

गावाचे नाव : गोरगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.21,424,553/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.17,627,500/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	112, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ए 2101,, माळा नं: 21 वा मजला,, इमारतीचे नाव: ए बिल्डींग,सनटेक मिटी एव्हेन्यू 1,, ब्लॉक नं: नाहरसिंग इस्टेट,, रोड : राममंदिर रोड,गोरगाव पश्चिम,मुंबई 400104,, इतर माहिती: सोबत 1 कार पार्किंग, 112.81 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- स्कायस्टार बिल्डिंग प्रा लि तर्फे औथोराईज्ड रिप्रेसेंटेटिव्ह निशा - जोशी ,वय: 29; पत्ता :-प्लॉट नं: 37-40, , माळा नं: 5 वा मजला, , इमारतीचे नाव: सनटेक सेंटर , , ब्लॉक नं: -, रोड नं: मुभाप रो ,विलेपार्ले पूर्व,मुंबई , महाराष्ट्र, मुंबई. पिन कोड:- 400057 पॅन नंबर: AANCS9331A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- विनोद नरहरी हरणे ; वय:48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शिव छाया को ऑप हा सो,नं 17,, ब्लॉक नं: -, रोड नं: एरंडवणे गावठाण,पुणे,, महाराष्ट्र, MUMBAI; पिन कोड:- 400004; पॅन नं:- AAEPH9823Q; 2)नाव:- वनिता विनोद हरणे ; वय:44; पत्ता:-, -, शिव छाया को ऑप हा सो,नं 17,, -, एरंडवणे गावठाण,पुणे,, आंबेवाडी (ऊवाई) , MAHARASHTRA MUMBAI, Non-Government.;; पिन कोड:- 400004; पॅन नं:- AKNPH8636A;
(9) दस्तऐवज करून दिल्याचा दिनांक	12/08/2016
(10) दस्त नोंदणी केल्याचा दिनांक	12/08/2016
(11) अनुक्रमांक,खंड व पृष्ठ	5737/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,071,500/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	



मुल्यांकनासाठी किंवा इतर वेतवेळी तपशील:- Null

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



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(Signature)

सह. दुय्यम निबंधक, बोरिवली क्र - ९
मुंबई उपनगर जिल्हा.

Mr. / Ms.

_____ hereinafter referred as "Unit Holder", shall unless it be repugnant to the context or meaning thereof, be deemed to include his/her heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**; (applicable in case where purchase is Individual)

OR

Mr./Ms. Vinod Narhari Hemare.

Mr./Ms. Varita Vinod Hemare.

Mr./Ms. _____

Mr./Ms. _____



Residing at Shivchaya CHS No.17, Pradwara Kalyan referred as "Unit Holder/s", (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include heirs, executors, legal representatives, administrators and assigns) of **OTHER PART**; (applicable in case of Joint Purchaser)

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_____ in his capacity as Karta of _____ Hindu Undivided Family hereinafter referred as "Unit Holder", (which expression shall unless

repugnant to the context or meaning thereof, be deemed to mean and include Karta and all coparceners, constituting the HUF from time to time, their heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**; (applicable in case where purchase is on behalf of HUF)

OR

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Holder", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include the heirs, executors, administrators of the last surviving partner), acting through Mr./Ms. _____ its partner duly authorised under the resolution dated _____ passed by the partners of the firm) of the OTHER PART; (applicable in case where purchase is in the name of a Partnership Firm)

M/s _____ a registered partnership firm, constituted under the Indian Partnership Act, 1932 and having its principal office of business at _____ hereinafter referred as "Unit Holder", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners of the firm for the time being, their survivor or survivors and the heirs, executors, administrators of the last surviving partner), acting through Mr./Ms. _____ its partner duly authorised under the resolution dated _____ passed by the partners of the firm) of the OTHER PART; (applicable in case where purchase is in the name of a Partnership Firm)

OR _____ Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at _____ hereinafter referred as "Unit Holder", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor or successors in business and permitted assigns) of the OTHER PART; (applicable in case where purchase is by public/private limited company)

