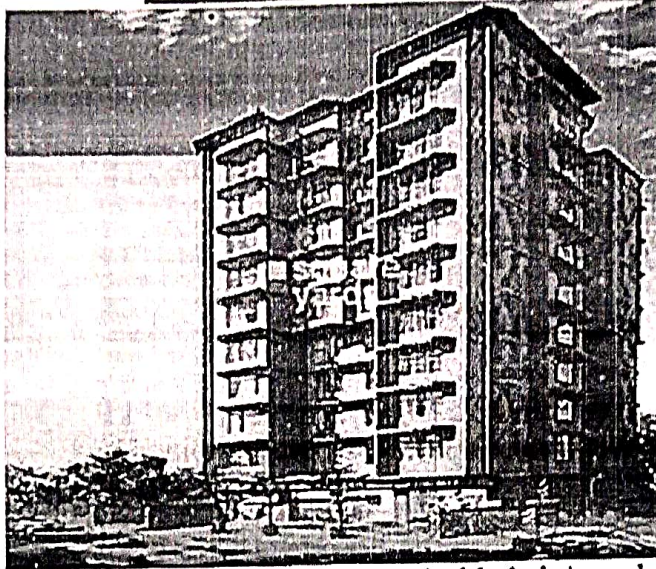


AGREEMENT FOR SALE



Flat No. 1004, Tenth Floor, Shubhshri Arcade,
• Jakeria Road,
Malad (West), Mumbai – 400 064.

BETWEEN:

VENDOR: - MRS. BHARTI SHAILESH SUNDESHA.

PURCHASERS: - MR. RAHUL ASHOK PHADTARE &
MR. ASHOK MAHADEV PHADTARE.

ON THIS _____ DAY OF OCTOBER 2024.

DOCUMENTATION BY: - URMI CONSULTANCY
DARSHAN H. SHAH
OFFICE NO. 138, FIRST FLOOR,
• NEO CORPORATE PLAZA,
RAMCHANDRA LANE EXTENSION,
MALAD (W), MUMBAI – 400 064.
(M). +919892911146. +919594151706.

Email – darshshah2006@yahoo.com, darshshah2006@rediffmail.com

324/14574

पावती

Original/Duplicate

नोंदणी क्र. : 39M

Regn.: 39M

Thursday, October 17, 2024

12:21 PM

गारगी क्र.: 10308 दिनांक: 17/10/2024

गावाचे नाव: मालाड

दस्तावेजाचा अनुक्रमांक: बरल-१ -14574-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: राहुल अशोक फडतरे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1240.00

पृष्ठांची संख्या: 62

एकूण:

₹. 31240.00

आपणाम मूळ दस्त, धंवेनेव प्रिंट, सूची-२ अंदाज
12:40 PM ह्या वेळेस मिळेल.

(Signature)
सह. दुय्यम निबंधक, बरोवली क्र. १,
मुंबई उपनगर जिल्हा.

वाजार मूल्य: ₹. 10125457.68 /-

मोवदना ₹. 10600000/-

भरनेने मुद्रांक शुल्क : ₹. 636000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1240/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024177405882 दिनांक: 17/10/2024

विक्रेतेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009885527202425E दिनांक: 17/10/2024

विक्रेतेचे नाव व पत्ता:

Registered Original Document
Delivered On ~~18 OCT 2024~~

(Signature)



बरल - १		
१४५०४	५	६२
२०२४		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 17th Day of October 2024, BETWEEN: MRS. BHARTI SHAILESH SUNDESHA, aged 48 years, (P.A.N. AAPO1664J), an adult, Indian Inhabitant of Mumbai residing at Flat No. 1201, 12th Floor, Jehangir Tower, Setalwad Lane, Nepeansea Road, Malabar Hill, Mumbai - 40 0006; and Owner of Flat No. 1004, Tenth Floor, Subhshri Arcade, Jakeria Road, Malad (West), Mumbai - 400 064; herein after referred to as "THE VENDOR /THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of THE FIRST PART:

