

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this ___ day of _____, 20 ____

BETWEEN

M/S. SAI GANESH PROPERTIES & HOLDINGS LLP, (PAN No. ADGFS7851L, GST No.27ADGFS7851L1ZE) a Limited Liability Partnership Firm, registered under the provisions of the Limited Liability Partnership Act, 2008 having its Office at Office No. 506, Rastojee Sangam, Opp. Vijay Sales, S. V. Road, Santacruz (West), Mumbai 400 054, through its Designated Partners, **MR. DEEPAK NAIK and MR. CHINMAY GERSAPPA**, 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 the designated partners or partner for the time being of the said LLP, the survivors or survivor of them and the heirs, executors, administrators of the last surviving designated partner and LLP's successors and assigns) of the **ONE PART.**

AND

MR. GANESH PRAKASH GURAV, MRS. DARSHANA GANESH GURAV and MRS. JAYASHRI PRAKASH GURAV, Indian Inhabitant/s residing at Room No. 12, BLDG No. 13, Shastri Nagar, linking Road Extension, Near 81 Bus Depo, Santacruz (West) Mumbai - 400 054. hereinafter called **"THE PURCHASER / ALLOTTEE"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (i) in case of individual/s, such individual/s, his/her/their respective heirs, executors, administrators and assigns; (ii) in case of a company, its successors and assigns; (iii) in case of a firm, the partner/s for the time being thereof, the survivor/s of them and the heirs, executors, administrators and permitted assigns of the last such survivor/s and his/her/their assigns) of the **OTHER PART**

[Signature] जयश्री गुरव

[Signature] Gurav

WHEREAS:

- A. By virtue of an Indenture dated 16th September, 1971 registered with the Office of the Sub-Registrar of Bombay under Serial No. BOM-R/4160 of 1971 on 29th December 1971, the **PARLASHRAY CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Society registered under the Co-operative Societies Act, 1960 registered under No. BOM/HSG/2829 year 1971 (hereinafter briefly referred to as "The Society") purchased and acquired and thus was absolutely seized and possessed of or otherwise well and sufficiently entitled to a plot of land or ground admeasuring about 654.16 sq. meters bearing Old Survey No. 140A, Hissa No. 35 A, and bearing Original Plot No. 521 of T.P.S - V of Vile Parle, situate lying being at Vile Parle (East), Village Vile Parle, Taluka Andheri, Mumbai Suburban District,;
- B. Upon the Revision in the Town Planning Scheme, the Society was allotted the Final Plot No. 520 of T.P.S. - V of Vile Parle, corresponding to CTS No. 1959 (Part) and CTS No. 1965 (part) of Village Vile Parle (East), Taluka Andheri of Mumbai Suburban District, admeasuring about 706.60 sq. meters in lieu of the Original Plot No. 521 mentioned in the Indenture dated 16th September, 1971 (hereinafter referred to as "the said Plot of Land");
- C. The Society thereafter in the year 1974, after obtaining the necessary sanctions and permissions, constructed a Building upon the said Plot of Land consisting of Ground + 3 Floors and having 12 residential flats, which were allotted to 12 members of the Society, all of which are presently occupied by the existing 12 members of the Society;
- D. In the manner aforesaid, the Society is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Plot of Land together with the building named "Parlashray Co-operative Housing Society" standing thereon situate lying being at Veer Makrand Ghanekar Road, Vile Parle (East), Mumbai - 400 057. The said Plot of land together with the said building are hereinafter collectively referred to as "the said Property" and more particularly described in the Schedule hereunder written;

[Handwritten signature]
A. PARLASHRAY
[Handwritten signature]

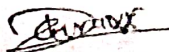
nature, extent and description of the common areas and facilities are more particularly described in the Third Schedule hereunder written. No separate consideration is charged for allotment of attached parking space, if any, of the nature and description mentioned herein above.

6. It is expressly agreed that the Building in which the Premises is agreed to be sold hereby is named / to be named **Parlashray Co-operative Housing Society** and except the Promoter and/or the Society, no body has any right to change the said name. The Purchaser therefore, shall neither change or seek to change name of the Building under any circumstances.
7. It is agreed that since the parking space/s will be an amenity attached to holding of a premises, no allottee shall be entitled to transfer / assign his/her rights to park vehicle therein independent of the premises held. The Transfer can take place only on transfer of the premises to which the same is attached as an amenity.
8. The total aggregate consideration amount for the premises including the benefit of the attached parking space/s and proportionate price of the common areas and facilities appurtenant to the Flat is thus **Rs.1,70,00,000/- (Rupees One Crore Seventy Lakhs Only)** out of which the Purchaser / Allottee has paid on or before execution of this agreement a sum of **Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)** as advance payment and hereby agrees to pay to the Promoters the balance consideration amount of **Rs.1,24,00,000/- (Rupees One Crore Twenty Four Lakhs Only)** in the following manner :-
 - i. **Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lakhs Only)**
On or Before 15th Feb – 2025.

The Promoter may however, at its absolute discretion, allow a rebate for early payments of installments payable by the Purchaser / Allottee by discounting such early payments @. 9% per annum for the period by which the respective installment has been propaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to a Purchaser / Allottee by the Promoter.