OR M/s _____ a proprietary concern carrying on its business through its proprietor Mr./Ms. _____ and having his office at _____ hereinafter referred as "Unit Holder" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, administrators, legal representatives, administrators and assigns) of the OTHER PART; (applicable in case where purchase is by a sole proprietary concern)



OR _____ a public charitable trust registered with the office of the Charity Commissioner under provisions of the Bombay Public Trusts Act 1950, having office at _____ hereinafter referred as "Unit Holder" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all trustees constituting the trust and the heirs, executors and administrators of the last surviving trustee) of the OTHER PART; (applicable in case where purchase is by a public charitable trust)

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OR _____ a private trust/settlement having office at _____ acting through its trustee/s Mr./Ms. _____ hereinafter referred as "Unit Holder" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all trustees constituting the trust and the heirs, executors and

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AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 12th day of AUGUST 2016

BY AND BETWEEN

SKYSTAR BUILDCON PRIVATE LIMITED, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 5th floor, Sunteck Center, 37-40, Subash Road, Vile Parle (East), Mumbai - 400 057, hereinafter referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor or successors and business nominees and permitted assigns) of the **ONE PART**;

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Singh Nohar Singh and Jagdish Kumar Nohar Singh, therein referred to as "the Vendors" of the One Part and the Promoter, therein referred to as "the Purchaser" of the Other Part, duly registered with the Sub-Registrar of Assurances at Borivali vide Serial No.BRL-7/1148 of 2014 (hereinafter referred to as the "First Conveyance"), the said Arun Kumar Nahar Singh, Ashok Kumar Nahar Singh, Thakur Kunwar Singh Nahar Singh, Ram Dhari Singh Nohar Singh and Jagdish Kumar Nohar Singh conveyed, sold, transferred and assured unto the Promoter the Larger Property together with structures thereon and for the consideration therein mentioned, excluding the following lands viz. -

(i) Plot No.2 forming part of land bearing CTS No. 115 admeasuring 2297.09 square metres or thereabouts on which Singh Industrial Estate No. II is standing (hereinafter referred to as "Singh Industrial Estate No. II");

(ii) Plot No. 5 forming part of land bearing CTS No. 115 admeasuring 2521 square metres or thereabouts on which Singh Industrial Estate No. III is standing (hereinafter referred to as "Singh Industrial Estate No. III"); and

(iii) Plot: No.6A forming part of land bearing CTS No. 115' admeasuring 1235.60 square metres or thereabouts on which the residential building known as "Nahar Niketan" (hereinafter referred to as "Nahar Niketan");

(The aforesaid Singh Industrial Estate No. II, Singh Industrial Estate No. III and Nahar Niketan are hereinafter collectively referred to as the "Excluded Property I")



(3) The Larger Property less the Excluded Property I, sold and conveyed absolutely unto the Promoter admeasures in the aggregate 23,108.81 square metres or thereabouts, hereinafter referred to as the "First Lot of Land" and more particularly described in Part I of the Second Schedule hereunder written;

(4) On the First Lot of Land, there exist several structures which are in use and occupation of several tenants and occupants, viz. -

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(i) 8 (eight) tenants occupying the structures standing on land bearing CTS No. 112, 112/1 to 4 the names and details of which

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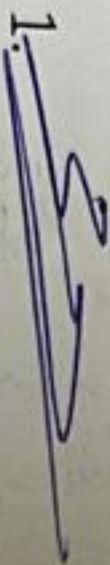
IN WITNESS WHEREOF the Parties have executed this Agreement
their authorized signatories the day and year first hereinabove written

SIGNED AND DELIVERED by the)
withinnamed Promoter, SKYSTAR)
BUILDCON PRIVATE LIMITED by the)
hand of its Director / Authorized)
Representative)

Nishu Joshi

duly)

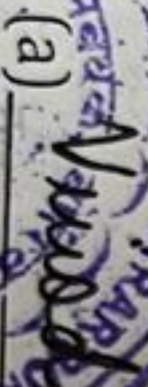
authorized under the Resolution of the)
Board of Directors passed at its)
meeting held on 4th day of Dec 15)
in the presence of)

1. 

