

Customer:  Yes  No

CIF No/ Account No. 90513238873

First Name

Middle Name

Last Name

SHEETAL EKNATH DISALE

Birth:

11081989

PAN:

BGMPD7731A

9930644469

Sheetaldis@gmail.com

Spouse:

ANIKET BHOSALE

Father:

EKNATH G DISALE

Gender:

Male  Female  Third Gender

Marital Status:

Single  Married  Divorced  Widowed

Documents of KYC (Minimum one to be filled)

Ahaar / UID No.

[Empty box]

Passport ID No.

[Empty box]

Driving License No.:

[Empty box]

Vehicle License No.

[Empty box]

MGNREGA Job card No.

[Empty box]

Document issued by National Population Register Containing Name and Address:

[Empty box]

[Empty box]

Residential Status:

Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

PROVIDENT FUND SERVICE UNDER:

Old Benefit Pension  New Pension Scheme

Permanent Address:

Permanent Address:

Address 1:

11041105 Omka Building Nimrod 4Bc style Res

Address 2:

6BS May Akuland road

Address 3:

[Empty box]

Existing Customer:  Yes  No

If Yes, CIF No/ Account No. **90523085334**

Name: **ANIKET SHRIRANG WARAN** **BHOSALE**  
First Name Middle Name Last Name

Date of Birth: **26091987** PAN: **ASHPB3605R**

Mobile: **9967911163**

e-mail:

Name of Spouse: **SHEETAL DISALE**

Name of Father: **SHRIRANG BHOSALE**

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. **678477661533**

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

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

7) OR DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air force

8) YOUR SERVICE UNDER:  
 Defined Benefit Pension  New Pension Scheme

Residential Address:  
Permanent Address:

Address 1: **203, MOUNT PALACE OFF BR ROAD**

FILE NO.

SBI BHANDUP  
(00562)

Name SHEETAL DISALE ✓  
Address ANI KET BHOSALE  
Subject HL Rs. 2.95 CRORE  
Year \_\_\_\_\_  
Contact 9967911163

A BAJ Product

**RAJ**<sup>TM</sup>

**SPRING FILE**  
**No.1 Executive**

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	14/08	L.G. Naik
VALUATION	14/08	Regal / Vasthukale
SITE		
LOAN A/C		
T.D.		
D.E.		



10/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

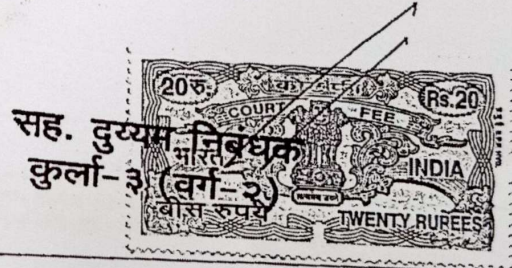
दस्त क्रमांक : 15337/2024

नोंदणी :

Regn:63m

गावाचे नाव : नाहर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	33100000
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	24543692
(4) भू-मापन, पोटहिम्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र.3203,32 वा मजला, सदनिकेचे क्षेत्रफळ 1158 चौ. फूट रेंगा कारपेट, सोबत बाल्कनीचे क्षेत्रफळ 55 चौ. फूट, सीआर, मॉन्टाना फेज 2, बिल्डिंग न.7, एल वी एस मार्ग, निर्मल लाईफस्टाईलच्या जवळ, मुलुंड पश्चिम, मुंबई - 400080. इतर माहिती व मिळकतीचे वर्णन दस्ता नमूद केल्याप्रमाणे ( ( C.T.S. Number : 514 (PT), 531 (PT), 532 (PT), 533 (PT), 534 ; ) )
(5) क्षेत्रफळ	1) 124 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:- लोहितका प्रॉपर्टीज एल एल पी चे ऑथोराईझ सिग्नेटरी अशोक आडेप सर्फे मुखत्यार महेश गुरव वय:-34; पत्ता:- प्लॉट नं: ., माळा नं: तळ आणि तिसरा मजला, इमारतीचे नाव: प्रायस इन्फिनीटी, ब्लॉक नं: परांजणे वी स्कीम, विले पार्ले पूर्व, मुंबई, रोड नं: सुभाष रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAFFL4502R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अनिकेत श्रीरंग भोसले वय:-37; पत्ता:- प्लॉट नं: 1104, /1105, माळा नं: ., इमारतीचे नाव: ऑनिकस विल्डींग, निर्मल लाईफस्टाईल रेसिडेन्सी, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ASHPB3605R 2): नाव:- शीतल एकनाथ दिसले वय:-34; पत्ता:- प्लॉट नं: 1104, /1105, माळा नं: ., इमारतीचे नाव: ऑनिकस विल्डींग, निर्मल लाईफस्टाईल रेसिडेन्सी, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-BGMPD7731A
(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	15337/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1986000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेम पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 06/07/2024 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

