

PANTNAGAR SETHU CO-OP HOUSING SOCIETY LTD.

REGD. No.: BOM / HSG / 7746 of 1981. DT 31/10/1981

Bldg. No. 101, Pantnagar Ghatkopar (East), Mumbai - 400 075.

SHARE CERTIFICATE

Sr. No. 063

Copy No. B

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/-

Member's Register No. 075

Wing- B Room No. 1203

Share Certificate No. 063

THIS IS TO CERTIFY That Shri / Smt. VIJAY HARI PRASAD BHATT

of is the registered holder of share 5 from No. 311 to 315 of Rupees 250/-

(Rs. In Words Two HUNDRED FIFTY ONLY) in THE PANTNAGAR SETHU CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such shares the sum of Rupees 250/-

has been paid. GIVEN under the Common Seal of The Society at this 01ST day of JAN: 2024



[Signature]
Chairman

[Signature]
Hon. Secretary

Member of the Committee

23925	करल - 2
23926	2

OP. H
d. NO
VHSC
6 of 8
AI-45

करल - १		
२५१७७	७	०२
२०२४		

AGREEMENT FOR SALE

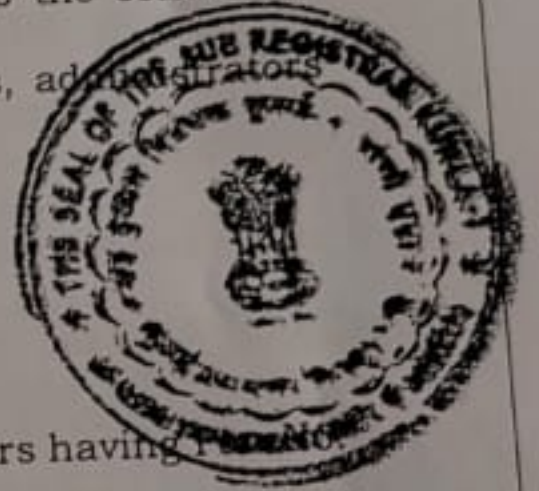
THIS AGREEMENT is made at Mumbai this ^{27th} ~~26th~~ day of December, 2024.

Between

MR. VIJAY HARIPRASAD BHATT aged 60 years, having Pan No.: **AAPPB3510M** an adult, Indian Inhabitant residing at Flat No.101/3057 Setu CHSL., Sant Dyaneshwar Road, Ghatkopar (East), Mumbai - 400 075. (Hereinafter referred to as the "Seller") (which expression shall unless it be repugnant to the context or meaning thereof mean and include his executors, administrators and assigns) of the **ONE PART**;

AND

1) **MR. SUNEEL MAHESH SHAH**, aged about 43 years having Pan No. **CELPS6310E** and 2) **MRS. SNEHA SUNEEL SHAH**, aged about 41 years having Pan No. **CELPS6308Q** both an adult, Indian Inhabitant residing at Flat No. 502, 2nd Floor, Shri Ram CHSL., Building No.105, Pantnagar, Ghatkopar (East), Mumbai - 400 075. (herein after referred to as "Purchasers") which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, successors and assigns) of the **SECOND PART**;



Sneha
Suneel
V. Bhatt

Seller	Purchasers	
<i>V. H. Bhatt</i>	<i>Suneel</i>	<i>Sneha</i>

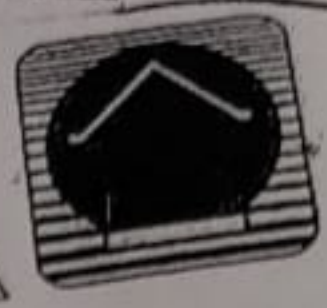
27979 28 82
2028

राष्ट्रीय गृहनिर्माण व क्षेत्रविकास प्राधिकरण

भारत गृहनिर्माण व क्षेत्रविकास प्राधिकरण
NATIONAL HOUSING AND
DEVELOPMENT AUTHORITY



महाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)
Full Occupation Certificate and Building Completion Certificate

No.MH/EE/(B.P.)/GM/MHADA-1/362/2022
Date- 10 AUG 2022

M/s. Gurukrupa Realcon Builders & Developers
A. to Pantnagar Sethu CHS Ltd, C-106,
Vashi Plaza, Sector-17, Vashi,
Mumbai-400703.



Sub:- Full Occupation Certificate and Building Completion Certificate for Proposed redevelopment of existing building.No-101 known as "Pantnagar Sethu CHS Ltd." of plot property for the property bearing C.T.S.No.184 (pt.), of Village Ghatkopar, at Pantnagar, Ghatkopar(E) Mumbai-400 075.

- Ref: 1. Zero FSI IOA issued u/No.MH/EE/(B.P.)/GM/MHADA - 01/362/2019 Dated - 22/08/2019.
2. Plinth C.C. issued u/No.MH/EE/(B.P.)/GM/MHADA - 01/362/2019 dated-08/11/2019.
3. Concessions approved by Hon'ble V.P.& CEO/MHADA - dated 02/12/2019 & 10/08/2020.
4. Amended approval u/No.MH/EE/BP/Cell/GM/MHADA - 1/362/2021 Dated-11/02/2021 & 31/03/2021
5. Full CC issued u/No.MH/EE/BP/GM/MHADA-1/362/2021 dated-29/10/2021.
6. Architect application for Full Occupation Certificate dated 22/06/2022

Applicants,

The full development work of building Consisting of two wings i.e. A & B consisting of Stilt for parking + Ground (pt) for utility services + stilt upper for fitness and society office + 1st to 16th upper floor for residential use on plot bearing

1/2

कलानगर, बांद्रा (पूर्व), मुंबई ४०००५९
१०००
२६४२२०५६

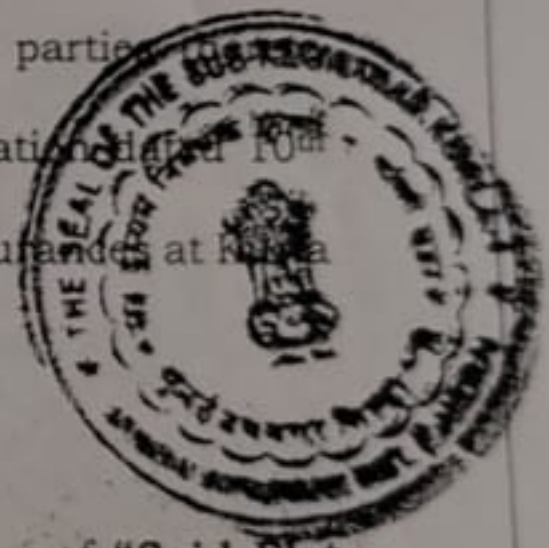
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 059
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

करल - १		
२५१५५	९	४२
२०२४	९	

Therefore Mr. Vijay Hariprasad Bhatt (Present Seller) is holding/ owner of Flat No. B-1203 admeasuring total area of 859 RERA sq. ft. carpet area on 12th Floor, in the society namely "Pantnagar Sethu Co-operative Housing Society" located at Pant Nagar Ghatkopar (East), Mumbai - 400 075. (Hereinafter referred to as the "Said Flat Premise").

WHEREAS the "Said Flat Premise" in the society namely, "Pantnagar Sethu Co-operative Housing Society Ltd." having Survey No.236A having CTS No.184 (pt.) located at Pant Nagar Ghatkopar (East), Mumbai - 400 075. (Hereinafter referred to as the "Said Society").

WHEREAS due to inadvertence in the monetary consideration amount between the present seller i.e. **Mr. Vijay Hariprasad Bhatt** and **Developer** whereas to rectify the said error parties signed, stamped and registered a Deed of Rectification on 10th May, 2022 registered before the Sub-registrar of Assurances at Kurla. Vide Document No. KRL3-8522-2022.



AND WHEREAS the "**Sellers**" being the sole owner of "**Said Flat Premise**" in the "**Said Society**" herein proposes and agrees to sell and the "**Purchaser**" have agreed to purchase from "**Sellers**" all their 100% right, title and interest, entitlement, benefits of the "Said Flat Premise" and the "Said Share" of the "Said Society" for a total consideration of **Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakh Only)** (Total Consideration).

