

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli, Taluka Kalyan, District Thane, on this 29<sup>th</sup> day of January 2025.

### BY AND BETWEEN

M/S. VENUS NIRVANA LLP, a Limited Liability Partnership Firm duly incorporated and registered under the provisions of Limited Liability Partnership Act, 2008, vide Certificate of Incorporation dated 7<sup>th</sup> August 2020 bearing LLP Identification number - AAT-2554 issued by the Registrar of Companies, also bearing PAN - AATFV1280A, having its registered office at "606, Runwal R-Square, LBS Marg, Mulund West, Mumbai - 400 080", through its Designated Partner MR. SANJAY RAMNARAYAN SINGH Age- 53 Years, Indian Inhabitant, hereinafter called and referred to as "PROMOTERS" (which expression shall unless it be repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, be deemed to mean and include all its existing partners, incoming partners, surviving partners, their respective heirs, executors, administrators, successors-in-title, nominees and assigns) OF THE ONE PART;

### AND

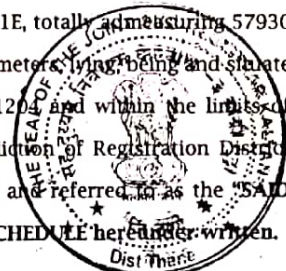
- 1) MR. PRAMOD KUMAR MISHRA, Age - 38 years, Indian Inhabitant, PAN - BAOPM7628D,
- 2) MRS. PREETAM PRAMOD MISHRA, Age - 36 years, Indian Inhabitant, PAN - BKMPP5314H, both having address at Room No 4, Suleman Chawl, Govind Nagar, Near Panchavati Building, Mumbai, 400 097, hereinafter called and referred to as the "PURCHASER/S" (which expression unless excluded by or repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, shall mean and include his/her/their respective heirs, executors, administrators, successors and assigns) OF THE OTHER PART.

### WHEREAS:

#### A. DESCRIPTION OF THE PROPERTIES:

- A1. All those pieces and parcels of freehold lands bearing SURVEY NO. 48, HISSA NOS. 2, 3, 4A, 4B (Pt), 4C (pt), 8, SURVEY NO. 49, HISSA NOS. 1, 2(pt), SURVEY NO. 50 (pt), SURVEY NO. 51, HISSA NOS. 4(pt), 5, 6, SURVEY NO. 233 HISSA NOS. 1B(pt), 1C, 1E, totally admeasuring 57930 square meters out of which an area admeasuring 38648 square meters lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as the "SAID PROPERTIES" and more particularly described in the FIRST SCHEDULE hereunder written.
- A2. All those pieces and parcels of freehold lands bearing (i) Survey no. 50, admeasuring 3670 square meters, (ii) Survey no. 233, Hissa No. 1B, admeasuring 7200 square meters, (iii) Survey no. 48, Hissa no. 8, admeasuring 1290 square meters, (iv) Survey no. 49, Hissa no. 2, admeasuring 3710 square meters, (v) Survey No. 233, Hissa no. 1C, admeasuring 3360 square meters out of total area admeasuring 7410 square meters, (vi) Survey No. 48, Hissa no. 4A, admeasuring 5980 square meters out of total area admeasuring 7480 square meters, (vii) Survey No. 48, Hissa no. 4B, admeasuring 5970 square meters, (viii) Survey No. 48, Hissa no. 1,

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of the said Project as may be amended or revised and approved from time to time shall supersede the presently sanctioned building plans. Provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Said Flat of the Purchaser/s except any alteration or addition required by any Government Authorities or due to change in law.

