

करल - २		
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R. A. Lakhon
R. A. Lakhon

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into Mumbai on this 07th day of August (Month), 2024 (Year)

BETWEEN

M/S. ASHAPURA UNITED, a registered Partnership firm, constituted under the Indian Partnership Act, 1932, bearing PAN No. ABUFA6754G, having its principal office at Ground Floor, The Rising 58, Building No.58, Kannamwar Nagar Prabhat CHS Ltd., Kannamwar Nagar, Vikhroli (East), Mumbai 400 083, also having registered office at B-1302, Shankar Sadan, Building No. 12, Off 90 Feet Road, Pant Nagar, Ghatkopar (East), Mumbai 400 075 hereinafter referred to as the "Developers/Promoters" which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their assigns) of the ONE PART;

AND

Mrs. Rachana Rajendra Lakhon Age: 52, PAN: AGCPL0442R, Aadhar No.: 7408 1567 5478 and Mr. Durvesh Rajendra Lakhon Age:- 23, PAN: BEMPL2203P, Adhar No.: 9177 0914 3727 both Indian Inhabitant/s having his / her / their address at Navjivan School 2/5, Narmada niwas s.s. road Bhandup West, Mumbai, Maharashtra- 400078. (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns), hereinafter referred to as the "Purchasers /Allottee/s") of the OTHER PART.

R. A. Lakhon

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WHEREAS:-

(a) Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA"), a statutory Corporation under the Maharashtra Housing and Area Development Act, 1976 and having its own office at Griha Nirman Bhavan, Bandra (E), Mumbai-400051 are inter alia seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing CTS No. 356 (Pt) of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai 400 083, in the Registration Sub-District of Kurla, Mumbai Suburban District of Mumbai City admeasuring 938 sq. mtrs. Or there about within the limits of Greater Mumbai, (hereinafter referred to as "the said Land") together with building No. 58 consisting of ground + 4 upper floors with 40 tenements standing thereon ("said Old Building"). A copy of the Property Card of the said Land is annexed herewith at Annexure "A";

(b) The Government of Maharashtra/MHADA had taken decision to offer the tenements constructed under to its allottees/occupiers on ownership basis inter alia on certain terms and conditions

(c) The said allottees/occupants of the said Old Building formed themselves into a Co-operative Housing Society viz., Kannamwar Nagar Prabhat Co-Operative Housing Society Ltd. (hereinafter referred to as the said Society). The said Society is duly registered under the Maharashtra Co-operative Society Act, 1960 and rules made there under (Regn. No. BOM/HSG/8049 dated 28.09.1983);

(d) MHADA, at the request of the Society, decided to convey the said Old Building by way of sale and to grant the land underneath and appurtenant of the said Old Building by way of lease to the Society;

(e) By an Indenture of Lease dated 20.05.1998 between MHADA and the society, the MHADA granted Lease of the said land in favour of the society for the period and on terms and conditions as contend in the said Lease Deed;

(f) By Deed of Sale dated 20.05.1998 between MHADA and the said Society, the said Building was sold to the said Society for a full and final consideration of Rs. 269,240/- (Rupees Two Lakhs Sixty-Nine Thousand Two Hundred and Forty only) and on the terms and conditions as mentioned therein;

(g) Pursuant to the Deed of Sale and Indenture of Lease, the society is seized, possessed, and otherwise well and sufficiently entitled to all the piece and parcel of the leasehold plot of land and the said building situated at Kannamwar Nagar, Vikhroli (East) within the limits of Greater Mumbai in District and registration Sub-District of Bandra, Mumbai Suburban District formerly bearing Collector's Survey No. 113 (Pt) and now bearing CTS No. 356 (Pt) of Village Hariyali of Kannamwar Nagar MHADA layout, Vikhroli (East), Mumbai admn. 938.13 sq. mtr. within the limits of Municipal Corporation of Greater Mumbai and shown on the Part Layout Plan. A copy of the Layout Plan and shown on the Part Layout Plan annexed and marked as Annexure-II and delineated thereon with red colour boundary of the said Land is annexed herewith at Annexure "B";