-:AND:-

MR. RAHUL ASHOK PHADTARE, aged 32 years, (P.A.N. BNQPP5176G) & MR. ASHOK MAHADEV PHADTARE, aged 65 years, (P.A.N. AFCPP1628L), both adult, Indian Inhabitants residing at Flat No. 07, Satkar Co-Operative Housing Society Limited, Kisan Cross Road, Near Police Line, Malad (West), Mumbai - 400 064; hereinafter referred to as "THE PURCHASERS /THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of THE SECOND PART

x

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x



It has been approved by the Vendor/the Transferor to the Purchasers/the Transferees as follows:-

1) M/S. SUBHSHRI DEVELOPERS, a Partnership Firm, having its Office at 677, Anand Bhavan, Junction of S. V. Road & Ramchandra Lane, Near Marve Road, Malad (West), Mumbai - 400 064; developed the land described in the Schedule hereunder and constructed I.T. Offices/Shops/Gala/Residential Flats in the building known as "SUBHSHRI ARCADE";

2) By and under the Agreement for Sale dated 14/08/2020, duly registered with the office of Sub-Registrar of Assurances under Serial No. BRL1 - 5065 - 2020, dated 17/08/2020, made and entered into between M/S. SUBHSHRI DEVELOPERS, therein referred to as "the Owner/Promoter" of the First Part and MRS. BHARTI SHAIKESH SUNDESHA, therein referred to as "the Purchaser" of the Second Part, "the Owner/Promoter" therein had agreed to sell to "the Purchaser" therein, the ownership rights of a Residential Flat bearing

बरेल - १	१४५०४	२०२४
Flat No. 1004,	E	E2
admeasuring about 62.31 Sq. Mts. Rera Carpet		
equivalent to 670.69 Sq. Ft. Rera Carpet area on Tenth Floor in the		
newly constructed building known as Shubhshri Arcade, along with		

One Car Parking Space, situated at Jakeria Road, Malad (West), Mumbai - 400 064; lying on land bearing C.T.S. No. 163, 163/1 to 24 of Village - Malad South in Borivali Taluka of Mumbai Suburban District (hereinafter for the sake of the brevity, referred to as "the Said Flat") on the terms, conditions and consideration as mentioned in the said Agreement for Sale dated 14/08/2020. By virtue of the said

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x TR
Signature

x २०२४



- 3 -

Agreement for Sale dated 14/08/2020, and having paid the entire amount of consideration as mentioned in the Agreement for Sale dated 14/08/2020, MRS. BHARTI SHAILESH SUNDESHA became the sole and absolute owner of the Said Premises;

3) In the manner afore said, MRS. BHARTI SHAILESH SUNDESHA, "The Vendor/the Transferor" herein is the absolute and exclusive owner, fully seized, possessed of and well sufficiently entitled to ownership of Flat No. 1004, admeasuring about 62.31 Sq. Mts. Rera Carpet equivalent to 670.69 Sq. Ft. Rera Carpet area on the Tenth Floor, in the building known as Shubhshri Arcade, along with One Car Parking Space, situated at Jakeria Road, Malad (West), Mumbai – 400 064;

4) The Vendor/the Transferor has represented that as on the date of execution of these presents, the Co-operative Housing Society (hereinafter referred to as "the Said Proposed Society") of all the purchasers/allottes in respect of the building known as "Subhshri Arcade has not yet been formed but she is entitled to the membership of the Said Proposed Society.