2/

५२५११५०२२५



SAI GANESH PROPERTIES
& HOLDINGS LLP
(PROMOTERS)

ADGF87851L

MR. GANESH PRAKASH GURAV
MRS. DARSHANA GANESH GURAV
MRS. JAYASHRI PRAKASH GURAV
(PURCHASER)

AHIPG8088M
ALPPG3612A
AXSPG5110G

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL that a plot of land or ground admeasuring about 654.15 Sq. Meters bearing Old Survey No. 140A, Hissa No. 35 A, and bearing Original Plot No. 521 of T.P.S – V of Vile Parle and upon the Revision in the Town Planning Scheme, on being allotted by Town Planning Authority the Final Plot No. 520 of T.P.S. – V of Vile Parle, corresponding to CTS No. 1959 (Part) and CTS No. 1965 (part) of Village Vile Parle (East), Taluka Andheri of Mumbai Suburban District, admeasuring about 706.60 sq. meters together with building Parlashray CHS Ltd., standing thereon situate lying and being at situate lying being at Vile Parle (East), Village Vile Parle, Taluka Andheri, Mumbai Suburban District.

THE SECOND SCHEDULE ABOVE REFERRED

All that residential / commercial premises being Flat No. 203 admeasuring carpet area of 650 Sq. Ft. (60.38 Sq. Mtrs) as defined under the Act, on the 2nd Floor of the building to be named /known as Parlashray Co-operative Housing Society being constructed on the land comprised in the property described in the First Schedule written herein above along with One (1) Parking space which premises is shown delineated by a red coloured boundary line on the layout Plan thereof at Annexure "VII" hereto.

THIRD SCHEDULE ABOVE REFERRED TO

The nature, extent and description of the common/limited restricted amenities, areas and common facilities are broadly:


1. The entire land on which the building is being constructed wherein the Flat agreed to be sold is situated.

[Handwritten signature]

५२१११५०३२ १८ *[Handwritten signature]*



2. The stair cases, lifts, staircase and lift lobbies, Fire escapes and common entrances and exits of the Building.
 3. The common terrace/s common storage spaces and open spaces comprised in the land.
 4. Lift well, lift machine room (if any).
 5. Installation of central services, such as electricity, water and sanitation, air conditioning and incinerating, system for water conservation and renewable energy.
 6. The water tanks, pumps, pump room, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
 7. Landing in front of stairs on the floor on which the particular Flat is located, as a mere access to the Flat but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of occupiers of the Flats on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all residents and their visitors.
 8. All other parts of the building necessary or convenient to its existence maintenance and safety, or normally in common use.
- The above information is indicative of the proposed development and is issued in good faith. Subject to the approval of the authorities or in the interest of the continuing improvement, the Promoters reserve the right to alter the layout, plans, specifications or features without prior notice or obligation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove written.

 जयजी ५०३२९



SIGNED SEALED AND DELIVERED)
By the within named "The Promoter"


Name	Sign	Photo	Ltr
M/S. SAI GANESH PROPERTIES & HOLDINGS LLP Through its Partner MR. CHHIMAY RAMDAS GENERAL			

In the presence of _____)





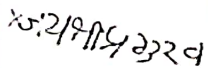

Witness :-

1. _____

2. _____

१२३४५ ५०३२९


SIGNED SEALED AND DELIVERED)
 by the within named "The Purchasers")

Name	Sign	Photo	Lht
MR. GANESH PRAKASH GURAV			
And			
MRS. DARSHANA GANESHA GURAV			
And			
MRS. JAYASHRI PRAKASH GURAV			

In the presence of)


Witness:-

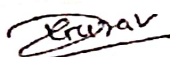
1.

(_____)

2.

(_____)

 ५२११५०३२९





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

[P-6700/2021/(520)/K/E Ward/FP/OCC/1/New of 08 October 2024]

To,
M/s. Sai Ganesh Properties & Holdings LLP
506, Sangam by Rustomjee, S.V. Road, Santacruz (West), Mumbai - 400 054.

Dear Applicant,

The Full development work of Residential building comprising of Proposed building comprising mechanized Pit Stack parking in stilt (Max. 6.00 m. BGL) + Society Office & Pump Room In Stilt +1st to + 7th upper floor residential use on plot bearing Fr. No. 529 of Tejpal Scheme IFS VILE PARLE No.V at Near Miran Subway is completed under the supervision of Snn. Amit P. Kanekar , Licensed Surveyor , Lic. No. K/443/LS , Shri. KAIVANT CHAMPAKLAL SHAH , Structural Engineer, Lic. No. STR/S/103 and Shri. Mr. SAYED AFTAB ALAM , Site supervisor, Lic.No. Sup/Grade I:840005982 and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. P-6700/2021/(520)/ /K/E Ward/FP/ CFO/1/Amend dated 07 October 2024 . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
 2. A.A. & C. , K/E Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/E Ward
 5. A.E.W.W. , K/E Ward
 6. Licensed Surveyor, Amit P. Kanekar, 501, Shree Swami Kripa, Tejpal Scheme Road No.3, Vile Parle(E), Mumbai-57
- For information please

Digitally signed by SHIVDAS KRISHNA CURAW
Date: 08 Oct 2024 20:58:27
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
K/E Ward

Handwritten signature and date: 08/10/2024



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
(Section 7(2))

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: PARLASHRAY**
CHSL Plot Bearing / GTS / Survey / Final Plot No. **F P NO. 520 OF VILE PARLE TPS -VI Andheri, Mumbai**
Suburban, 400057, registered with the regulatory authority vide project registration certificate bearing
No P51800033078 of

1. Sai Ganesh Properties And Holdings Llp having its registered office / principal place of business at **Tehsil**
Andheri, District Mumbai Suburban, Pin 400054.

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **31/07/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 02/04/2024
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vagari Pramanand Prabhu
(Secretary, MahaRERA)
Signature and seal of the Authorized Officer
Only 02/04/2024 11:53:55
Maharashtra Real Estate Regulatory Authority

Dr. अतिशय ११/०३/२४