

करल - २		
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G.N. Sanas *Sukirti*
Tamm. S.

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made at Mumbai, this ____ Day of _____ 2024 BETWEEN M/s. **ADHIKARI ENGINEERING PRIVATE LIMITED**, is incorporated under the Companies Act, 1956 (No.1 of 1956) on 2nd December 2009 and the Company is Private Limited and having its Administrative Office at 435, Avior, Nirmal Galaxy, Opp. Johnson Garden, L.B.S.Road, Mulund (W), Mumbai-400 080 represented through Director **Mr. SATISH SAVLARAM ADHIKARI**, Aged 54 Years, hereinafter called "**THE PROMOTER**" (Which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **ONE PART AND**

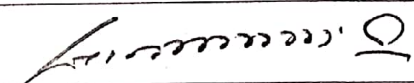
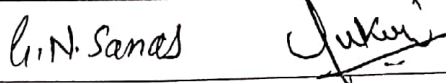
Mr. GANESH NAMDEV SANAS Age 40 And **Mrs. SUKIRTI GANESH SANAS** Age 34 Indian, inhabitant/s residing/doing Service/ Homemaker/ Business at 110, 25/29, **Bharat Nagar, Dr. A. B Road, V.P Stadium, Worli Lotus, Worli S.O, Mumbai, Maharashtra- 400018**, Hereinafter called "**THE ALLOTTEE/S**" (Which expression shall unless repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the **OTHER PART**

PROMOTER	FLAT PURCHASER/S
<i>Tamm. S.</i>	<i>G.N. Sanas</i> <i>Sukirti</i>

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as residential Flat as well as commercial units (offices and shops) in accordance with the Existing Building Approvals and future amendments thereto.

- EE.** The Promoter is entitled to provide to the Allottee/s herein under the terms of the Existing Building Approvals / Promoters' Entitlement.
- FF.** The Promoter has entered into a standard Agreement with an Architect **Mrs. Sheetal Nikhare of S.S. Associates** registered with the Council or Architects and such Agreement is as per the agreement described by the Council or Architects.
- GG.** The Promoter has appointed a structural Engineer **M/s. NEXUS PROJECT SOLUTIONS PVT. LTD.** for the preparation of the structural design and drawings of the buildings and the Promoter has accepted the professional supervision of the Architect and the Structural Engineer till the completion of the building / buildings.
- HH.** By virtue of the Conveyance deed dated 24/12/2014 the Promoter alone has the sole and exclusive right to this property and has sole and exclusive right to sell the Flat in the said building/s to be constructed by the Promoter on the said Property and to enter into Agreement/s with the Allottee/s of the Flat to receive the sale price in respect thereof.
- II.** As defined under Section 2(k) of the Real Estate (Regulatory and Development) Act, 2016 (hereinafter shall be referred as the "RERA"), "Carpet Area" means the net usable floor area of the Flat excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s /s, but includes the area covered by the internal partition walls of the said Flat .
- JJ.** Accordingly, the Promoters herein have allotted to the Allottee/s, a Residential Flat in Composite Building known as **Maharashtra Mandir (महाराष्ट्र मंदिर) bearing No. 1005 in "REHAB" Wing on 10th Floor (hereinafter referred to as the "Said Flat " admeasuring 250 Square Feet i.e 23.23 Square Meters RERA carpet area as defined by MAHARERA in the Building to be known as "Maharashtra Mandir (महाराष्ट्र मंदिर)"** which is more particularly stipulated in the **FIRST SCHEDULE** hereunder written and the said Flat is more particularly described in the **SECOND SCHEDULE** hereunder written, upon the term and conditions set out hereafter; The said Flat is marked and highlighted in Red Color on the tentative Floor Plan annexed hereto as an **Annexure "A"**.
- KK.** The Allottee/s demanded from the Promoter and the Promoter has given inspection to the Allottee/s of all the documents of title relating to the said Property and the approved Plans, Designs and specifications prepared by the Promoter's Architect **Mrs. Sheetal Nikhare of S.S. Associates** and of

PROMOTER	FLAT PURCHASER/S
	 G.N. Sanas

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SECOND SCHEDULE ABOVE REFERRED TO

All the Flat No. as detailed below in the building known as "MAHARASHTRA MANDIR (महाराष्ट्र मंदिर)" on the Land as detailed in the First Schedule hereinabove.