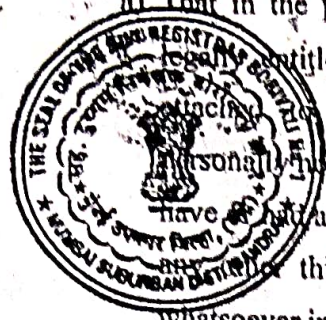
गणेश		
१०४७४	७	६२
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5) In consequence of the membership of the Said Proposed Society, the Vendor/the Transferor is entitled to use, enjoy, occupy and possess the Said Premises on what is popularly known as "on Ownership basis";

6) The Vendor/the Transferor further covenants with the Purchasers/the Transferees as under:

x

x
x



a) That in the premises aforesaid, the Vendor/the Transferor is entitled to the Said Premises together with benefits attached thereto. It neither the Vendor/the Transferor herein nor through any of her agent/s or Constituted Attorney have at any time hereto either created or agreed to create any third party rights or right, title, interest or claim whatsoever in respect of the Said Premises.

b) That title of the Vendor/the Transferor in respect of the Said Premises and benefits is absolutely clear and marketable, free from all encumbrance and reasonable doubts including free from any third party adverse Deal Arrangements, Understanding, Agreement, Agreement for Sale, Transfer or Assignment, Conveyance, Release, Relinquishment, Surrender, Gift, Exchange, any other Mortgage or any other encumbrances of any nature whatsoever.

c) That the Vendor/the Transferor herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation,

बरल - १	१४५७४	C	२०२४
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acquisition, requisition and/or reservation and otherwise and there is no dispute filed or pending or disposed off in respect of the Said Premises or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Vendor/the Transferor.

d) The Vendor/the Transferor doth hereby represent, declares, covenant with the Purchasers/the Transferees that notwithstanding any act, deed or thing whatsoever done by the Vendor/the Transferor or by any person or persons lawfully or equitably claiming from, under, or in trust for her made, done,

[Handwritten signature]

[Handwritten signature: R. Inadure]



13. The Purchasers/the Transferees shall not be called upon by the Vendor/the Transferor to make additional payment of any other sum of money other than that has been expressly agreed upon with the Vendor/the Transferor in these presents.
14. This Agreement for Sale has been executed in Mumbai, the Property is situated at Mumbai and the payments are made in Mumbai, hence this Agreement is subjected to the Jurisdiction of Mumbai.

SCHEDULE OF THE PROPERTY

All that a residential premises bearing Flat No. 1004, admeasuring about 62.31 Sq. Mts. Rera Carpet equivalent to 670.69 Sq. Ft. Rera Carpet area on Tenth Floor, in the building known as Shubhshri Arcade, along with One Car Parking Space, situated at Jakeria Road, Malad (West), Mumbai - 400 064; lying on land bearing C.T.S. No. 163, 163/1 to 24, in Revenue Village Malad South, Taluka Borivali in Greater Mumbai Registration Sub-district of Bandra, District Mumbai Suburban.

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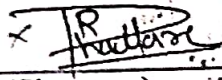
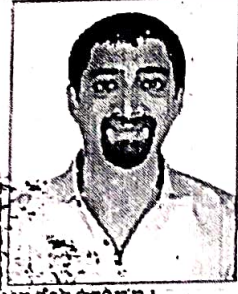

IN WITNESSETH WHEREOF both the parties hereto have set and subscribed their respective hands on this day and the year first hereinabove written.

SIGNED AND DELIVERED by the
within named "THE VENDOR"
MRS. BHARTI SHAILESH SUNDESHA

		
(Signature)	(Photograph)	(Left Hand Thumb)

in the presence of.....
Mahesh m. Dumbre

SIGNED AND DELIVERED to the
within named "THE PURCHASERS"
MR. RAHUL ASHOK PHADTARE &

		
(Signature)	(Photograph)	(Left Hand Thumb)

MR. ASHOK MAHADEV PHADTARE

		
(Signature)	(Photograph)	(Left Hand Thumb)