2. 

SIGNED AND DELIVERED by the)

withinnamed Unit Holder/s)

(a) 

Nishu Joshi

)

(b) 

Nishu Joshi

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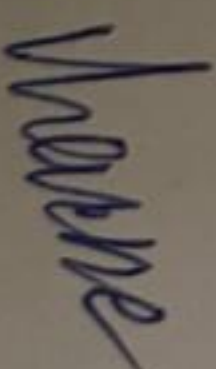
in the presence of

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SECOND SCHEDULE ABOVE REFERRED TO
Part I

(Description of First Lot of Land)

ALL THOSE pieces or parcels of land or ground together with buildings and/or stables and/or chawls and/or structures standing thereon situate lying and being at Ram Mandir Road, Goregaon (West), Mumbai - 400 104 bearing Survey No. 118 at Ram Mandir Road, Goregaon (West), Mumbai - 400 104 bearing Survey No. 118 Hissa No. 2 and Survey No. 123 Hissa No.1 and Survey No. 123 Hissa No. 2 have been assigned CTS Nos. 112, 112/1 to 4, 113, 113/1 and 2, 114, 115(pt), 116, 119, 119/1 to 4 and 119/6 and 7 after adjustment of the area of 6053.59 square meters from 29162.4 square meters more particularly mentioned in Part I of the First Schedule hereinabove written an area admeasuring in the aggregate 23,108.81 square meters or thereabout and bounded as follows, that is to say,



Ram Mandir Road;
 Towards North : MMRDA SRA Buildings;
 Towards South : Movie Star Theatre; and
 Towards West : CTS No. 103, 104 and 108

Part II

(Description of Second Lot of Land)

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or parcels of land or ground together with chawls and/or structures standing thereon situate lying and being at Ram Mandir Road, Goregaon (West), Mumbai - 400 104 bearing Survey No. 117 Hissa No. 2 correspondingly City Survey Nos. 117; 118(pt) 118/2, 118/3; 118/4 and 118/5 after adjustment of the area of 975 square meters from 1551.30 square meters more particularly mentioned in Part II of the First Schedule hereinabove written an area admeasuring in the aggregate 576.30 square meters or thereabout and bounded as follows, that is to say,

Towards North : Singh Industrial Estate No.2,
 Towards South : CTS No. 119,
 Towards West : Movie Star Theatre; and
 Towards East : Nahasr Niketan.

None

FOURTH SCHEDULE ABOVE REFERRED TO
(List of Fittings, Fixtures, Amenities and Facilities, Common Areas and Specifications in respect of the said Avenue J)

INTERNAL AMINITIES:

1. LIVING/DINNING/PASSAGE/LOBBY

Floor: Marble finished Vitrified Tiles
Walls: OBD paint on POP punning
Ceiling: OBD paint

2. BEDROOMS

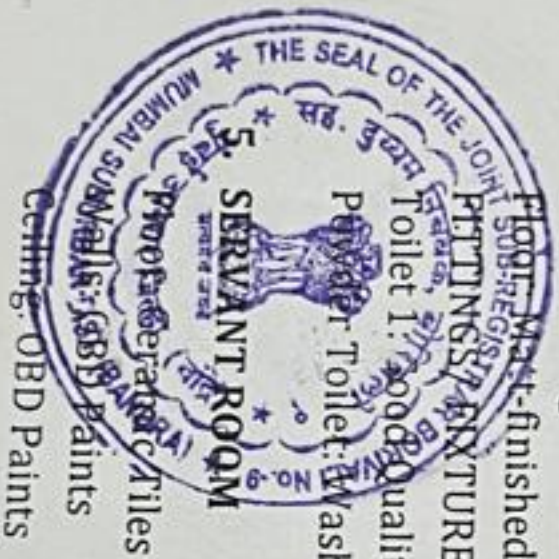
Floor: Vitrified Tiles
Master Bedroom: Wood finish Flooring
Ceiling & walls : OBD paint on POP punning