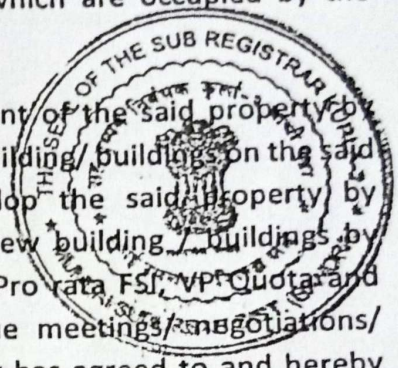
(h) The subject to the provisions of Development Control Regulations and Rules and Regulations of the Maharashtra Housing and Area Development Act, 1976 as amended up to date, the Developer herein appointed by the Society / Lessees is allowed to

R. R. Lalchand
Baker.

up to date, the Developer herein appointed by the Society / Lessees is allowed to
redevelop the said property with additional area on the said property by availing and
utilizing all available maximum FSIs by whatever name called, such as Floor Area Ratio (FAR) on
Plot area 938.13 Sq Mtr as per Lease Deed and/or Sale Deed of Society, Plus Incentive FSI,
Pro rata FSI, VP Quota, any other FSI by whatsoever name called and Fungible FSI on all
above FSIs etc. granted by the Govt./ MHADA/ MCGM/ any competent authority till
completion of the construction will be purchased and utilized on the project by developer
for Commercial cum residential redevelopment of Society.

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- (i) There are existing structures comprising of ground + 4 upper floors consisting of 40 flats/tenements, each admeasuring plinth area 34.82 square meter, standing on the said property, hereinafter referred to as "the said Property" which are occupied by the members of the said society.
- (j) The society and its members are desirous of redevelopment of the said property by demolition of the said building and by construction of new building/ buildings on the said property. The Developer herein has offered to redevelop the said property by demolishing the present building and by constructing a new building/ buildings by utilizing the additional FSI/TDR/BUA and/or Incentive FSI, Pro rata FSI, VP Quota and Fungible FSI made available from the MHADA. After due meetings/ negotiations/ correspondence between all the parties herein, the society has agreed to and hereby appoints the Developer of the construction of new building/ buildings on the said property.
- (k) The society conducted a Special General Meeting on 08.08.2021 wherein all the members were present and the proposal to consider the offer of the Developer herein to redevelop the said property was discussed. A Resolution for appointment of the Developer herein was unanimously passed in the said Special General Meeting of the society conducted on 08.08.2021 for appointing the present Developer for redevelopment of the said property and construction of new building.
- (l) That in the Special General Body Meeting convened by the society and attended by all the 40 members of the society, a Resolution was unanimously passed giving powers to the Managing Committee of the society to execute and sign all the documents that are required for the purpose of executing and implementation of the redevelopment project including the present Development Agreement, irrevocable power of attorney, all the other necessary declarations/ undertakings/ any other documents in favour of the Developer as may be required from time to time.
- (m) The Developer has made inquiry about the title of the property and is satisfied that the said property belongs to the said society and has therefore, agreed to redevelop the said property by utilizing the permissible built-up area available FSI /TDR/ BUA and/or Incentive FSI, Pro rata FSI, VP Quota and Fungible FSI for residential and commercial purposes as per the Rules and Regulations of MHADA & MCGM. The title of the Developers to develop the said Land is set out in the title certificate issued by Adv. Preeti Walimbe, the Advocate of the Developers/Promoters. A copy whereof is annexed hereto as Annexure " C";
- (n) By virtue of Development Agreement dated 03-11-2021 duly registered with the office of the Sub-Registrar of Assurances at Kurla-3 on 09-12-2021 vide Registration Serial No. KRL-3/18903/2021, Mumbai (hereinafter referred to as "said Development Agreement"), executed by and between the said Society, its 40 Members and the Developers herein,



R.R. Burch
R.R. Burch

सूची क्र.2

दुय्यम निबंधक : सह दु.वि कुर्ला 2

दस्तावेज क्रमांक 16871/2024

नोंदणी :

Regn 63m

गावाचे नाव : हरियाली

करारनामा

7761910

5899307.96

1) पानिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: प्लॉट नं 801, माळा नं: 8 या मजल्या, इमारतीचे नाव: वी विंग,द रायझिंग 58,चिल्डिंग नं 58, ब्लॉक नं: कन्नमवार नगर प्रभात सीएचएस लिमिटेड, कन्नमवार नगर, रोड : विक्रोळी पूर्व, मुंबई 400083, इतर माहिती: मदन मिळकतीचे सीट - हरियाली, सिटीएस नं 356(पार्ट)---- मदनिकेचे क्षेत्र 36.48 चौ.मी कारगंठ, 393 चौ फुट कारगंठ --- रेरा प्रमाणे. ((C.T.S. Number : 356 (Pt) ;))