in the presence of.....
Ramani Sanyal

बल - १		
१४५०४	१८	६२
२०२४		



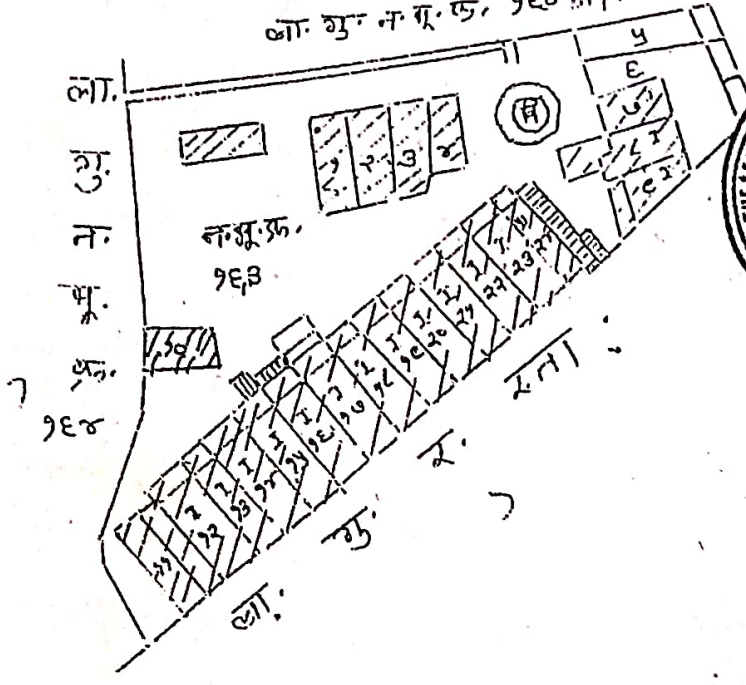
मुंबई उपनगर विभाग
नगरपालिका विकासाधिकारी
फेर हाफलासोचे निवास

जो
साक्षात्कार
गती -
न.पू.अ.ग.स. २०१४
गती -
नि.नि.पू.अ.ग.स. २०१४
गती -
३०/६/२०१५
नि.नि.पू.अ.ग.स. २०१५
फेर हाफलासोचे निवास
२०१५
न.पू.अ.ग.स. २०१५
फेर हाफलासोचे निवास
२०१५
न.पू.अ.ग.स. २०१५

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अर्जाद्वारे ११/११/२०१५ वाचवा
दि. ११/११/२०१५ रोजी अर्जाद्वारे नगर मूपायन
२०१५/२०१६ (६) ता. भोतिबाटी येथील पुनर्विक्रीकड
जाळेअ क्र... ६६... घटकन सि.ल न १६३, १६३१७ त २४
अर्जा नकाशाची कारणे पुरती तयार केलेली २०१५

जा. गु. न. गू. फ. १६० ३३/१६



दि. ११/११/२०१५ रोजी नकाशातील जागेची जाळेअ जाळेअ पाहणे गरजेचे आहे.

- १) सुद्धा नवकल पुनर्विक्रीकड नकाशा घेऊन देणेत आली आहे
- २) सदरची नवकल पुनर्विक्रीकड घेणेची जागेची परिस्थिती दर्शवितो
- ३) सदर नकाशा जागेचील अदयावत स्थिती दर्शविलेच असे नाही अदयावत नकाशासाठी जागेची भोजणी करून घेणे आवश्यक आहे



अर्ज क्रमांक: १६६६ एकूण नोंदी/एकूण म्बाज २५
अर्ज दाखल तारीख १३/२०१६ नकलेचे शुल्क १२५०.००
अर्ज तयार तारीख १३/२०१६
अर्ज निकाली तारीख ६ MAR 2016 कागद शुल्क १००.००
अर्ज तयार करणार *hjl*
अर्ज तपासणी करणार *Qayash* एकूण शुल्क १२६०.००

सत्य प्रतिलिपी

Qayash
मुंबई उपनगर मूपायन अधिकारी

०६१०३१६

Qayash
मूपायन अधिकारी
पालक

बरल - १		
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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/WSII/0195/P/337(NEW)/OCC/5/NEW of 10 September 2024]