वस्तासोबत देण्यात आलेली सूची-2

सह दुय्यम निबंधक (वर्ग-2)  
कुर्ला क्र. 3



CHALLAN  
MTR Form Number-6



SRN	MH004796773202425E	BARCODE			Date	05/07/2024-16:52:06	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	ASHPB3605R			
Location	MUMBAI			Full Name	ANIKET SHRIRANG BHOSALE			
Year	2024-2025 One Time			Flat/Block No.	3203 SIERRA SHETH MONTANA			
Account Head Details	Amount In Rs.			Premises/Building				
030045501	Sale of NonJudicial Stamp		1986000.00	Road/Street	LBS MARG, MULUND-WEST			
				Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	PAN2=AAFFL4502R-SecondPartyName=LOHITKA PROPERTIES LLP-			
				Amount In	Nineteen Lak Eighty Six Thousand Rupees Only			
				Words				
Total			19,86,000.00					
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	02202292024070506259	172445281	
Name of Bank				Bank Date	RBI Date	05/07/2024-16:52:06	Not Verified with RBI	
Name of Branch				Bank-Branch	BANK OF INDIA			
				Scroll No. , Date	Not Verified with Scroll			

करल - 3  
453302 970  
2024

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8879619137  
प्रदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Bhosale*

*[Signature]*



करल - 3  
9/330 3 9/36  
2028



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this  
6<sup>th</sup> day of July, 2024.

BETWEEN

*Bhosale*  
*Disale*

Lohitka Properties LLP, a limited liability partnership, incorporated under the provisions of Limited Liability Partnership Act, 2008, having its registered office of business at Prius Infinity, Ground floor and 3<sup>rd</sup> floor, behind Garware House, Paranjape B Scheme, Subhash Road, Vile Parle (E) Mumbai 400057, hereinafter referred to as the "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

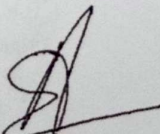
AND

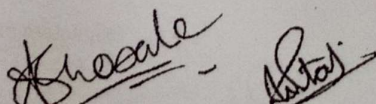
Mr./Mrs./Messrs. ANIKET SHRIRANG BHOSALE (ASHPB3605R)

SHEETAL EKNATH DISALE (BGMPD7731A)

having his/her/ their address at 1104/1105, ONYX BUILDING, NIRMAL LIFESTYLE RESIDENCY, MULUND-WEST, MUMBAI-400080

herein after referred to as "the Purchaser", (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 the time being of the said firm, the survivors or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member

  
(Signature of Promoter)

  
(Signature of Purchaser)

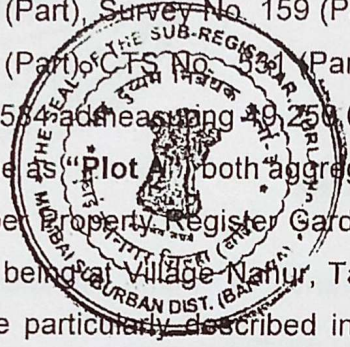
करल - 3  
 AM330/8  
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of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER**

**PART**

**WHEREAS:**

A) Western Rolling Mills Private Limited (hereinafter referred to as the "Owner" or "WRMPL") were the owners of all that piece and parcel of land bearing Survey No. 151A(Part) and Survey No. 89(Part) corresponding to CTS No. 531(Part) and CTS No. 534 admeasuring 10,882.00 square meters or thereabouts (hereinafter referred to the as "Plot B") and Survey No. 89 (Part), Survey No. 151A (Part), Survey No. 158 (Part), Survey No. 159 (Part), Survey No. 168 (Part) corresponding to CTS No. 514 (Part) of CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 admeasuring 49,250.00 square meters or thereabouts (hereinafter referred to the as "Plot A") both aggregating to 60,132.00 square meters or thereabouts and as per Property Register Card admeasuring 59970.00 square meters situate, lying and being at Village Nanhur, Taluka Kurla, District Mumbai Sub-urban and which is more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "the Larger Land")



B) By and under an Indenture of Lease dated 11<sup>th</sup> September, 1979 made between the Owner as the Lessor of the One Part and Western Ministeel Limited (hereinafter referred to as "the Lessee") of the other part and registered with the Office of Sub-Registrar of Assurances at Bombay under Serial No.2219/S/79, the Lessor therein granted and demised unto the Lessee therein and the Lessee agreed to take on lease from the Lessor for a period of 20 years commencing from 1<sup>st</sup> December, 1972, an area admeasuring 10,882.00 square meters out of the said Larger Land, more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "Plot B");