Name of Building :-	Maharashtra Mandir (महाराष्ट्र मंदिर)
Type	1RK (M.P)
Flat No.	1005
Wing	REHAB
Floor No.	10th Floor
RERA Carpet Area (Sq.ft.)	250
RERA Carpet Area (Sq.mts)	23.23



**THIRD SCHEDULE ABOVE REFERRED TO
(Common and Limited Common Areas)**

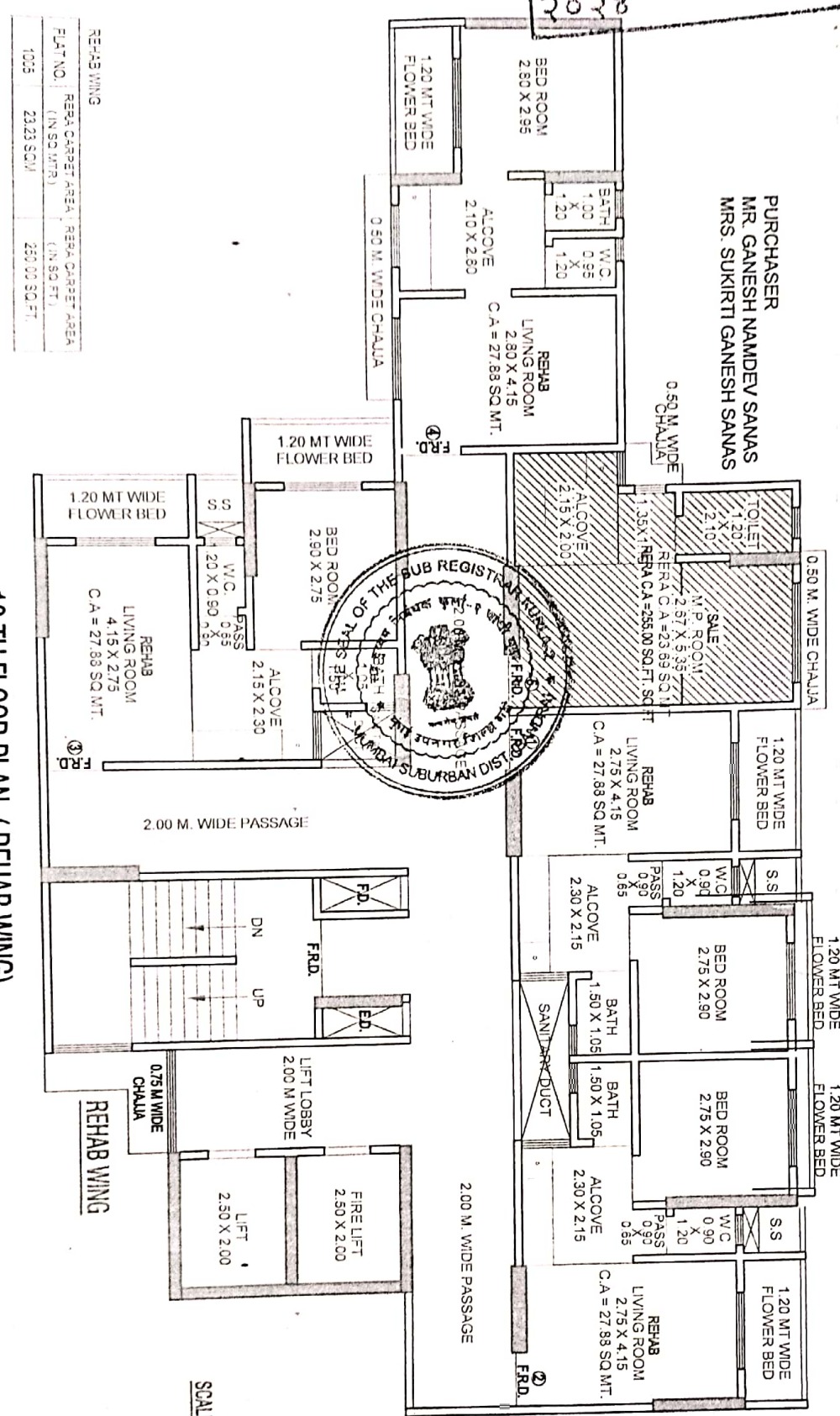
The extent and description of the "Common areas and facilities" and of the "Limited Common Areas and Facilities" shall be as under :