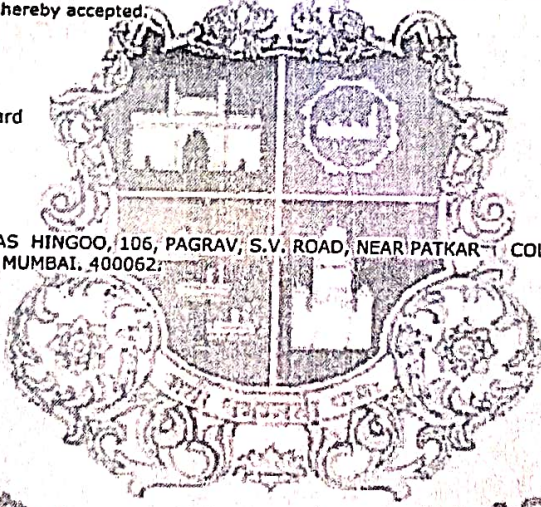
To,
M/S. Subhshri Developers,
Dayabhai Chawl, Shivaji Chowk, Opp. Trimurti Tower, Malad (West), Mumbai-400064.

Dear Applicant,

The Full development work of Resi+comm building comprising of Ground floor for shops + 1st & 2nd floor for commercial I.T. offices + 3rd & 4th Podium floor for Parking & 5th to 13th upper floors for Residential use + LMR & OHT. on plot bearing CTS No. 163,163/1 to 24 of village MALAD-W at Jakeria Road, Malad (West), Mumbai - 400064 is completed under the supervision of Shri. RASIK PRABHUDAS HINGOO, Architect, Lic. No. CA/84/8385, Shri. JAYESH R SHAH, Structural Engineer, Lic. No. STR/S/110 and Shri. Dinesh H. Mehta, Site supervisor, Lic.No. N/89/SSI and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WSII/0195/P/337(NEW)-CFO /1/New dated 17 June 2024. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, P/N Ward
 2. A.A. & C. , P/N Ward
 3. EE (V), Western Suburb II
 4. M.I. , P/N Ward
 5. A.E.W.W. , P/N Ward
 6. Architect, RASIK, PRABHUDAS HINGOO, 106, PAGRAV, S.V. ROAD, NEAR PATKAR COLLEGE, GOREGAON (WEST) COLLEGE, GOREGAON (WEST), MUMBAI. 400062.
- For information, please



वरल - १		
१४५०४	४८	६५
२०२४		

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
P/N Ward

x [Signature]

y [Signature]



ANNEXURE - C
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/0195/P/337(NEW)/FCC/5/Amend

COMMENCEMENT CERTIFICATE

To,
M/S. Subhshri Developers,
Dayabai Chawl, Shaivaji Chowk, Opp. Trimurati
Tower Malad West Mumbai-400064

Sir,

With reference to your application No. CHE/WSII/0195/P/337(NEW)/FCC/5/Amend Dated. 20 Feb 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 20 Feb 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. 163,163/1 to 24 Division / Village / Town Planning Scheme No. MALAD-W situated at Jekriya Road Malad West Road / Street in P/N Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--


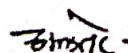
1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
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 not 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:

माला	in no	case
30/08	80	EA
2028		

 - 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. Assistant Engineer(BP) P 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 27/4/2016

X 
X 



Issue On : 25 Jul 2019

Valid Upto : 24 Jul 2020

Application Number :

CHE/WSII/0195/P/337(NEW)/FCC/4/Amend

Remark :

This CC is now endorsed for the entire work of building comprising of Ground (shops) + 1st & 2nd (commercial i.e. ITE units) + 3rd & 4th Podium floor for Parking + 5th to 9th + 10th (pt) upper floors as per approved amended plans dated 18.07.2019.

Approved By

Assistant Engineer(BP) P Ward

Assistant Engineer (BP)

Issue On : 04 Jan 2020

Valid Upto : 05 Jun 2020

Application Number :

CHE/WSII/0195/P/337(NEW)/FCC/5/Amend

Remark :

This CC is now re-endorsed for the work of building comprising of Ground (shops) + 1st & 2nd (commercial i.e. ITE units) + 3rd & 4th Podium floor for Parking & 5th to 10th(pt) and extended for the work of 10th(pt)& 11th (pt.) upper floors as per amended plans issued dated 06.12.2019.