C) By and under an Indenture of Lease dated 25<sup>th</sup> January, 1990 made between the Owner as the Lessor of the One Part and the Lessee of the Other Part and registered with the Office of Sub-Registrar of Assurances under Serial No. BDR-7/14552 of 2002, the Lessor therein granted and demised unto the Lessee the Plot B for a further period of 20 years commencing from 1<sup>st</sup> December, 2002;

*[Handwritten Signature]*

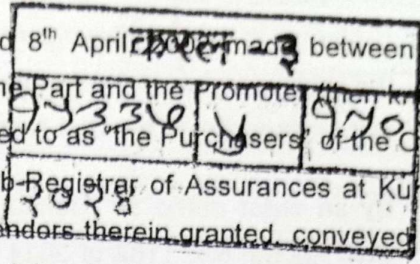
(Signature of Promoter)

*[Handwritten Signature]*

(Signature of Purchaser)

*[Handwritten Signature]*

- D) By and under a Deed of Conveyance dated 8<sup>th</sup> April 2002 made between the Owners referred to as "the Vendors" of the One Part and the Promoter (then known as Lohitka Properties Pvt. Ltd.) therein referred to as "the Purchasers" of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla-2 under Serial No. BDR-7/4552 of 2002, the Vendors therein granted, conveyed and released unto the Purchasers reversionary rights in respect of the said Plot B herein, at for the consideration and on the terms and conditions therein contained.
- E) By and under Articles of Agreement dated 7<sup>th</sup> June, 2002 made between the Owner of the One Part and the Promoter of the Other Part and registered with the office of Sub-Registrar of Assurances at Kurla under Serial No. BDR-7/4524 of 2002, the Owners therein granted development rights to the Promoter of an area admeasuring 49,250.00 square meters (hereinafter referred to as "Plot A") from and out of the Larger Land and more particularly described in the Third schedule hereunder written and at or for consideration and on the terms and conditions contained therein;
- F) By and under an Agreement dated 10<sup>th</sup> June, 2002 made between the Promoter of the One Part and Sheth Developers Private Limited of the Second Part, the Promoter delegated, granted and assigned all the acquired rights, powers and authorities obtained under Development Agreement dated 7<sup>th</sup> June, 2002 to the Sheth Developers Private Limited in respect of the Plot A for consideration and on the terms and conditions contained therein;
- G) By and under Power of Attorney dated 14<sup>th</sup> June, 2002, the Promoter granted various powers and authorities in favour of Mr. Ashwin Sheth, Mr. Jitendra Sheth and Mr. Vallabh Sheth of Sheth Developers Private Limited to do the acts, deeds and things as therein mentioned and in pursuance of the Agreement for Development dated 10<sup>th</sup> June, 2002.
- H) In pursuance of the Agreements dated 7th June, 2002 and 10th June 2002 respectively, the Promoter and Sheth Developers Private Limited have jointly developed a portion of the Plot A admeasuring approximately 31,434.37 square meters by constructing thereupon seven buildings by consuming FSI/TDR arising/accruing on the Plot A and constructed and completed building nos. 1, 2, 3, 4, 5, 6, and 8 and Occupation Certificates for the same have been received. Sheth Developers Private Limited entered into diverse agreements for sale in respect of the sale of the flats/premises/units etc. in the buildings constructed thereupon.
- I) Subsequently, in or around the year 2005 restrictions were imposed on the further development of the Larger Land/Plot A as a portion thereof was declared as forest



(Signature of Promoter)

(Signature of Purchaser)



करल - ३		
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W) The Purchaser is aware that the marketing collaterals provided by the Promoter to the Purchaser in respect of the Project contains materials / pictorial depictions in the nature of artists impressions and the same may differ on actual basis. The Purchaser undertakes not to raise any objections with respect to any difference in the Project from such marketing collaterals;



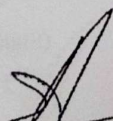
X) After conducting all due diligences and being satisfied with the same, the Purchaser has approached the Promoter and applied for allotment of Flat No. 3203, measuring 0 square meters carpet area (as per presently applicable development norms) and 107.56 square meters carpet area (as per RERA) along with 5.13 square meters of balcony on the 32nd floor, of Wing "" in the Building known as **SIERRA**, Montana Phase-II, in the Project and more particularly described in the **FOURTH SCHEDULE** hereinafter written (hereinafter referred to as "the said Flat")

