

SBI- 2/24
 Sujeet Vohra
 17/12/2024 KPP
 Pre-Search

Ref.
 Shankaram Shet
 Check-mail

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at MUMBAI on this ___ day of DECEMBER, 2024.

BETWEEN:

1) MR. VELLUR GOPALARAGHAVAN KANNAN, aged about 68 years, PAN : AAOPK4265F, Indian Inhabitants, having address at Flat No. 802, Fili Villa, Op.. Horizon, Sadafulee Road, Balewadi, Pune-411045; hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) the Party of the First Part.

AND

1) MR. NAVEEN PRADEEP BHARTIYA, aged about 36 Years, PAN : AUXPB7396R, AND 2) MRS. BABITA PRADIPKUMAR BHARTIYA, aged about 56 Years, PAN : ABOPB7361C, both Indian Inhabitants, having address at Flat No. 202, Building No. 9 PARTH Co-op Housing Society Ltd, Millennium Park, Hari Om Nagar, Mulund (East), Mumbai-400081; hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) the Party of the Second Part.

14. The Transferor hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the Transferees.
15. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by Transferees alone.
16. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 1102, on 11th Floor, admeasuring 1012 Sq. Ft. (Carpet) area, in the Society known as **BRIGHTON TOWER Co-op Housing Society Ltd.**, (earmarked as Building 'T' on Plot No. 1 in the plans approved by the Municipal Corporation of Greater Mumbai) standing on the plot of land bearing C.T.S Nos. 62 to 68, 71, 72, 83, 84, 85A, 86 to 99, Village – **Mulund (East)**, lying, being and situated at **Hari Om Nagar, Mulund (East), Mumbai-400081**, within the limits of Mumbai Municipal Corporation and within the Registration District and Sub-District of Mumbai.

The aforesaid society is a registered society registered under the provisions of Maharashtra Co-operative Housing Societies Act 1960, having its **Registration No. MUM/WT/HSG/TC/10026/2010-2011 Dated 8th June, 2010.**

The construction of the building of the aforesaid year 2006 and it is Stilt plus 17 storey building having lift facility.

Annexure 'F'

Brigiston.

VALID UPTO 7 MAR 2005

Gen-115-1000-2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 4751 /BPES/AT

वदर - १४
9/4/9 1995
7 MAR 2005

COMMENCEMENT CERTIFICATE

TRUE COPY

For Karan & Sons Consultants Pvt Ltd

To: Shri Chaitany
Parekh C.A. & Co
owner

[Signature]
Director

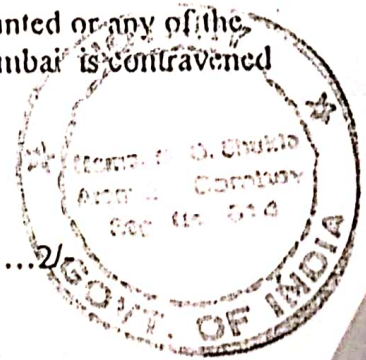
Sir,

With reference to your application No. 5784 dated 3/12/2003
for Development Permission and grant of Commencement Certificate under Section 45
and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out
development and building permission under section 346 of the Mumbai Municipal
Corporation Act, 1888 to erect a building in Building No. 1 on plot No. 1
C.T.S.No. 62 to 68 71 72 81 83 Divn/Village/Town Planning Scheme No. Mulund
85A 86 to 89 Ward 1
situated at Road/Street _____

1. The land vacated in consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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 even shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & 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 D. R. Kamble, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
The C.C. is valid upto 7 MAR 2005

C.C. upto shift

वदर - २४
२०४९ १९९५
२००६

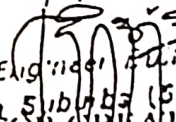
For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai.


08/03/2004
Assistant Engineer Building Proposal
Eastern Suburbs (S & T Wards)
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR

GE/ 4751 /BPES/AT

16 OCT 2004

Full C.C. as per approved plan dt. 21/1/2004.


Assistant Engineer Building Proposals
Eastern Suburbs (S & T Wards)
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



BRIGHTON

Dec. 17 2005 02:51PM PO1

PHONE : Panasonic TAD/FAX

PHONE NO. :

VALID UPTO 07 MAR 2005

301

Gen. No. - 1000 - 2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 4751 /BPES/AT

COMMENCEMENT CERTIFICATE

वदर - १४
१०५९ १२३
२००६

To, Shri Chaitany
Parcel C.A. 10
owner

Sir,

With reference to your application No. 5784 dated 3/12/2003

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 1 on plot No. 1 C.T.S. No. 624, 627, 72, 81, 82 Dist/Village/Town Planning Scheme No. Mumbai situated at Road/Street --- Ward ---

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

1. The land vacated in consequence of the endorsement of the set back 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 occupation permission has been granted.

3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.

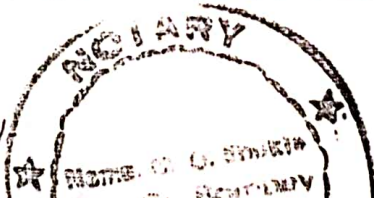
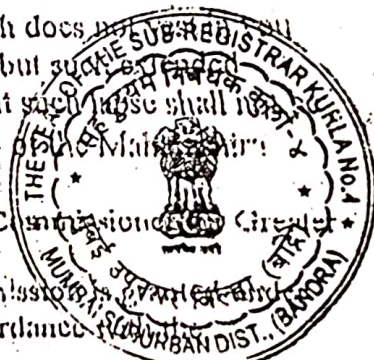
4. This permission does not entitle you to develop land which does not

5. This Commencement Certificate is renewable every year but such period shall be in no case exceed three years provided further that such any subsequent application for fresh permission under section 44 of the Regional & 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 conditions of the certificate.