1) 36.48 चौ.मीटर

1): नाव:-आशापुरा युनायटेड चे भागीदार धिलेन हरिलाल पटेल तर्फे कव्चीजवावाकरिया कु मु म्हगून आशिय एम टक्कर वय:-40; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळमजला, इमारतीचे नाव: द रायझिंग 53 चिल्डिंग नं. 58, कन्नमवार नगर प्रभात सीएचएस लिमिटेड , ब्लॉक नं: कन्नमवार नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-ABUFA6754G

1): नाव:-रचना राजेंद्र लाखन वय:-52; पत्ता:-प्लॉट नं: 2/5, माळा नं: -, इमारतीचे नाव: समदा निवास, ब्लॉक नं: नवजीवन स्कूल, एस.एस. रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400078 पॅन नं:- AGCPL0442R

2): नाव:-दुर्वेश राजेंद्र लाखन वय:-23; पत्ता:-प्लॉट नं: 2/5, माळा नं: -, इमारतीचे नाव: समदा निवास, ब्लॉक नं: नवजीवन स्कूल, एस.एस. रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400078 पॅन नं:- BEMPL2203P

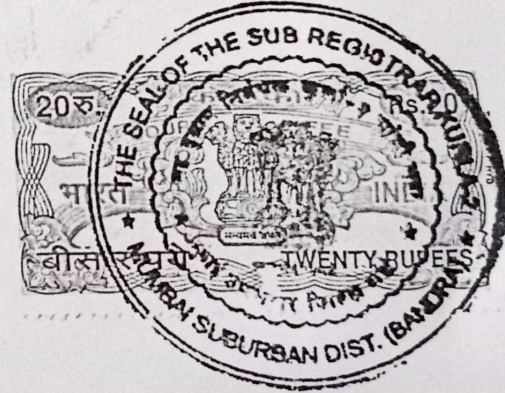
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नामाठी विचारान घेतलेला तपशील:-

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

सह दुय्यम निबंधक कुर्ला -2
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Annexure "F"

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Copy of Further CC issued by MHADA on dated 24-11-2023



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/1055/2023/FCC/1/Amend

Date : 24 November, 2023

To

M/s Ashapura United

B-1302, Shankar sadan Bldg., off
90' feet road, Pant
nagar, Ghatkopar(E) 400075

Sub : Proposed redevelopment of bldg.no.58, Kannamwar Nagar MHADA Layout ,C.T.S.no. 356(pt), Village-Hariyali, Vikhroli(East)

Dear Applicant,

With reference to your application dated 10 January, 2023 for development permission and grant of Further 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 for Proposed redevelopment of bldg.no.58, Kannamwar Nagar MHADA Layout ,C.T.S.no.356(pt), Village Hariyali, Vikhroli(East).

The Commencement Certificate/Building permission is granted on following conditions.

The land vacated in consequence of endorsement of the setback line / road widening line shall form 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 person until occupancy permission has been granted.

The Commencement Certificate / Development permission shall remain valid for one year from the date of issue.

4. This permission does not entitle you to develop land which does not vest in you or in contravention of provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extension 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.
 - 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 VP & 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, misrepresentation and the appellant and every person deriving title through or under him in such event shall be deemed to have carried out the development work in contravention of section 43.

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.

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VP & CEO / MHADA has appointed Shri. Prashant Dhatrik, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 10 March, 2024

Issue On : 11 March, 2022

Application No. : MH/EE/(BPYGMHADA-9/1055/2022/CC/1/Old

Remark :

This C.C. is issued upto top of Plinth (i.e. for 0.30 mtr.) AGL as per approved plan issued by MHADA Dtd. 21.02.2022 u/No. EE/(BPYGMHADA-9/1055/2022

Valid Upto : 10 March, 2023



Issue On : 30 January, 2023

Application No. : MH/EE/(BPYGMHADA-9/1055/2023/FCC/1/New

Remark :

The C C is endorsed and further extended upto 19th upper floors (i.e. for building comprising of Ground (pt.) for shops & Stilt (pt.) for meter room, entrance lobby + 1st to 19th upper floors for residential users with total building height 60.25 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 12.12.2022 vide u/no. MH/EE/B.P.Cell/GM/MHADA-09/1055/2022).