- (a) **Common Areas and Facilities :**
- (i) Staircase and main passage. Main Entrance Lobby and Foyer of the Building to the Flat Allotee/s of Flat / Shops.
 - (ii) Compound of the Building as per the plans approved by the appropriate Authority but excluding the car parking space in the compound irrevocably reserved and allotted/to be allotted to the respective Flat Allotee/s /s.
 - (iii) R.C.C. Underground and overhead Tanks.
 - (iv). Pump Room
 - (v). Lift , Lift room and lift well
 - (vi). Lights and Electrical fittings in staircase, entrance hall and compound
 - (vii). Meter cabling
 - (viii) Septic tank if any
 - (ix). Exterior plumbing fixture
 - (x). Fire fighting system
 - (xi) Intercom system.
- (b) **Limited Common Area and Facilities :**
- (i) Staircase landing and passage on each floor shall be for common use of only Flat Allotee/s on the particular floor.
 - (ii) Parking as may be exclusively and irrevocably allotted and reserved to any Flat Allotee/s for the limited use of such Flat Allotee/ s.

PROMOTER	FLAT PURCHASER/S
<i>[Signature]</i>	G.N. Sanas <i>[Signature]</i>

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PURCHASER
MR. GANESH NAMDEV SANAS
MRS. SUKIRTI GANESH SANAS



10 TH FLOOR PLAN (REHAB WING)

REHAB WING		
FLAT NO.	REHAB CORNER AREA REHAB CORNER AREA	(IN SQ. FT.)
1005	23.23 SQ.M.	250.00 SQ. FT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON
 PLOT BEARING CTS NO. 231 A (PART), 204, 234

[Handwritten Signature]

NAME OF BUILDING

MAHARASHTRA MANDIR

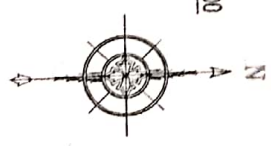
NAME & SIGN. OF OWNER

M/S ADHIKARI ENGINEERING PVT LTD



S.S. ASSOCIATES
 ARCHITECT AND INT. DESIGNER
 1103 11TH FLOOR ORAL SQUARE,
 ...

SCALE 1:100



[Handwritten Signature: B.N. Sanas]

[Handwritten Signature]

DEVELOPER COPY

Sr. No. 046

SLUM REHABILITATION AUTHORITY
Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

NO. S/PVT/128/20160531/AP

11 JAN 2019

To, M/s. Adhikari Engineering PVT. Ltd

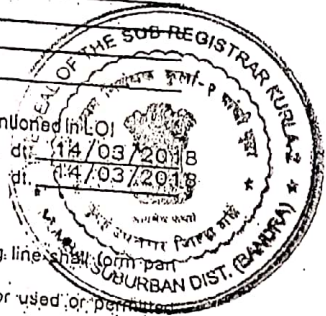
435, Avlor, L.B.S Road, opp
Johnson & Johnson, Mulund (W)
Mumbai- 400 080.

(Composite Building)		
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Sr.
With reference to your application No. 9086 dated 27/02/2017 for Development
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town
Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra
Regional and Town Planning Act, 1966 to erect a building on plot No.
C.T.S.No. 231A(pt), 234, 234(1 to 14), 23B, 235(1 to 6) 236, 236(1 to 7)
1331, 1331(1 to 10) of village Kanjur, Taluka Kurla

of village Kanjur T.P.S.No. ---
ward 'S' Ward Situated at Bhandup (W)
For Shree Ganpat Mali SRA CHS (Prop.)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
UR/No. SRA/ENB/2864/S/PVT/LOG
IDAU/No. S/PVT/128/20160531/AP



and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall not be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced 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 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed Shri. S.D. Mahajan
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority.
[Signature]
11.01.19
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

[Signature]
G.N. Sanas

[Signature]

920E8	CE 934
2028	

S/PVT/128/20160331/AP

3 SEP 2027

This C.C is re-authorized for part plinth C.C & part plinth C.C by regularizing along with regularization of Gr (pt) to 4th (pt) for rehab wing is granted with gr to 4th upper floor for sale wing & further C.C for 5th (pt) to 22nd (pt) upper floors including LMR & OHWT of rehab wing, by excluding portion marked as A-B-C-D-E-F at pg- 533 & RCC framework only for 5th to 8th upper floors of sale wing of composite building as per approved amended plans dated 10/01/2020.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



G.N. Sane

[Signature]

S/PVT/128/20160531/AP

This C.C is restricted for 19th (pt) to 22nd (pt) floor including LMA & OHWT of sale portion in Rehab wing and further extended for RCC framework only for 10th to 13th upper floors of sale wing of composite building as per approved amended plans dated 10/01/2020.

29 MAR 2022

करल - 2		
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2022		

Executive Engineer
Slum Rehabilitation Authority



This C.C is re-endorsed as per approved amended plans dated 06/06/2022.

S/PVT/128/20160531/AP

6 JUN 2022

Executive Engineer
Slum Rehabilitation Authority

This C.C is further extended for 19th (pt) floor of rehab wing and brickwork for 5th to 12th upper floor and RCC framework only for 14th to 19th upper floors of sale wing of composite building as per last amended plans dated 06/06/2022.

S/PVT/128/20160531/AP

22 JUN 2022

Executive Engineer
Slum Rehabilitation Authority

This C.C is further extended for 19th (pt) to 22nd upper floor including LMA & OHWT of rehab wing and further C.C for RCC framework only for 20th to 22nd upper floor including LMA & OHWT of sale wing of composite building as per approved amended plans dated 03/11/2022.

S/PVT/128/20160531/AP

21 NOV 2022

Executive Engineer
Slum Rehabilitation Authority

This C.C is further extended for excluded portion marked as A-B-C-D-E-F at page 1038 of rehab & sale portion from Gr(pt) + Stilt (pt) + 1st to 22nd upper floors of rehab wing of Composite building as per last approved plans dated 03/11/2022.

S/PVT/128/20160531/AP

17 FEB 2023

Executive Engineer
Slum Rehabilitation Authority

C. N. Sanas

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गावाचे नाव : कांजुर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4228000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3378936.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1005, माळा नं: 10 वा मजला, रेहाब-विंग, इमारतीचे नाव: महाराष्ट्र मंदिर, ब्लॉक नं: समर्थ नगर रोड, रोड : भाडूप पश्चिम मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 250 चौ.फूट कार्पेट... ((C.T.S. Number : 231A (PART), 234, 234 (1 TO 14), 235, 235 (1 TO 6) 236, 236 (1 TO 7), 1331, 1331 (1 TO 10). ;))
(5) क्षेत्रफळ	1) 25.55 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- अधिकारी इंजीनियरिंग प्रा.लि चे संचालक सतीश सावळाराम अधिकारी तर्फे संगीता आनंद शिंदे वय:-43, पत्ता:-प्लॉट नं: ऑफिस नं. 435, माळा नं: -, इमारतीचे नाव: एन्हीऑर निर्मल गॅलेक्सी, ब्लॉक नं: जॉन्सन गार्डन समोर, रोड नं: एल.बी.एस. रोड, मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAICA0684P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश नामदेव सणस वय:-40; पत्ता:-प्लॉट नं: 110,25/29, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भारत नगर, डॉ. ए. बी रोड, वी. पी स्टेडियम, रोड नं: वरळी लोटस, वरळी, महाराष्ट्र, MUMBAI. पिन कोड:-400018 पॅन नं:-BJCPS2128H 2): नाव:-सुकीर्ती गणेश सणस वय:-34; पत्ता:-प्लॉट नं: 110,25/29, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भारत नगर, डॉ. ए. बी रोड, वी. पी स्टेडियम, रोड नं: वरळी लोटस, वरळी, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-BGCPK3095E
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13064/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	253700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी 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 सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज 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 19/06/2024) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला -2
मुंबई उपनगर जिल्हा