(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



Gen-118

बदर-१४
१०५९
२००६

(c) The Municipal Commissioner for 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 even shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & 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.

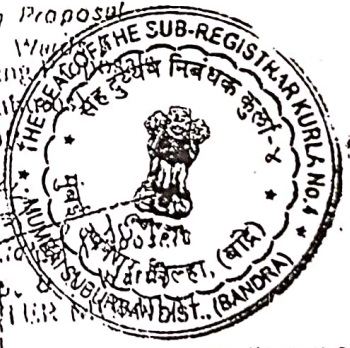
The Municipal Commissioner has appointed Shri- D. R. Kumbale Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto 31.12.2005

C.C. upto 31/12

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

(Signature)
06/03/2004
Assistant Engineer, Building Proposal
Eastern Suburbs (S & T Wards)
Executive Engineer, Building
(Eastern Suburbs)



2004.4751.187851/AT

16 OCT 2004

Full C.C. as per approved plan dt. 21/1/2004

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

2004.4751.187851/AT 2.6 MAY 2005

Full C.C. as per Amended Plans dated 21/5/2005

77 DEC 2005
C.C. upto 15/12/05
Building Approved on 12/12/05

(Signature)
Assistant Engineer Building Proposal
Eastern Suburbs (S & T Wards)

(Signature)
Sub-Registrar
Kurla (S & T Ward)



Share Certificate No. : 050

Members' Register No. : 0141

No. of Shares : 10

SHARE CERTIFICATE

BRIGHTON TOWER

Co-operative Housing Society Limited.

(Registration No. MUM/WT/HSG/TC/10026/2010-2011 dated 8th June, 2010)
CST No. 95/1, 2, 3 & 96/1, Hari Om Nagar, Mulund (East), MUMBAI - 400 081

970

This is to certify that

Shri/Smt./Ms. V. G. KAMMAN

is/are the Registered Holder of

.....
.....
.....
10 (Ten) fully paid up shares of Rupees Fifty each bearing distinctive
number from AC401 to AC410 both inclusive, in the Brighton Tower

Co-operative Housing Society Limited, issued and subject to the Byc-Laws of the Society.

Given under the common seal of the said Society at Mumbai this

Twenty day of July 2015.



Secretary
Management Committee

[Signature]

Secretary

P10



महाराष्ट्र शासन

नोंदणी प्रमाणपत्र

करल - २
६९६ २० ४३
२०२४

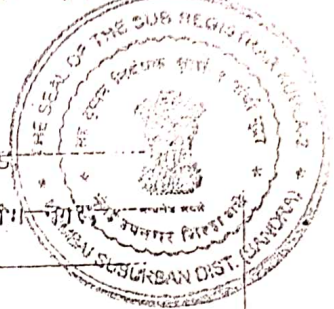
नोंदणी क्रमांक : एमयुसभ/डकन्वुटो/एचएसजी/द्विती/१००२६/२०१०-२०११ सन २०१०

या प्रमाणपत्राद्वारे प्रमाणित करतात की,

ब्रायडम टायर का - ऑपरेटिव्ह हा सिंग तोतायटो लिमिटेड,

प्लॉ. प्लॉ. एम. नं. एच/१, २, ३ आणि एच/१, ६ री जागिः

मुलुंड (पूर्व), मुंबई - ४०० ०८१.



ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदविण्यात आलेली आहे.

उपरोक्त अधिनियमाचे कलम १२(१) व महाराष्ट्र सहकारी संस्था नियम १९६१ चे नियम क्रमांक १०(१) अन्वये सदर संस्थेचे वर्गीकरण

"गृहनिर्माण संस्था"

असून उप-वर्गीकरण "भाडकर तह - भागदारा संस्था" आहे.



[हस्ताक्षर]

दिनांक : ०८/०६/२०१०

उपनिबंधक
सहकारी संस्था, टी विभाग
मुलुंड (प.)

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/4761/BPES/AT

4 FEB 2010

To,
M/s. Chaitanya Parakh & Ors,
Sohani House, Sun Plaza,
Hari Om Nagar,
Mulund (East),
Mumbai.

TRUE COPY
For Karani & Sons Consultants Pvt. Ltd.

करल - २		
६६	३२	६३

Director

Sub:- Full Occupation permission to building 'T' on plot bearing C.T.S. No.62 to 68, 71, 72, 83, 84, 85 A, 86 to 99 on sub plot No.1 of village Mulund, Mulund (E).

Gentleman,

The full occupation for the development of building No.'T' comprising of still (part) + Ground floor (part) shop + part floor on the double still as fitness centre / gymnasium & space for society office & recreation garden for children on podium + 1st to 17 upper floors on plot bearing C.T.S. No. 62 to 68, 71, 72, 83, 84, 85 A, 86 to 99 on sub plot No.1 of village Mulund, Mulund (E) completed under the supervision of Shri H.P. Karani, Licensed Architect, having Licence No. CA/83/7506 and Licensed Structural Engineer Shri N.J. Singh, having licence No.STR/S/136 may be occupied on the following conditions.

1. That certificate under sec. 270-A of the MMC Act shall be submitted, before applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance layout condition shall be complied with before asking the last building D.C.
3. That the balance IOD condition shall be complied with before asking the B.C.C.

A set of certified completion plans is returned herewith in token of approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

-sd-

Executive Engineer
(Building Proposals)(E.S.) - II

4 FEB 2010

Copy forwarded for information to Licensed Architect
Shri. H.P. Karani.

Executive Engineer
(Building Proposals)(E.S.)-II