Valid Upto : 10 March, 2023

Issue On : 24 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-9/1055/2023/FCC/1/Amend

Remark :

This C.C. is now Further extended from 20th floor to 22nd upper Residential Floor with total building ht. 69.10 mt. from AGL for Wing A & Wing B + LMR +OHT and parking tower of 69.10 mt. from AGL as per approved Amended IOA plans dated 12.12.2022.

Valid Upto : 10 March, 2024

Note:- That the Guidelines Issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Name : Prashant
Damodar Dhatrik
Designation : Executive
Engineer
Organization : Personal
Date : 24-Nov-2023 18:

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

Copy submitted in favour of Information please

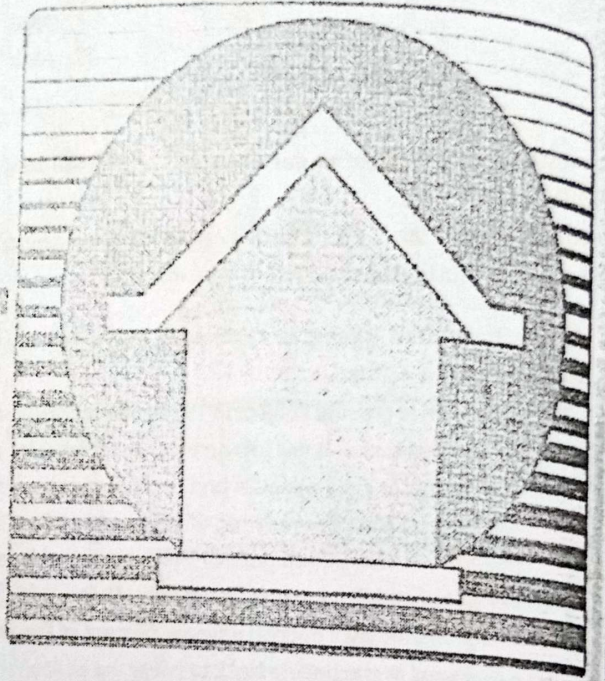
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1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for Information & uploaded to MHADA website and email to Maha Bera at helpdesk@maharera.mahaonline.gov.in.

- Copy to :-
5. EE Kuria Division / MB.
 6. A.E.W.W S Ward MCGM.
 7. A.A. & C S Ward MCGM
 8. Architect / LS - Rohit Eshwar Parmar.
 9. Secretary Kannamwar Naqar Prabhat CHS Ltd.



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MHADA



be construed and enforced in accordance with the laws of India for the time being in force.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

For ASHAPURA UNITED

Partner

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Larger Property)

All that piece or parcel of land situated and lying underneath and appurtenant to Building No. 58, Kannamwar Nagar Prabhat C.H.S. Ltd., bearing CTS No. 356 (Pt) of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai 400 083, in the Registration Sub-District of Kurla, Mumbai Suburban District admeasuring 938.13 sq.mtrs. Or thereabout (as per Lease deed) and bounded as follows. That is to say:

- On or towards the North by : Building No.145
- On or towards the South by : 17.10 Meters Road
- On or towards the East by : Building No.146
- On or towards the West by : 12.20 Meters Road



THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

Residential apartment being Flat No. 801 in B Wing, on 8th Floor, admeasuring 36.48 Sq. meters carpet area (393 Sq. Feet) as defined in RERA in the Building to be known as "THE RISING 58", Building No. 58, Kannamwar Nagar Prabhat C.H.S. Ltd., Kannamwar Nagar, Vikhroli (East), Mumbai 400 083 bearing CTS No. 356 (Pt) of Village Hariyali, in the Registration Sub-District of Kurla, Mumbai Suburban District under construction on the Property referred to in First Schedule above.

For ASHAPURA UNITED

Partner

R.R. Leelchen

R.R. Leelchen

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name

Date of Birth: PAM:

Mobile:

e-mail:

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.

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

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1:

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No./ Account No.

Name: First Name Middle Name Last Name

Date of Birth: PAN

Mobile:

e-mail:

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.

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)
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FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme