

Receipt (Print)

516/2527

पावणी

Original/Duplicate

Tuesday, February 22, 2022

शीट नं. 30M

9:59 AM

Page: 30M

पावणी नं: 2528

दिनांक: 22/02/2022

पावणे नाव: अशुभी

उपस्थानाचा नमुनासं: बरनB-2527-2022

उपस्थानाचा प्रकार: कारागारमा

कारागारनाम: पावणी नगरपालिका

गिरणीची

₹. 30000.00

दण्ड हाताळणीची

₹. 1880.00

सुनावणी मंजूर: 84

एकूण:

₹. 31880.00

कारागारमा मूल दण्ड, कारागार दिव, सुधी-2 कारागार  
10:19 AM ह्या वेळीस दिलेला.

ड. रा. सुखम निवेदिता, कारागार  
मुंबई उपनगर जिल्हा.

दण्डाचा मूल्य: ₹. 4965483.68/-

कारागारमा ₹. 4965000/-

कारागारमा सुनावणी मूल्य: ₹. 248800/-

1) दण्डाचा प्रकार: DMC दण्ड: ₹. 1880/-

डीडी/उपस्थानाचा शीट नं: 2102202215912 दिनांक: 22/02/2022

दण्डाचे नाव व प्रमाण

2) दण्डाचा प्रकार: अकारागार दण्ड: ₹. 30000/-

डीडी/उपस्थानाचा शीट नं: MH0122440112021228 दिनांक: 22/02/2022

दण्डाचे नाव व प्रमाण

M. Y. Bhatt

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 22/02/2022



**AGREEMENT FOR SALE**

THIS AGREEMENT made at Mumbai, this 22 day of FEBRUARY in the year Two Thousand Twenty Two BETWEEN M/S. ROYAL'S REALTORS a partnership firm having its office at 11-3, Avani Apartment, Western Express Highway, Dahisar (East), Mumbai 400 068 hereinafter called "THE DEVELOPERS/ PROMOTERS" which expression shall unless it be repugnant to the context or meaning thereof include it executors, administrators and assigns) of the ONE PART.

AND

MRS. MONALI YATISH BHATT and MR. YATISH KANAK BHATT residing/having Address at Flat no. C-502, Raj Height, M. G. Road, Opp. Vera Masjid, Kandivalli West, Mumbai - 400 067, Hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or the meaning thereof include his/her/their heirs, executors and administrators) of the OTHER PART.

M. Y. Bhatt .

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*[Handwritten signature]*

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**WHEREAS:**

- a. One Mr. Algusingh was the owner of the property along with the structure more particularly described in the First Schedule written hereunder and he has acquired the said property under Indenture of Conveyance dated 16<sup>th</sup> September 1968 from the Original Owner for the consideration and upon the terms and conditions recorded therein and hereinafter referred to as "The Said Plot". The Indenture was duly registered with the sub-registrar of Assurance at Bombay bearing No. BOM/R/3641/68.
  - b. By an agreement for sale dated 14<sup>th</sup> November 1997, the said Algusingh agreed to sell the said property along with the structure to Shri Ratilal Karamshi Chhadva, the proprietor of " M/S Jivdani Developers and Builders" for the consideration and upon the terms and conditions recorded therein. The possession of the said property together with the structure was handed over to the said purchaser and the said Algusingh also granted a General Power of Attorney dated 14<sup>th</sup> November 1997 Shri Ratilal Karamshi Chhadva , giving him all rights in respect of the said property including selling the said property.
  - c. Under the said Power of Attorney, the said Ratilal Karamshi Chhadva, for himself (as a confirming party) and as a constituted attorney of the vendor, the said Algusingh, sold, conveyed and assigned all the rights, title and interest of the said Algusingh in respect of the said property together with the structure occupied by various tenants/members to the developers herein by executing a deed of Conveyance dated 2<sup>nd</sup> November 2007. Hereinafter referred as "The Said Property" and more particularly described in the " First Schedule "written hereunder. The said Deed of Conveyance dated 2<sup>nd</sup> November 2007 was duly registered with the Sub-registrar of Assurance bearing No. BDR-6-08799 - 2007.
- Subsequently, the parties to the said Indenture realized that in the said Indenture of conveyance dated 2<sup>nd</sup> November 2007 and in the Power of Attorney also dated 2<sup>nd</sup> November 2007, a mistake was done while describing the said property. Hence, by a Deed of Rectification dated 25<sup>th</sup> June 2010 duly registered with the Sub-registrar of Assurance at Borivalli



M. Y. Bhatt

*[Handwritten signature]*

*[Handwritten signature]*

of the Terrace flat and such terrace spaces are intended for the exclusive use of the respective Terrace Flat Purchaser/s. The said Terrace shall not be enclosed by the flat Purchaser/s till the permission in writing is obtained from the concerned Local Authority and the Developers or the Society or as the case may be.

51. PROVIDED always that if any dispute and/or difference arises between the Parties hereto during the subsistence of this Agreement or any renewals of the same or thereafter, in connection with the validity, interpretation, implementation or alleged material breach of any provision of this Agreement or regarding any question, the Parties hereto shall endeavour to settle such dispute amicably. In case the disputes are not settled, the disputes shall be referred to a Sole Arbitrator to be appointed as per the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time and if dispute is not amicably settled the joint shall be referred to the MAHAZERA.

52. This Agreement shall always be subject to the provision of the Maharashtra Ownership Flat Act, (Mah. Act No. XV of 1971) and the Rules made there under and The Real Estate (Regulation and Development) Act 2016.

IN WITNESS WHEREOF the parties hereto have set their hands and affixed their seals to this writing the day and the year herein before written.



**THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

All that piece and parcel of land bearing S. No 38 Hissa No. 3 Plot No. 2 and CTS No 113, 113/ 1 to 4, corresponding new CTS no. 113A and 113B admeasuring 753.30 sq. mtrs. or thereabouts less setback area of 378.00 sq. mtrs., i.e. 375.30 sq. mtrs net plot area together with the structure known as "VIJAY VILLA" lying being and situated at Village Akurli Taluka Borivali Mumbai Suburban District, situated Akurli, Ashok Nagar, Kandivali (East) Mumbai 400 101.

**THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

Flat No. 1001 on the 10<sup>th</sup> floor having total carpet area admeasuring 27.95 sq. mt. as per RERA, -- sq. mt. carpet area as per MOFA in the Free Sale Building to be known as "Shree Royal Height" under construction on the Free Sale

M. Y. Bhatt.

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Particulars described in the above Schedule hereinabove written  
 lying on All that piece and parcel of the property bearing S  
 No. 1133 No. 1 Plot No 2 and CTS No. 113, 113/ 1 to 4 corresponding new  
 CTS no. 113A and 113B admeasuring 753.30 sq. mtrs. or thereabouts less  
 setback area of 376.00 sq. mtrs., i.e. 375.30 sq. mtrs net plot area situated Akurli,  
 Ashok Nagar, Kandivali (East) Mumbai 400 101.

**Common Area and Facilities**

The Compound. Including all open space around the building, lobbies, stair  
 case, Gang way, Lift, Machine Room, Underground and over head Water tank,  
 Terrace, Pumps, Tanks and all other areas excluding the flat area of the  
 building.

SIGNED SEALED AND DELIVERED  
 by the within-named "DEVELOPERS"

**MS.ROYAL'S REALTORS**

PAN No. AAJFR5533Q

Through its Partner **Mitesh Ashok Lal**

in the presence of \_\_\_\_\_



*M. Ashok*



SIGNED SEALED AND DELIVERED by  
 the within-named "PURCHASER/S"

**MRS. MONALI YATISH BHATT**

Pan No. AGFPB4440G

Aadhar No. 7519 8132 2258



*M-Y Bhatt*

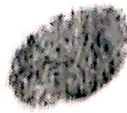


**TISH KANAK BHATT**

PAN No. DWPB6473B

Aadhar No. 2236 1646 9815

in presence of \_\_\_\_\_



*Tish...*



1. *Chel...*  
 2.