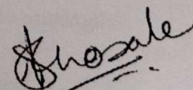
Y) At the request of the Purchaser, Promoter has issued Allotment Letter for the allotment of the said Flat. The Purchaser has now requested the promoter to execute and register the Agreement for Sale. After conducting all due diligences and after inspecting all the documents and sanctioned plans including latest layout plans and being satisfied with the same the Purchaser/s is/are executing this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, permissions, schemes including the rights and entitlements available to and reserved by the Promoter contained in this Agreement which supersedes all the terms and conditions of the Provisional Allotment Letter;

Z) The rights of the Purchaser under this Agreement, unless otherwise specified, are restricted to the said Flat hereby agreed to be purchased by the Purchaser from the Promoter as stipulated herein;

AA) Under Section 13 of the Act, the Promoter is required to execute a written agreement for sale of the said Flat in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908 at the cost, charge and expense of the Purchaser(s) alone;

BB) The Promoter has informed the Purchaser that they have entered into/ are entering into/will be entering into similar separate agreements with the several other persons and parties for the sale of flat/ shop/ unit/ premises in the said Building(s) to be constructed on the Plot A/Larger Land;

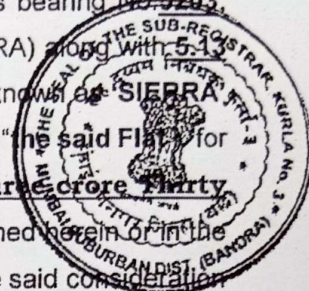
  
(Signature of Promoter)

  
(Signature of Purchaser)

करल - ३		
१५३३४९९		१५०
२०२४		

2. **AGREEMENT:**

- 2.1. The Purchaser(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser(s), Flat/Shop/Premises bearing No 3203, admeasuring 107.56 square meters carpet area (as per RERA) ~~along with 5.13~~ square meters of balcony on the 32nd. floor in the building known as SIERRA as in the Project "**Montana Phase-II**" (hereinafter referred to as "**the said Flat**") for the Total Consideration of Rs. 3310000 /- (**Rupees Three crore Thirty One Lakh only**), subject to the terms and conditions mentioned herein or in the Approvals issued or granted by the Sanctioning Authorities. The said consideration amount is subject to deduction of Tax Deducted at Source (TDS) @ 1% or any other applicable rate as per the provisions of the Income Tax Act, 1961 to be paid by the Purchaser(s) to the Promoter in the manner mentioned hereinafter. The Promoter shall have an unpaid vendor's lien on the said Flat for any amounts outstanding under this Agreement and/ or out of the Sale Consideration until the same is paid by the Purchaser(s) to the Promoter and the Promoter is in receipt of the same. The Purchaser(s) shall be liable and obliged to deposit the amount of TDS so deducted to the credit of the Promoter with the income- tax department simultaneously on the same date when amount of TDS is deducted by the Purchaser(s) and the Purchaser(s) shall immediately provide proof of deposits of the amount of TDS to the Promoter. The Purchaser(s) shall also be liable and obliged to provide TDS certificate to the Promoter within 15 (Fifteen) days from the date amount of TDS is deducted by the Purchaser(s) failing which the Promoter shall have an unpaid vendors lien on the said Premises for amount of TDS which are deducted and for which TDS Certificate is not provided by the Purchaser(s). Provided further that at the time of handing over the possession of the said Flat, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Purchaser producing such certificate within 1 month of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the 1 month, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Purchaser.



3. **PAYMENTS:**

- 3.1. The Purchaser has paid to the Promoter a sum equivalent to i.e. 10% of the Total Consideration value of the said Flat being Rs 3310000 /- (**Rupees Thirty Three Lakh Ten Thousand Only** )


(Signature of Promoter)

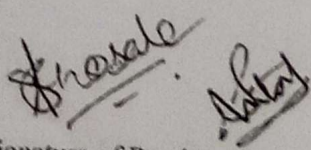
(Signature of Purchaser)

करल - ३		
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(the payment and receipt whereof the Promoter do hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof) being the earnest money/ booking amount/part consideration on or before the execution of this Agreement and agrees to pay the balance amount of Rs. 29790000 /-(Rupees Two Crore Ninety Seven Lakh Ninety Thousand only ) in the manner as more particularly set out herein below, as time being of the essence of the payment:

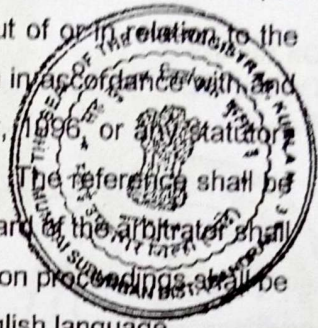
- (i) Amount of Rs. 0 to be paid to the Promoter on or before the execution of Agreement for Sale,
- (ii) Amount of Rs. 0 to be paid to the Promoter on completion of the Plinth Slab of the building or wing in which the said Flat is located.
- (iii) Amount of Rs. 0 to be paid to the Promoter on completion of the Top Podium Slab of the building or wing in which the said Flat is located.
- (iv) Amount of Rs. 0 to be paid to the Promoter on completion of the 5th Slab of the building or wing in which the said Flat is located.
- (v) Amount of Rs. 0 to be paid to the Promoter on completion of the 10th Slab of the building or wing in which the said Flat is located.
- (vi) Amount of Rs. 0 to be paid to the Promoter on completion of the 15th Slab of the building or wing in which the said Flat is located.
- (vii) Amount of Rs. 0 to be paid to the Promoter on completion of the 20th Slab of the building or wing in which the said Flat is located.
- (viii) Amount of Rs. 0 to be paid to the Promoter on completion of the 25th Slab of the building or wing in which the said Flat is located.
- (ix) Amount of Rs. 0 to be paid to the Promoter on completion of the 30th Slab of the building or wing in which the said Flat is located.
- (x) Amount of Rs. 0 to be paid to the Promoter on completion of the 35th Slab of the building or wing in which the said Flat is located.
- (xi) Amount of Rs. 0 to be paid to the Promoter on completion of the 40th Slab of the building or wing in which the said Flat is located.
- (xii) Amount of Rs. 0 to be paid to the Promoter on completion of the 45th Slab of the building or wing in which the said Flat is located.
- (xiii) Amount of Rs. 0 to be paid to the Promoter on completion of the Top Slab of the building or wing in which the said Flat is located.

  
(Signature of Promoter)

  
(Signature of Purchaser)

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of this Agreement or upon or after its discharge or determination) arise between the parties hereto or their respective heirs, legal representatives, successors-in-title, transferees and assigns (as the case may be), touching or concerning this Agreement or its construction or effect, or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them, under or by virtue of this Agreement or otherwise, or as to any other matter in any way connected with or arising out of or in relation to the subject matter of this Agreement, shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only one arbitrator nominated by the Promoter. The award of the arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Mumbai only. The proceedings shall be conducted in English language.



28.3. This Agreement shall always be subject to the provisions of the Act and rules made there under and or any other law for the time being in force.

29. **PAN:**

The permanent account number details of the Parties are as follows:

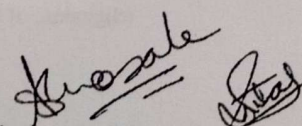
NAME OF THE PARTY	PERMANENT ACCOUNT NUMBER DETAILS
Promoter -	AAFFL4502R
Purchaser-	ASHPB3605R /BGMPD7731A

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO**  
*(Description of Larger land)*

All that piece and parcel of land bearing Survey No. 151A (Part) and Survey No. 89 (Part) corresponding to CTS No. 531 (Part) and CTS No. 534 admeasuring 10,882 square meters or thereabouts and Survey No. 89 (Part), Survey No. 151A (Part), Survey No. 158 (Part), Survey No. 159 (Part), Survey No. 168 (Part) corresponding to CTS No. 514 (Part), CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 admeasuring 49,250 square meters or there about aggregating to 60, 132 square meters or there about and as per Property Register Card admeasuring 59970.00 square meters or there about situate, lying and being at Village Nahur, Taluka Kurla.

  
 (Signature of Promoter)

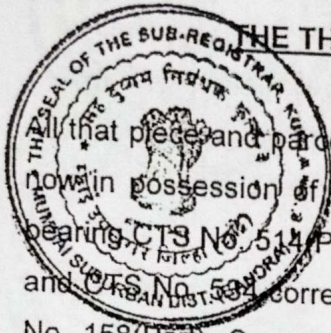
  
 (Signature of Purchaser)

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**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**  
(Description of the Plot B)

All that piece and parcel of land bearing Survey No. 151A(Part) and Survey No. 89(Part) corresponding to CTS No. 531(Part) and CTS No. 534 admeasuring 10,882 square meters or thereabouts situate, lying and being at Village Nahur, Taluka Kurla and bounded as follows:

- On the East** Partly by the Property of Western Rolling Mills Limited/Plot A and Partly the access road connecting Lal Bahadur Shastri Marg
- On the West** By the Tansa Water Pipe Line
- On the North and on the South** By the property of Western Rolling Mills Limited/ Plot A.