3. KITCHEN

Floor: Vitrified Tiles
Fitting/ Fixtures: Good quality CP fittings & sanitary fittings

4. TOILETS

Walls: Designer Ceramic Tiles
Floor: Marble-finished Designer tiles/Granite Tiles
FITTINGS/FIXTURES
Toilet 1: Good Quality C.P. & Sanitary fitting with Gyser
Powder Toilet: Wash basin & W.C. Good Quality C.P. fitting



6. SERVANT TOILET

Floor & Walls: Ceramic Tiles
Good quality C.P. Sanitary fittings with Gyser
Windows: Aluminum window with powder coating in all rooms
Internal door: Flush Door with laminated
Entrance door: Flush door with laminated
Anodised/ Powder coated aluminum windows

8. Electricals: Good quality switches

9. Security System: 1 Video Door Phone

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EXTERNAL AMINITIES

- 1. Multipurpose play Area
- 2. Health Club
- 3. Gymnasium
- 4. Children Play Area
- 5. Cameras for surveillance
- 6. Jogging track
- 7. Seats for senior citizens
- 8. Rain Water harvest
- 9. Landscaping done
- 10. Good Security
- 11. Society office
- 12. Provision for Dr
- 13. Sewage treatment
- 14. Swimming Pool

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EXTERNAL AMENITIES

1. Multipurpose Play Area
2. Health Club
3. Gymnasium
4. Children Play Area
5. Cameras for surveillance
6. Jogging track
7. Sit outs for senior citizens (comers)
8. Rain Water harvesting
9. Landscaping done by renowned architect
10. Gated Security
11. Society office
12. Provision for Drivers and Servant toilet
13. Sewage treatment Plan
14. Swimming Pool

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ANNEXURES ABOVE REFERRED TO

- Annexure A - Block Plan
- Annexure B - Floor Plan
- Annexure C - Commencement Certificate
- Annexure D - Certificates of Title
- Annexure E - Property Card

FIRST SCHEDULE ABOVE REFERRED TO

PART I

(Description of Larger Property)

ALL THOSE pieces or parcels of land or ground together with buildings and/or stables and/or chawls and/or structures standing thereon situate lying and being at Ram Mandir Road, Goregaon (West), Mumbai - 400 104 bearing Survey No. 118 Hissa No. 2, Survey No. 123 Hissa No.1 and Survey No. 123 Hissa No.2 have been assigned CTS Nos. 112; 112/1 to 4, 113, 113/1 and 2, 114, 115, 116, 119, 119/1 to 4, 119/6 and 7 admeasuring in the aggregate 29,167.4 square meters or thereabouts and bounded as follows that is to say,

- Towards North : Ram Mandir Road,
- Towards South : MMRDA SRA Buildings,
- Towards West : Movie Star Theatre; and
- Towards East : CTS NOS. 103, 104 and 108.



PART II

(Description of Smaller Property)

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ALL THOSE pieces or parcels of land or ground together with chawls and/or structures standing thereon situate lying and being at Ram Mandir Road, Goregaon (West), Mumbai 400 104 bearing Survey No. 117 Hissa No. 2 correspondingly City Survey Nos. 117, 118 (pt), 118/1 to 5 admeasuring in the aggregate 1,551.30 square meters or thereabouts and bounded as follows that is to say:

- Towards North : Ram Mandir Road,
- Towards South : CTS No. 119;
- Towards West : Movie Star Theatre;
- Towards East : Nahar Niketan.

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KANGA & CO. Regd.

ADVOCATES & SOLICITORS
ESTABLISHED 1890

Readymoney Mansion, 43 veer Nariman Road, Mumbai - 400 001, India. Tel : (91 22) 6623 0000. 6633 2288. 2204 2288 Fax : (91 22) 6633 9656. 5633 9657 Email : kanga&co@rediffmail.com

M. L. Bhakta · S. C. Kothan · A. M. Desai · K. M. Vussonji · B. D. Damodar · S. S. Vaidya · A. R. Amin · Ms. P. G. Mehta · R. V. Ganon ·
D. K. Vussonji · Ms. M. D. Sampat · P. P. Bhatt · Ms. A. S. Murray · P. S. Damodar · B. S. Vaidya

KMV/ **4800** /2013

3rd July, 2013

Sunteck Realty Limited,
Sunteck Centre, 5th Floor,
37-40, Subhash Road,
Vile Parle (East),
Near Garware,
Mumbai - 400 057.

