred to as the "said Old Building"). The said Old Building contained 20 flats ("Existing Premises").
- C. There are 20 members of the Society. The said 20 members were occupying the Existing Premises.
- D. By a Development Agreement dated 20th July, 2010 executed between the Society of one part and the Shivam Parivar Developers Private Limited of the other part ("Original Developer") and registered in the office of the Sub-Registrar of Assurances at Kurla -1 under Serial No. BDR14-06078-2010 of 20th July, 2010, the Society granted development rights in respect of the said Property to the Original Developer for the consideration and on the terms and conditions therein contained. Pursuant to the Development Agreement dated 20th July, 2010, the Society executed a Power of Attorney dated 20th July, 2010 registered with the Sub-Registrar of Assurances at Bandra-14 under Serial No. BDR14-06079-2010, in favour of the Original Developer.
- E. By an Assignment cum Redevelopment Agreement dated 25th April, 2018 executed between the Original Developer of the first part, Formeet Realtors Private Limited of the second part and the Society of the third part, and registered in the office of the Sub-Registrar of Assurances at Kurla-5 under Serial No. KRL5-5742-2018, the Original Developer with the consent and concurrence of the Society granted, assigned and transferred the development rights in respect of the said Property to Formeet Realtors Private Limited, for the consideration and on the terms and conditions mentioned therein.

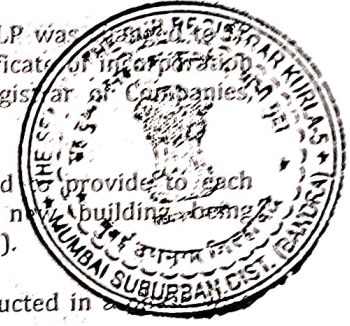
Promoter

Sole/ First Purchaser

Second Purchaser


- F. Pursuant to the Assignment cum Redevelopment Agreement dated 25th April, 2018, the Society also executed a Power of Attorney dated 25th April, 2018 registered with the Sub-Registrar of Assurances at Kurla-5 under Special No. PRL5-57/2018. The Formeet Realtors Private Limited to exercise several powers as contained in the Power of Attorney inter-alia for the development of the said Property.
- G. On 2nd May, 2018, Formeet Realtors Private Limited has been converted into a limited liability partnership in the name of Formeet Realtors LLP, under the provisions of the Limited Liability Partnership Act, 2008. On such conversion, the development rights with respect to the said Property stood vested and transferred to Formeet Realtors LLP and Formeet Realtors LLP became entitled to the development rights of the said Property.
- H. On 10th December, 2018, the name of Formeet Realtors LLP was changed to Formeet Realtors LLP (i.e. the Promoter) and a fresh certificate of incorporation consequent upon change of name was issued by the Registrar of Companies, Government of Maharashtra.
- I. In lieu of the Existing Premises, the Promoter has agreed to provide to each member, permanent alternate accommodations in the new building being constructed on the said Property ("Members New Premises").
- J. The said Property is proposed to be developed and constructed in a and/or project wise manner.
- K. The Promoter is constructing a composite building on the said Property. The name of building is "S3 PROXIMA" ("New Building"). The New Building shall consist of Members New Premises and all the premises, parkings, flats, shop/s, tenements all other premises and areas for sale and/or otherwise transfer of the same ("Sale Premises"). The development and construction of the New Building is hereinafter referred to as the "Project".
- L. The Promoter is constructing the said New Building known as "S3 PROXIMA" on the said Property, being the Project, as a phase of a real estate project and as such is a separate project as provided under Section 3 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("RERA Rules").
- M. The Promoter has registered the New Building (i.e. the Project) with the Real Estate Regulatory Authority (hereinafter referred to as "Authority") under the provisions of Section 5 of RERA read with the provisions of the RERA Rules at Mumbai under no.P51800021526 on 8th July, 2019. A copy of RERA Registration Certificate issued by the Authority is annexed and marked as Annexure "2" hereto. The above details are available for inspection on the website of the RERA Authority at <https://maharera.mahaonline.gov.in>.
- N. The following approvals, permissions and sanctions have been granted in respect of the development of the said Property:
- (i) MHADA issued its Offer Letter ("MHADA Offer Letter") bearing No. CO/MB/REE/NOC/F-1036/2052/2018 dated 30th December, 2018 and Revised Offer Letters ("MHADA Revised Offer Letters") bearing No. CO/MB/REE/NOC/F-1036/2052/2019 dated 16th December, 2019 and letter bearing No. CO/MB/REE/ NOC/F-1036/1210/2020 dated 3rd December, 2020 and issued Demand Letter bearing no.CO/MB/REE/NOC/F-1036/67/2021 dated 23rd March, 2021 ("MHADA Demand Letter") for the redevelopment of the said Property;
 - (ii) MHADA issued its No-Objection Certificate ("MHADA NOC") dated 30th March, 2019 bearing No. CO/MB/REE/NOC/F-1036/490/2019 and Revised No-Objection ("MHADA Revised NOC") vide letter no.CO/MB/REE/NOC/F-

करल 25th April, 2018
 2024




 Promoter


 Sole/ First Purchaser


 Second Purchaser



13/07/2021

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कुर्ला 5

दस्त क्रमांक : 9299/2021

नोंदणी :

Regn:63m

गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11113600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11404879.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 1205, माळा नं: 12 वा मजला, इमारतीचे नाव: एस 3 प्रोक्सीमा, ब्लॉक नं: टिळक नगर पोलीस स्टेशनच्या समोर, शांता जोग मार्ग, रोड : चेंबूर पश्चिम, मुंबई 400089, इतर माहिती: मीजे चेंबूर, सदनिकेचे रेराप्रमाणे क्षेत्रफळ 736 चौ. फुट कारपेट व रेराप्रमाणे 68.40 चौ.मी कारपेट ((C.T.S. Number : 1832 (part) ;)
(5) क्षेत्रफळ	1) 75.24 चौ.मीटर
(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:-एस 3 फोरमीत रियलटर्स एल एल पी (जुने नाव फोरमीत रियलटर्स एल एल पी) तर्फे भागिदार श्री. शैलेश संघवी यांच्या तर्फे कु. सु. म्हणून श्री. गणपत बोंबले वय:-46; पत्ता:-प्लॉट नं: ., माळा नं: 7 वा मजला, इमारतीचे नाव: धिरज चेंबूर, ब्लॉक नं: 9 हजारीमल सोमानी मार्ग, फ्लॉट, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AAFFF8979C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल बापू लोडे वय:-53; पत्ता:-प्लॉट नं: रूम नं 207, माळा नं: वी विंग, विलिंडिंग नं 168, इमारतीचे नाव: अष्टविनायक को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: टिळक नगर पोलीस स्टेशन समोर, चेंबूर, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-ACRPL7216Q 2): नाव:-दिव्या सुनिल लोडे वय:-21; पत्ता:-प्लॉट नं: रूम नं 207, माळा नं: वी विंग, विलिंडिंग नं 168, इमारतीचे नाव: अष्टविनायक को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: टिळक नगर पोलीस स्टेशन समोर, चेंबूर, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-BHKPL9867J
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	9299/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	343000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-५)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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

दस्तासोबत सूची क्र. II

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)