**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**  
(Description of the Plot A)

All that piece and parcel of land admeasuring 49,250 square meters or thereabouts and now in possession of 49088.00 square meters of land as per Property Register Card bearing CTS No. 514 (Part), CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 corresponding to Survey No. 89(Part), Survey No. 151A(Part), Survey No. 158(Part), Survey No. 159(Part), Survey No. 168(Part) situate, lying and being at Village Nahur, Taluka Kurla and bounded as follows:

- On the East** By Public road known as Lal Bahadur Shastri Marg (old Bombay Agra Road)
- On the West** By 36 meters wide proposed development plan road and the Tansa Water Pipe Line/Plot B
- On the North** Partly by the Property belonging to Messrs. National Schrader Scovil Duncan Limited and partly by survey no. 172A (part)
- On the South** By proposed 18.3 wide development plan road as per sanctioned development plan of Municipal Corporation of Greater Mumbai

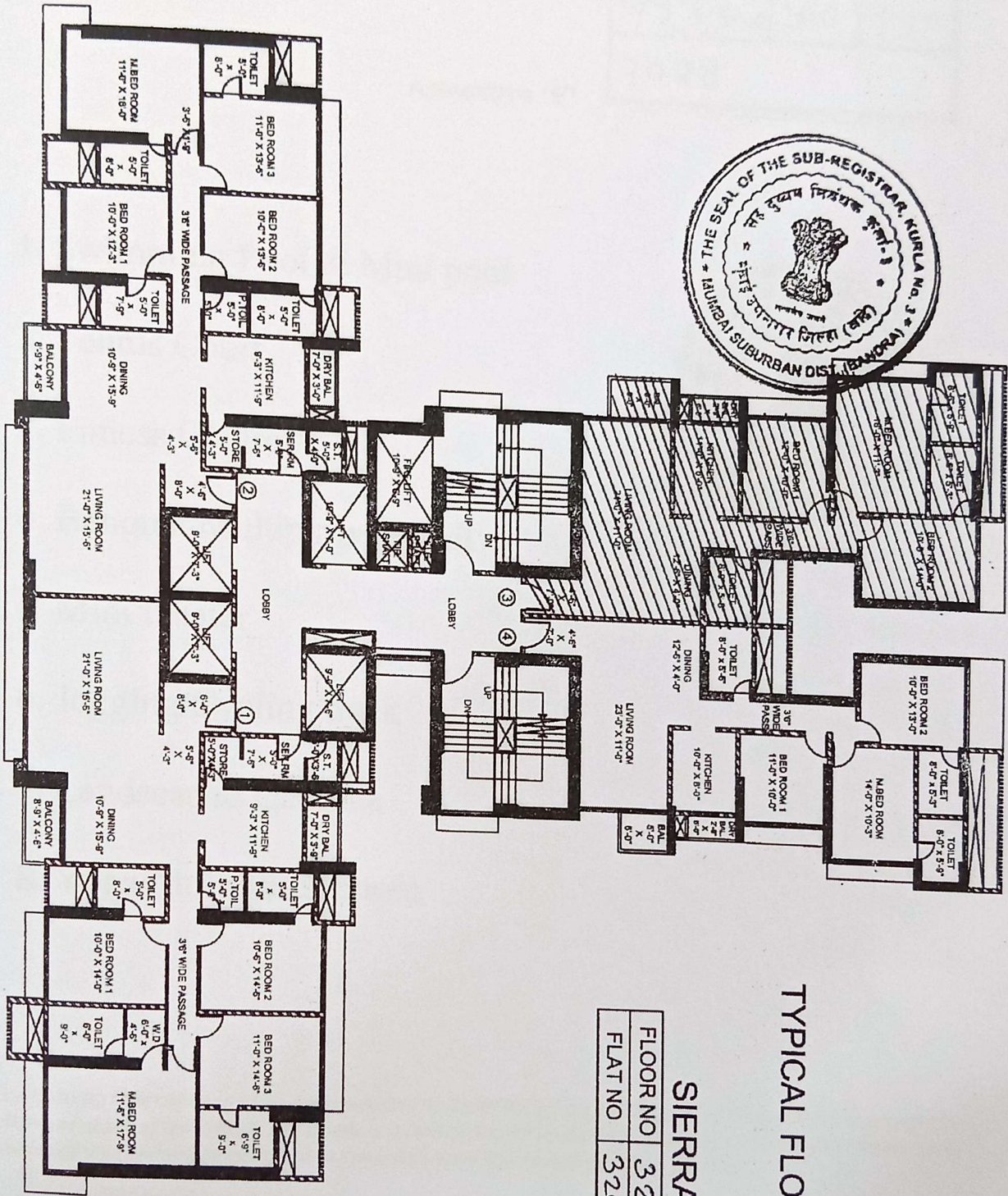
**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO**  
(the said Flat)

Flat No. 3203 admeasuring 0 square feet of carpet area as per the relevant and D. C. regulations and rules applicable under law or 1158 square feet of carpet area as per RERA along with 55 square feet Balcony on the 32nd floor in SIERRA Building in ----- Wing to be constructed on the Property as mentioned in the Third Schedule.

(Signature of Promoter)

(Signature of Purchaser)

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TYPICAL FLOOR PLAN

SIERRA

FLOOR NO	32
FLAT NO	3203

For LOHITKA PROPERTIES LLP

*Bro sale*  
*Antay*

*[Signature]*  
 Authorized Signatory

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHE/ES/2119/T/337(NEW)/337/7/AMEND dated 18.10.2019

To,  
AMEET G. PAWAR  
SATYANARAYAN PRASAD  
COMMERCIAL CENTER, GROUND  
FLOOR, DAYALDAS ROAD, VILE  
PARLE EAST, MUMBAI-400057.

CC (Owner),  
M/s Lohitka Properties LLP  
Ground & 3rd floor, Prius Infinity,  
Paranjape B Scheme, Subhash Road  
Vile Parle (East), Mumbai - 400 057.

Subject : Proposed Bldg. No. 7 on plot bearing C.T.S. Nos. 514, 531(pt), 531/1 to 14, 532A & 532B Village at L.B.S. Marg, Mulund(W), Mumbai.

Reference : Online submission of plans dated 02.08.2019



Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 01/09/2016 and amended approved plan dated 10/04/2017 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings and structural stability certificate shall be submitted before extending C.C.
- 3) That the all requisite fees, premiums, deposits shall be paid before applying for C.C.
- 4) That the C.C. shall be got endorsed before starting further work.
- 5) That the No dues certificate for extra water sewerage charge shall be submitted.
- 6) That the NOC from MOEF shall be submitted.
- 7) That 10% CC will be restricted for faithful compliance of installment facility.
- 8) That N.O.C. from A.A. & C. T Ward Shall be submitted.
- 9) That the janta insurance shall be revalidated.
- 10) That the CC equivalent to prop. BUA of amenity, as per Reg.14A and prop. BUA of IH tenements as per Reg.15 of DCPR2034 will be restricted till handing over same to MCGM. Thereafter Occupation Certificate to remaining buildings within layout will be issued.
- 11) That the RUT registered undertaking to construct the Built up amenity against 14(A) as per the user specified by A.C.T ward and as per requirements of MCGM in consultation with the Dy MA including sanitary requirements.
- 12) That the payment as per schedule of installment granted by Dy.Ch.E(B.P.)E.S. shall be made.
- 13) The registered undertaking for all the terms and conditions mentioned in the circular no. CHE/DP/14770/Gen dtd 17.09.2019 shall be binding on owner/developer and the same would be scrupulously followed.

Name : LOTAN SUKADAO  
AHIRE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 18-Oct-2019 11: 59:18



For and on behalf of Local Authority



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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51800014539

Project: **MONTANA PHASE - 2** Plot Bearing / CTS / Survey / Final Plot No.: **OUT OF CTS NOS 514,531 PT, 531/1 TO 14,532A PT AND 534 PT at Kurla, Kurla, Mumbai Suburban, 400080;**

1. **Lohitka Properties Llp** having its registered office / principal place of business at *Tehsil: Andheri, District Mumbai Suburban, Pin: 400057.*

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, Sales 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 **08/12/2017** and ending with **30/06/2024** 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

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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 19-06-2020 09:18:59

Dated: 18/05/2020  
Place: Mumbai

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



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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/ES/2119/T/337(NEW)/FCC/1/Amend

**COMMENCEMENT CERTIFICATE**

To,  
M/s Lohitka Properties LLP C.A to Owner  
Sheth house next to dindoshi fire stn  
Gen .A.K.vaidya Marg malad (E)

Sir,

With reference to your application No. **CHE/ES/2119/T/337(NEW)/FCC/1/Amend** Dated. 27 Nov 2018 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 346 no 337 (New) dated 27 Nov 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 514, 531(pt), 531/1 to 14, 532A & 534 Division / Village / Planning Scheme No. **MULUND-W** situated at **LBS Marg Road / Street** in **T'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 be on 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.
7. 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 Municipal Commissioner has appointed Shri. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 16/10/2017

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Issue On : 17 Oct 2016

Valid Upto : 16 Oct 2017

Application Number :

CHE/ES/2119/T/337(NEW)CC/1/Old

Remark :

C.C. upto plinth for phase I as per approved phase programme dated 13/10/2016 and as per approved plan dated 01/09/2016.