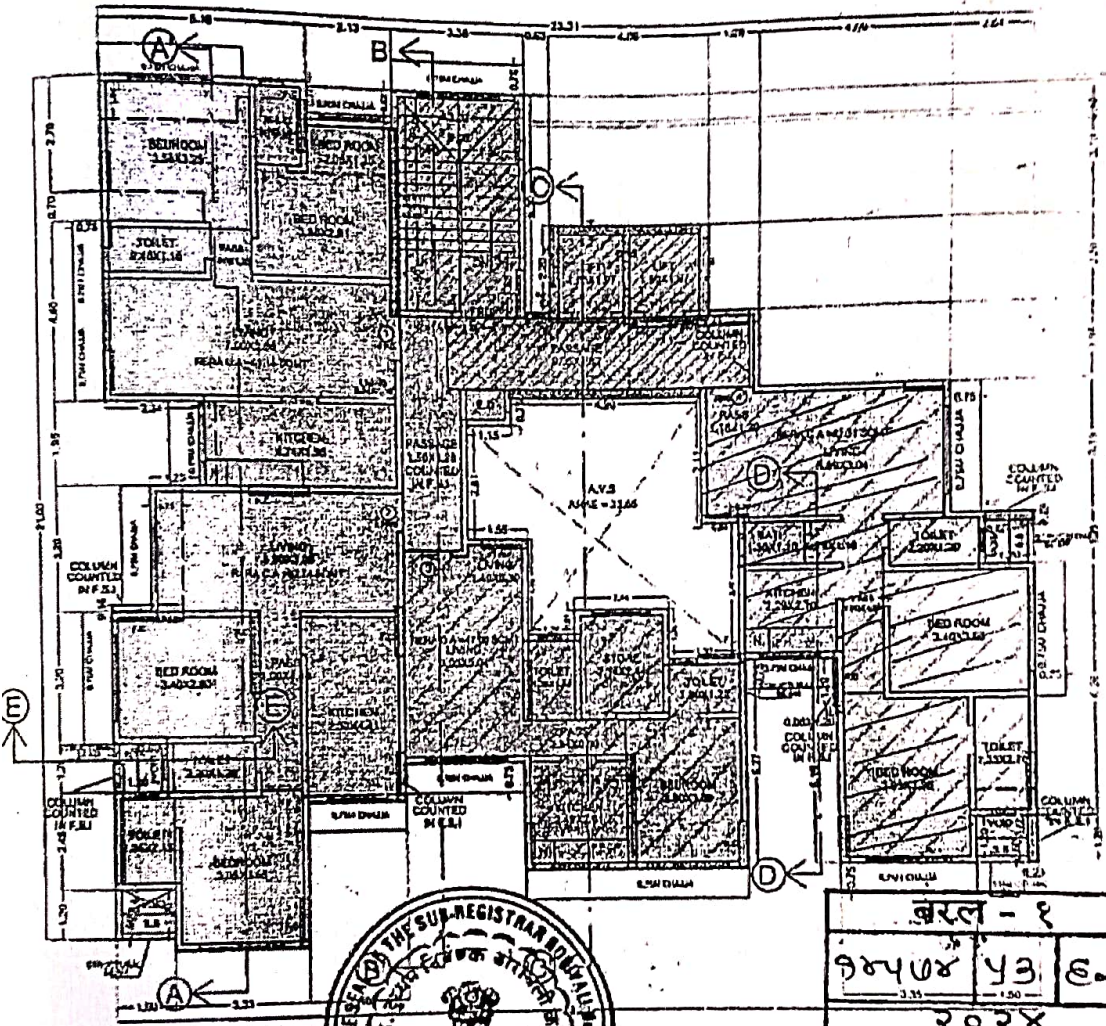
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२०२४		