OC

**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/A-4943/BP(WS)/AR/OCC/1/New of 29 December 2023]**

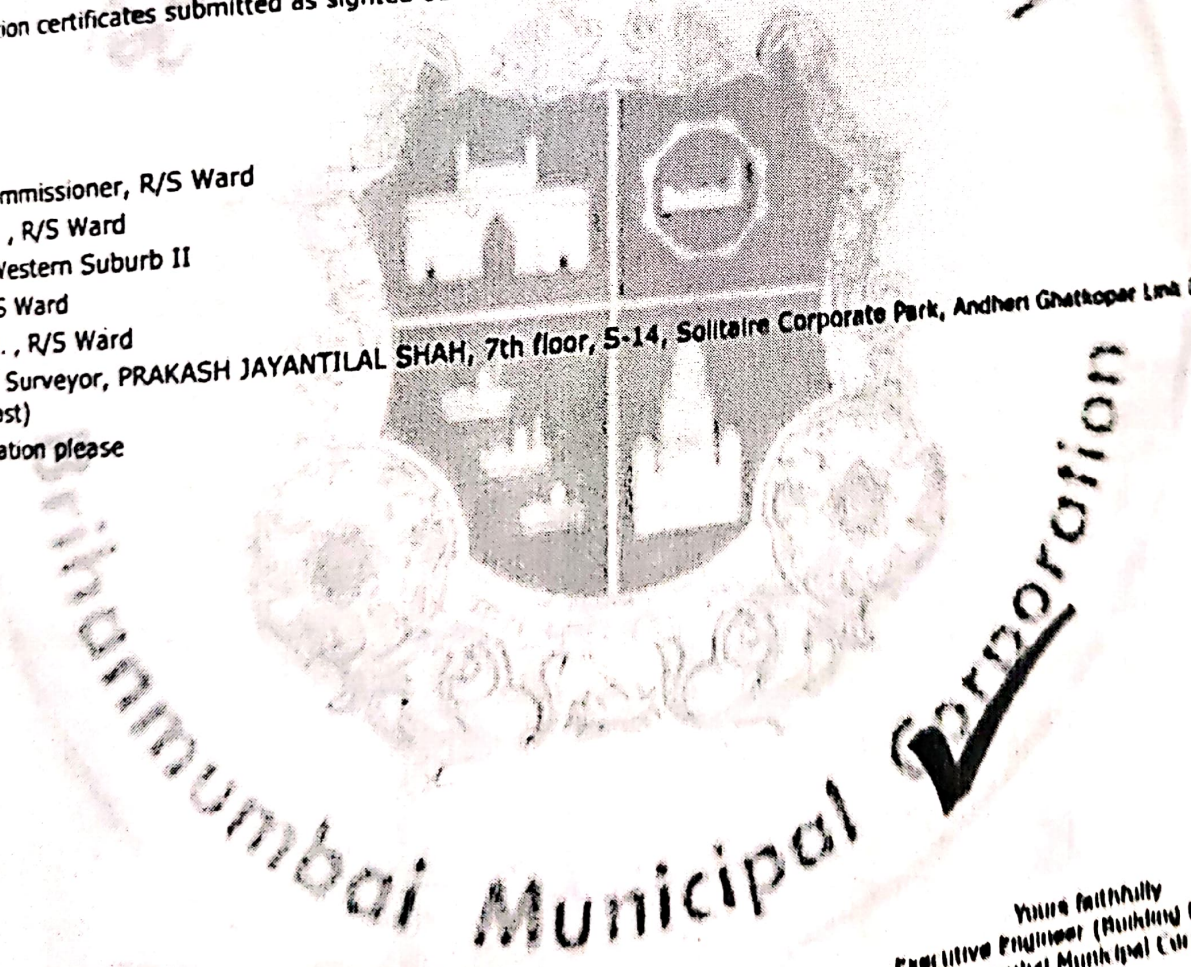
To,  
**M/S. ROYAL'S REALTORS**  
3-B, Avani Apartment, W.E.Highway, Dahisar East, Mumbai-400068..

Dear Applicant,

The Full development work of Residential building comprising of Stilt + 1st to 16 th + 17 th (at) upper residential floors on New CTS No. 113/A, on plot bearing CTS No. 113, 113/1 to 4 of village AKURLI-R/S at AKURLI ROAD, BANDIVALI (EAST), is completed under the supervision of Shri. **PRAKASH JAYANTILAL SHAH**, Licensed Surveyor, L.C. No. S/343/LB, Shri. **Bhat**, Structural Engineer, L.C. No. STR/B/51 and Shri. **Shallesh K. Upadhyay**, S/O supervisor, L.C. No. Sup/Grade 1:840022773 and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-4943/BP(WS)/AR-CFO/1/New dated 11 October 2023. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, R/S Ward
  2. A.A. & C., R/S Ward
  3. EE (V), Western Suburb II
  4. M.I., R/S Ward
  5. A.E.W.W., R/S Ward
  6. Licensed Surveyor, **PRAKASH JAYANTILAL SHAH**, 7th floor, S-14, Solitaire Corporate Park, Andheri Ghatkoper Link Road, Andheri (East)
- For information please



Yours faithfully  
**Executive Engineer (Building Division)**  
Brihanmumbai Municipal Corporation  
R/S Ward

Page 1 of 1 On 29 Dec 2023

CHE/A-4943/BP  
(WS)/AR/OCC/1



# ROYAL'S REALTORS

DEVELOPERS & CONTRACTORS

REGISTERED OFFICE : A-2/B-3, AVANI APARTMENT, NEAR NIRMAL APT. WESTERN EXPRESS HIGHWAY, DAKHAR (E) MUMBAI - 400 088  
Tel: (022) 28967277/28967213

Mail: info@rockwellbuildcon.com / rocklivein@gmail.com

Website: www.royalrealtors.com

To,  
MRS. MONALI YATISH BHATT,  
MR. YATISH KANAK BHATT  
Flat no. C-502, Raj Height,  
M. G. Road, Opp. Vora Masjid,  
Kandivali West, Mumbai - 400 067

Date: 01/01/2024

Possession

Sub: Possession of Flat No. 1001 admeasuring 27.95 square meters equivalent to 300 square feet (carpet area as per Act) on 10<sup>th</sup> floor, in the building known as "SHREE ROYAL HEIGHT" to be constructed on the plot of land bearing S. No. 38 HissaNo.1 Plot No. 2 and CTS No. 113, 113/ 1 to 4 situated at Village Akurli Taluka Borivali Mumbai Suburban District, situated at Ashok Nagar, Kandivali (East) Mumbai - 400 101.

Dear Sir,

This is to put on record and confirm by you.

That by an Agreement for sale dated 22/02/2022 executed between yourself and ourselves, you have agreed to purchase the above flat from us. That you have inspected and make yourself satisfied about the title, other relevant documents, plans, specification, etc. That you are satisfied about the workmanship of the said flat and building in general and that you have no complaint of whatsoever nature about the same.

That we are putting you in exclusive physical possession of the said flat and that you have received the keys of the said flat, today. That you will Operate to the Co-Operative Housing Society of this building and you will pay the necessary outgoings and Municipal Assessment Taxes from 25<sup>th</sup> August 2023.

Thanking You,

Yours Faithfully,  
For M/s. Royal's Realtors

B. L. Lal

Partner



I agree & confirm to all above

MRS. MONALI YATISH BHATT,

MR. YATISH KANAK BHATT