

1. s/Applicant\_Name\_1 having address at s/Address
2. s/Applicant\_Name\_2 having address at s/Address
3. having address at s/Address
4. s/Applicant\_Name\_4 having address at s/Address

hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in case of an individual/s his/her/their heirs, executors, administrators and permitted assigns / in the case of a partnership firm, the partners for the time being and from time to time constituting the partnership firm, the survivor/s of them and the heirs, executors and administrators of the last surviving Partner and permitted assigns / in case of a Organisation / company, its successors and permitted assigns / in case of a Hindu undivided family the Karta and members for the time being and from time to time of the coparcener and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and permitted assigns / 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 permitted assigns) of the Second Part

AND

**M/s. DIANA INFRASTRUCTURE LIMITED**, a company registered under the Indian Companies Act, 1956 and having its registered office at Office no 202, 2<sup>nd</sup> Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi- 110001; hereinafter referred to as the "**Owner/Confirming Party**" (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 **THIRD PART**;

**WHEREAS:**

- A. M/s. Diana Infrastructure Limited (hereinafter referred to as "DIL") is the owner of and is seized and possessed of and/or otherwise well and sufficiently entitled to immovable property being all those pieces and parcels of non agricultural lands bearing

supersedes all documents and writings whatsoever (if any) executed or exchanged by and between the parties hereto prior to the execution hereof. The parties hereto hereby confirm, agree and acknowledge that this Agreement represents and comprises the entire agreement between them in respect of the subject matter hereof.

55. The Promoter states that it is assessed to Income tax and the Permanent Account Number allotted to the Promoter is AABCL2130N.

56. The Purchaser(s) state/s that the he/she/it is assessed to Income tax and the Permanent Account Number allotted to the Purchaser is

1. «Applicant Pancard No 1»

2. «Applicant Pancard No 2»

3.

4.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(Said Larger Land)**

All those Several piece or parcel of Land situated at village Kon, Taluka-Panvel, within the limits of Zilla Parishad, Raigad, Panchayat Samiti Panvel and Grampanchayat -Kon admeasuring in aggregate 116100 square metres approximately, the particularly by relating to survey numbers are as follows:

Sr. no.	Survey No./	Hissa No.	AREA IN Sq M.
1	63	0	200.00
2	64	1	1400.00
3	64	2	1430.00
4	65	1	860.00

60	81	3	800.00
61	81	4	3500.00
62	81	5	1600.00
63	81	6	1300.00
64	81	7	2700.00
65	81	8	2600.00
66	81	9	2400.00
67	81	10	8100.00
68	81	11	400.00
69	81	12	800.00
70	81	13	600.00
71	81	14	2200.00
72	82	1	2800.00
73	82	2	2300.00
74	82	3	1490.00
75	82	4	1570.00
76	82	4	2680.00
77	83	1	2600.00
78	83	4A	1200.00
79	83	5A	800.00
80	83	6	400.00
81	71	7	400.00
82	71	6b	100.00
83	69	7	860.00
	<b>Total</b>		<b>116100.00</b>

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Said Land)**

All those Several piece or parcel of Land situated at village Kon, Taluka-Panvel, within the limits of Zilla Parishad, Raigad, Panchayat Samiti Panvel and Grampanchayat -Kon admeasuring in aggregate 63684.26 square metres approximately, the particularly by relating to survey numbers are as follows:

71	7	400.00
71	6b	30.00
<b>Total</b>		<b>63,684.26</b>

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Description of Common Areas & Facilities)**

Area covered under the external & internal walls and Pardis (Built up Areas) and staircase/s & lift/s, if any provided.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

c. DIL has obtained the following sanctions/permissions for the purposes of carrying out the development/construction on the said Larger Land:

- a. N.A. Permission bearing no Kra.Masha/L.N.A.(I) B/S.R.47A/2011 dated 10<sup>th</sup> August 2011 issued by District Collector - Raigad, at Alibaug, is annexed hereto as Annexure "B".
- b. Location clearance Permission/approval of MMIRDA bearing No. MMIRDA/RHD/RHS-103 (II)/14/368 dated 16<sup>th</sup> December 2014 is annexed hereto as Annexure "C".
- c. Commencement Certificate bearing no CIDCO/NAINA/PANVEL/KON/BP/89/CC/2015/2061 dated 6<sup>th</sup> November, 2015, is annexed hereto as Annexure "D"
- d. Revised location clearance permission/approval of MMIRDA bearing no. MMIRDA/RHD/RHD-103/1/08 dated 9<sup>th</sup> January 2017 is annexed hereto as Annexure "[C1]"
- e. Revised layout approval of MMIRDA bearing no. MMIRDA/RHD/RHD-103(H)/106/2018 dated 2<sup>nd</sup> August 2018.
- f. Amended Commencement Certificate bearing no CIDCO/NAINA/PANVEL/KON/BP89/ACC/2019/461/SAP/SP(BP)239 dated 18 April 2019.
- g. Amended Commencement Certificate bearing no CIDCO/NAINA/PANVEL/KON/BP89/ACC/Revalidation/2021/445 dated 01 Oct 2021.
- h. Amended Commencement Certificate bearing no CIDCO/NAINA/PANVEL/KON/BP89/2023/136 dated 09 Nov 2023.

D. Vide (I) Development Agreement dated 1<sup>st</sup> December, 2015 registered at serial nos. 6197/2015 with the Office of Sub-Registrar of Assurances Panvel-1 and Power of Attorney dated 1<sup>st</sup> December 2015 registered at serial nos. PVL/6431/2015 with the Office of Sub-Registrar of Assurances, Panvel, executed by and between DIL and Lucina Land Development Limited (Promoter herein), therein mentioned as Developer, and (ii) Supplemental Development Agreement dated 22<sup>th</sup> April, 2019 executed by and between DIL

various Survey Nos. 63/0, 64/1, 64/2, 65/1, 65/2, 65/3, 66/3, 66/5, 66/6, 66/7, 66/8, 66/13, 66/14, 66/15, 67/1A, 67/1B, 67/2, 68/1, 68/2, 68/3, 68/4, 68/5, 68/6, 68/7, 69/1A, 69/1B, 69/2, 69/6, 69/7, 70/1, 70/2, 71/1B, 71/1A+2A+5B, 71/3, 71/4+25K, 71/5A, 71/6A, 71/6B, 71/7, 71/8B+9K, 71/8A+9B, 71/10+9A, 71/11, 71/12, 71/13, 71/14, 71/15, 71/16, 71/17A, 71/17B, 71/17K, 71/18, 71/19, 71/20, 71/21B, 71/22 +21A, 71/23B, 71/24 +23A, 71/25A+5K, 71/25B, 81/3, 81/4, 81/5, 81/6, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13, 81/14, 82/1, 82/2, 82/3, 82/4, 83/1, 83/4A, 83/5A and 83/6, admeasuring a total area of 1,16,100 sq. mtr. i.e. 11-61-00 (H-R-Pt) or thereabouts situated at Village Kon, Taluka Panvel, Zilla Parishad Raigad, Maharashtra and more particularly described in **First Schedule** hereunder written and delineated with Red colour boundary line in the plan annexed hereto and marked as **Annexure A** (hereinafter referred to as the "**said Larger Land**").

- B. DIL has undertaken the process of development of the said Larger Land under Rental Housing Scheme of the State of Maharashtra and the amendments/notifications issued by the Government of Maharashtra (hereinafter referred to as the said "**SCHEME**"), wherein vide order passed by the Government of Maharashtra being No. TPS-1208/MMR/CR-389/08/UD-12 dated 26/11/2008, DIL after excluding road set back, multi model road, amenity plots, is entitled to sell 75% (Seventy five percent) of the constructed area over the said balance Land (hereinafter referred to as "**Free Sale Component Land**") and liable to be hand over to Mumbai Metropolitan Region Development Authority ( MMRDA ) the balance 25% (twenty five percent) of the constructed area over the said balance Land free of cost (hereinafter referred to as "**Rental Portion Land**"). Under the Scheme, DIL is also required to provide access road to the Rental Portion Land through Free Sale Component Land. The access road to Rental Portion Land through Free Sale Component Land shall be maintained even after construction, development and hand over of Free Sale Component Land.

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** made and executed at Panvel on this  
\_\_\_\_\_ day of \_\_\_\_\_ 2024

**BETWEEN**

**M/s. LUCINA LAND DEVELOPMENT LIMITED**, a company registered under the Indian Companies Act, 1956 and having its registered office at Office no 202, 2<sup>nd</sup> Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi- 110001; 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 successors and assigns) of the  
First Part;