CHE/WSII/0195/P/337(NEW)/FCC/5/Amend

Page 3 of 4 On 04-Jan-2020

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* असिस्टे



10TH FLOOR PLAN

SCALE: 1:100

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२०२०		

खरल - १		
१०५०४	५३	६२
२०२४		



ATCH PORTION NOW PROPOSED ON 10TH FLOOR
For M/S 'SUBHSHRI DEVELOPERS

[Signature]
Partner

[Signature]

[Signature]

[Signature]



18/10/2024

सूची क्र.2

दुय्यम निबंधक: सह.दु.नि. बोरीवली 1
 वस्त क्रमांक: 14574/2024
 मोंवणी:
 Rogn:63m

गावाचे नाव: मालाड

(1) विशेषाचा प्रकार करारनामा
 (2) मोबदला 10600000
 (3) बाजारभाव(भाडेगटयाच्या बाबतिसापट्टाभार आकारणी घेतो की पट्टेदार ते मगुद करावे) 10125457.68

(4) भू-मापन,पोटगिरसा व परतनांक (असल्यास)

1) पासिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन: इतर माहिती: सदनिका नं 1004,10 वा मजला,शुभशी अर्केड,जकेरिया रोड,मालाड पश्चिम,मुंबई 400064... मिळकतीचे क्षेत्रफळ 82.31 चौ मीटर देरा कार्पेट व्हणजेज 670.89 चौ फुट देरा कार्पेट आहे.. रावर मिळकत सीटीएस नं 163,163/1 ते 24,मीजे मालाड पश्चिम मध्ये आहे... सोबत एक फार पार्लिंग स्पेस आहे..((C.T.S. Number : 163, 163/1 ते 24 ;))

(5) क्षेत्रफळ

1) 88.58 चौ.मीटर

(6)आकारणी मिऱ्या जुडी घेण्यात असेल तेव्हा.

(7) वस्तऐवज करून घेणा-या/सिद्ध ठेवणा-या पक्षांमध्ये माप मिऱ्या विभागी म्यागालयाचा हुकुमनामा मिऱ्या आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-भारती शीनेश सुदिशा वय:-48; पत्ता:-प्लॉट नं: 1201, माळा नं: 12 वा मजला, इमारतीचे नाव: जहागीर टॉवर, ब्लॉक नं: मलबार हिल, मुंबई, रोड नं: सेटलवड लेन, नेपेनसी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AAAP01664J

(8)वस्तऐवज करून घेणा-या पक्षांमध्ये व मिऱ्या दिवाणी म्यागालयाचा हुकुमनामा मिऱ्या आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-राहुल अशोक फडतरे वय:-32; पत्ता:-प्लॉट नं: 07, माळा नं:-, इमारतीचे नाव: सत्कार सीएचएस सिमिटेड, ब्लॉक नं: मानाड पश्चिम, मुंबई, रोड नं: नितान रोड, पोलीस लाईन च्या जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-BNQPP5178G
 2): नाव:-अशोक नारायण फडतरे वय:-85; पत्ता:-प्लॉट नं: 07, माळा नं:-, इमारतीचे नाव: सत्कार सीएचएस सिमिटेड, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: नितान रोड, पोलीस लाईन च्या जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AFCPP1628L

(9) वस्तऐवज करून दिल्याचा दिनांक

17/10/2024

(10)वस्त मोंवणी केल्याचा दिनांक

17/10/2024

(11)अनुक्रमांक,खंड व पृष्ठ

14574/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

636000

(13)बाजारभावाप्रमाणे मोंवणी शुल्क

30000

(14)शेरा



मुल्यांमनासाठी 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 सकारणीकरण
 वस्तऐवज मोंवणीनंतर मिळकत पत्रिका/ फार नोंदवही अद्ययावत करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र ई-गेल द्वारे बृहन्मुंबई महानगरपालिकेत पाठविणेत आलेला आहे.
 आता हे वस्तऐवज 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 17/10/2024) toMunicipal Corporation of Greater Mumbai.

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

सह. दुय्यम निबंधक, बोरीवली क्र. १;
 मुंबई उपनगर जिल्हा.