Seller	Purchasers	
V-H Bhatt	<i>[Signature]</i>	<i>[Signature]</i>

1203	859	20
1203	859	20
1203	859	20

And whereas the parties wish to formally document the terms and conditions of the aforementioned agreement in the manner set forth below: -

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS THAT:

1. The "Seller" herein have agreed to sell to the "Purchasers" and the "Purchasers" have agreed to purchase the said Flat No.B-1203 admeasuring about 859 RERA sq. ft. carpet area on 12th Floor and more particularly described in the Schedule hereinafter written, along with all the liberties, privileges thereto and all the estate, possession, right, title, interest, entitlement, benefits and/or whatsoever of the "Seller" and the "Said Flat Premise" together with the permanent and absolute right to occupation in the "Said Flat Premise" alongwith all rights and interest of the "Seller" upon the "Said Flat Premise" and the "Shares" of the "Said Society" for a total consideration of **Rs. 1,70,00,000/-** (Rupees One Crore Seventy Lakh Only)



2. The said consideration of **Rs. 1,70,00,000/-** (Rupees One Crore Seventy Lakh Only) is partly paid by the "Purchasers" to the "Seller" as under: -

Seller	Purchasers
✓	✓

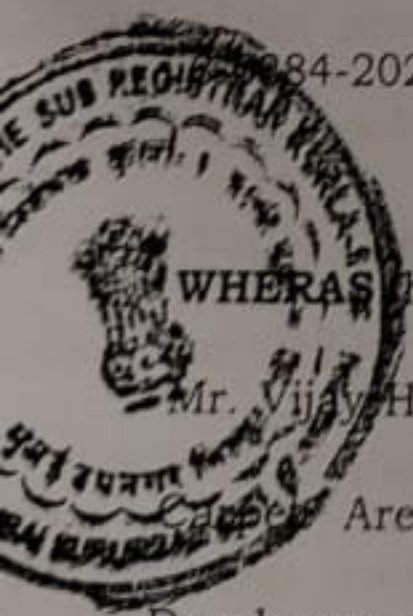
करल - १	
2/9/2021	602
2028	

WHEREAS: -

WHEREAS ORIGINALLY Mr. Vijay Hariprasad Bhatt was the owner of Flat No. 3057 admeasuring 220 sq. ft. carpet Area on 3rd Floor, in Building No.101, Pantnagar Sethu Co-operative Housing Society Ltd. located at Pantnagar, Ghatkopar (East), Mumbai - 400 075.

WHEREAS Building No.101 namely, Pantnagar Sethu Co-op. Hsg. Soc. Ltd. went under the scheme of Redevelopment with M/s Gurukrupa Realcon Builders and Developers and signed, admitted and executed a Development Agreement dated 23.01.2019 vide Document No.KRL1-984-2019.

WHEREAS pursuant to the Development Agreement, Permanent Alternate Accommodation Agreement dated 26th March, 2021 was executed between Pantnagar Sethu Co-operative Housing Society Ltd. (Society), Mr. Vijay Hariprasad Bhatt (Present Seller) and between M/s Gurukrupa Realcon Builders and Developers (Developer) which was duly signed, stamped and registered before the Sub-Registrar of Assurances at Kurla vide Document No. KRL-984-2021.



WHEREAS by the aforesaid Permanent Alternate Accommodation Mr. Vijay Hariprasad Bhatt was original allotted 632 RERA Sq. ft. Carpet Area (Free of Cost) as mentioned in the abovesaid Development Agreement whereas Mr. Vijay Hariprasad Bhatt purchased an additional 227 RERA sq. ft. carpet area from the Developer vide the aforesaid PAAA dated 26th March, 2021.

Seller	Purchasers	
X	[Signature]	[Signature]

13. The above mentioned details between the parties hereto shall form integral part of this instrument.

14. All disputes under this agreement are subject to the jurisdiction of court in Mumbai.

THE SCHEDULE ABOVE REFERRED TO:

All that piece & parcel of the land or ground at the Premises referred hereinabove Flat No. B-1203 admeasuring about 859 RERA sq. ft. Carpet area on the 12th Floor, Building No.101 "PANTNAGAR SETHU CO-OPERATIVE HOUSING SOCIETY LTD." situated at Survey No. 236A Pantnagar, Ghatkopar (East), Mumbai-400 075. Structure is G + 16 upper Floors constructed in year 2022 with 2 lifts having City Title Survey no. 184 (pt.) of the Village Ghatkopar, Taluka - Kurla and within the limits of Mumbai Suburban.



Seller	Purchasers	
V. B. Sath	<i>[Signature]</i>	<i>[Signature]</i>