Approved By

A.G.TAMBEWAGH

Executive Engineer



Issue On : 19 Jul 2017

Valid Upto : 16 Oct 2017

Application Number

CHE/ES/2119/T/337(NEW)FCC/1/Old

Remark

Further C.C. for wing A & B as per the last approved amended plans dt 10-7-2017 i.e. for core portion of Stilt + 4 level Podium + upper Stilt i.e. excluding the portion beyond building line + 1st to 8th upper floors for wing A & B.

Approved By

J.C SIDDHPURA

Assistant Engineer (BP)

Issue On : 18 Jul 2018

Valid Upto : 16 Oct 2018

Application Number :

CHE/ES/2119/T/337(NEW)FCC/1/Old

Remark :

Further full C.C. for wing A & B and C.C. upto podium level for wing C as per approved amended plans dtd:20.6.2018

Approved By

J.C SIDDHPURA

Assistant Engineer (BP)

CHE/ES/2119/T/337(NEW)FCC/1/Amend

करल - ३		
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Issue On : 22 Mar 2019

Valid Upto : 16 Oct 2019

Application Number :

CHE/ES/2119/T/337(NEW)/FCC/1/Amend

Remark :

Full further C.C. for wing A & B and CC upto podium level for wing C as per approved amended plans dated 11-3-2019.

Approved By

J.C.Dusane

Assistant Engineer (BP)



Issue On : 24 Oct 2019

Valid Upto : 16 Oct 2020

Application Number :

CHE/ES/2119/T/337(NEW)/FCC/2/Amend.

Remark :

Further C.C. granted up to top of 36th floor i.e. full CC for Wing A & Wing B and upto 5th (part) floor (i.e. excluding flat no 3 and 4 floor) for Wing C, as per approved amended plans dated 18/10/2019.

Approved By

Jayesh C Dusane

Assistant Engineer (BP)

Issue On : 12 Dec 2019

Valid Upto : 11 Dec 2020

Application Number :

CHE/ES/2119/T/337(NEW)/FCC/3/Amend

Remark :

Further C.C granted upto 39th floor i.e. full CC for wing A & B & upto 22nd floor for wing C, as per approved amended plan dt. 02.12.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 23 Nov 2021

Valid Upto : 16 Oct 2022

CHE/ES/2119/T/337(NEW)/FCC/1/Amend

Application Number : CHE/ES/2119/T/337(NEW)/FCC/1/Amend

Remark :

Full CC for the Wing C of bldg. no. 07 is granted as per approved amended plan dt. 02.12.2019

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2. Collector Mumbai Suburban /Mumbai District.

Name : Nitin Vasantao Patil  
Designation : Assistant Engineer  
Organization : Personal  
Date : 23-Nov-2021 15: 58:58

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Assistant Engineer . Building Proposal  
Eastern Suburb T Ward Ward

CHE/ES/2119/T/337(NEW)/FCC/1/Amend

Page 4 of 4 On 23-Nov-2021



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**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR 2034**  
[CHE/ES/2119/T/337(NEW)/OCC/2/New of 21 March 2024]

To,  
M/s Lohitka Properties LLP C.A to Owner  
Sheth house next to dindoshi fire stn Gen .A.K.vaidya Marg malad (E).



Dear Applicant,

The Full development work of Residential building comprising of Wing C Stilt + 1st to 5th Podium (part) + (parking only) + 39th Podium / E - Deck floor (part) + (parking only) + R.G+ 1st to 39th upper residential floors on plot bearing CTS No. Old C.T.S. Nos. 514, 531(pt), 531/1 to 14, 532A & 534 & New CTS No 514A, 514B & 514C of village MULUND-W at L.B.S. Marg is completed under the supervision of Shri. AMEET G. PAWAR , Architect , Lic. No. CA/2004/34543 , Shri. Girish Purushottam Dravid , Structural Engineer, Lic. No. STR:840004515 and Shri. Sanjeev Khubchand Nahar , Site supervisor, Lic.No. N/110/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/2119/T/337(NEW) dated 09 January 2024 . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The FULL OC is approved subject to following conditions:

1. That the balance conditions as per this office intimation of Disapproval and amended plans approval conditions shall be complied with before requesting 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 the building for which part occupation permission as marked on accompanied plans is requested shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
4. 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.
5. That the layout terms and conditions shall be complied with before granting full OCC.

**Copy To :**

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

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Digitally signed by Suhas Vasant Nemane  
 Date: 21 Mar 2024 19:42:11  
 Organization: Brihanmumbai Municipal Corporation  
 Designation: Executive Engineer



Yours faithfully  
 Executive Engineer (Building Proposal)  
 Brihanmumbai Municipal Corporation  
 T Ward