Dear Sirs,

Re: Property bearing Survey No. 118 Hissa No. 2, Survey No. 123 Hissa No. 1 and Survey No. 123 Hissa No. 2 bearing corresponding CTS Nos. 112, 112/1 to 4, 113, 113/1 and 2, 114, 115, 116, 119, 119/1 to 4 and 119/6 and 7 admeasuring in the aggregate 23560.51 sq. mts. as per the Deed of Conveyance situate, lying and being at Ram Mandir Road, Goregaon (West) Mumbai 400 104.

And

Re: Property bearing Survey No. 117 Hissa No. 2 corresponding to City Survey Nos. 117, 118/2, 118/3, 118/4 and 118/5 aggregating to 124.06 sq. mts. or thereabouts situate, lying and being at Ram Mandir Road, Goregaon (West) Mumbai 400 104.

We are forwarding to you herewith the Supplemental Reports on Title in respect of the above matters for your use.



Yours faithfully,
Kanga and Company,

K. M. Vussonji

Partner

KV/AS/4799/2013

Re: Property bearing S...
and Survey No. 112/1 to 4, 113, 1...
admeasuring in...
Conveyance sit...
(West) Mumbai

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Ramdharsing Naharsin...
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"the Purchasers" of the...
Assurances at Mumb...
Private Limited has b...
Second Schedule the...
absolute owner in res...

2. The property...
hereinafter referred...

3. In the af...
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received by us fr...
the said property...
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thereon.

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furnished to...
claim:

Ramdharsingh Naharsingh and Jagdish Kumar Naharsingh were the absolute owners of the said property and can be said to have a clear and marketable title in respect thereof and by virtue of the Indenture of Conveyance dated 14th June, 2010, Skystar Builcon Pvt. Ltd has become entitled to the said property more particularly described in the Second Schedule hereunder written as the absolute owner in respect thereof and is entitled to develop the same.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of land or ground bearing Survey No. 118 Hissa No. 2, Survey No. 123 Hissa No. 1 and Survey No. 123 Hissa No. 2 bearing corresponding CTS Nos. 112, 112/1 to 4, 113, 113/1 and 2, 114, 115, 116, 119, 119/1 to 4 and 119/6 and 7 admeasuring in aggregate 30713.70 sq. mts. or thereabouts as per the property register cards situate, lying and being at Mandir Road, Goregaon (West), Mumbai 400 104 and bounded as follows that is to say: towards the North by Ram Mandir Road, towards the South by MMRDA SRA buildings, towards the West by Movie Star Theatre and towards the East by CTS nos. 103, 104 and 108.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Land admeasuring 23560.51 sq. mts. or thereabouts as per the Deed of Conveyance forming part of the land more particularly described in the First Schedule hereinabove written which area of 23560.51 sq. mts sq.mtrs has been arrived at after deducting the following Plots from the land more particularly described in the First Schedule hereinabove written: (i) Plot 2 forming part of land bearing CTS No.115 admeasuring 3272.09 sq.mtrs or thereabouts on which the structures belonging to Singh Industrial Estate No.2 stand, (ii) Plot 5 forming part of land bearing CTS No.115 admeasuring 2521.00 sq.mtrs or thereabouts on which the structures belonging to Singh Industrial Estate No.3 stand, (iii) Plot 6A forming part of land bearing CTS No.115 admeasuring 1235.50 sq.mtrs or thereabouts on which the residential building known as "Nahar Niketan" belonging to the Arunkumar Naharsingh and others stands and (iv) the lands bearing CTS Nos.118/2 to 5 and 117 admeasuring in the aggregate 124.60 sq.mtrs or thereabouts.

Dated this 10th day of November 2010.

Kanga and Company,

(Signature)

Partner

Advocates & Solicitors