- E2 The Promoters have further made it clear that the Promoter shall avail the benefits of additional FSI, Premium FSI, Ancillary FSI and/or Transferable Development Rights (TDR) as may be permissible in respect of the Said Properties and shall obtain revised sanction and approval on building plans and Building Construction Permission, and shall construct additional constructed area in accordance with such plans, designs, drawings and permissions, without in any manner prejudicially affecting the area and dimension of the existing residential flats, shops, offices, etc.
- E3 The Promoters have further made it clear and also brought to the knowledge and understanding of the Purchaser/s that the Promoters shall provide the Podium amenities and Club House amenities only upon completion of construction work of all the buildings as are approved and sanctioned by the Kalyan Dombivli Municipal Corporation under Building Construction Permission bearing no. KDMC/TPD/BP/27Village/2023-24/10/349 dated 08/02/2024, without in any manner prejudicially affecting the rights and interests of the Purchaser/s.

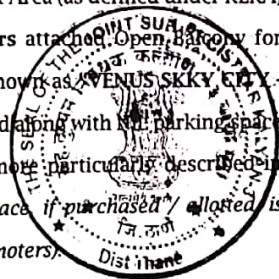
F. **ARCHITECT AND STRUCTURAL CONSULTANT:**

The Promoters have entered into a standard agreement with its Certified Architect, viz. **M/s. Sthapatya Nirman, through Architect Mr. Shirish Nachane** (hereinafter referred to as "The Architect"), who is registered with the Council of Architects, and the Promoters have also appointed a Structural Engineer **M/s. JW Consultant, through Mr. Achyut Watve** (hereinafter referred to as "The RCC Consultant") for the preparation of the structural designs and drawings of the said new building.

G. **PREMISES DETAILS:**

- G1 The Purchaser/s has/have applied to the Promoters for allotment of Residential Flat bearing No. 1509, on the 15<sup>th</sup> Floor, admeasuring 28.60 Sq. Meters Carpet Area (as defined under RERA) + 5.29 Sq. Meters Enclosed Balcony along with 2.81 Sq. Meters attached Open Balcony for exclusive use, in the said project building being BUILDING-C known as VENUS SKKY CITY-VIVANTA" and as shown in the floor plan thereof hereto annexed along with car parking space (hereinafter called and referred to as the "SAID FLAT") and more particularly described in EIGHTH SCHEDULE hereunder written (Present Car Parking Space, if purchased/ allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters).
- G2 The Promoters have agreed to allot, sell and transfer the Said Flat for the lumpsum Consideration of Rs. 33,86,105/- (Rupees Thirty Three Lakhs Eighty Six Thousand One Hundred Five only) subject to charges as mentioned in the payment schedule. Relying upon

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*P. Mishra*

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**FOURTH SCHEDULE****(SAID LAND - C)**

All that piece and parcel of freehold land bearing Survey no. 51, Hissa No. 4, admeasuring 1300 square meters out of total area admeasuring 6500 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

**FIFTH SCHEDULE****(SAID LAND - D)**

All that piece and parcel of freehold land bearing Survey no. 48, Hissa No. 3, admeasuring 1670 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

**SIXTH SCHEDULE****(SAID LAND - E)**

All that piece and parcel of freehold land bearing Survey no. 49, Hissa No. 1, admeasuring 1120 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

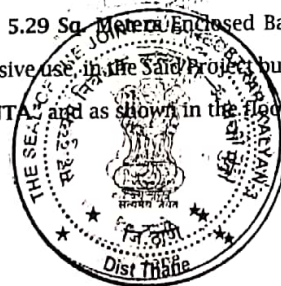
**SEVENTH SCHEDULE****(SAID LAND - F)**

All that piece and parcel of freehold land bearing Survey no. 48, Hissa No. 4A, admeasuring 150 square meters out of total area admeasuring 7480 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

**EIGHTH SCHEDULE****(SAID FLAT / SHOP / OFFICE)**

All that piece and parcel of Residential Flat bearing No. 1509, on the 15<sup>th</sup> Floor, admeasuring 28.60 Sq. Meters Carpet Area (as defined under RERA) + 5.29 Sq. Meters Enclosed Balcony along with 2.81 Sq. Meters attached Open Balcony for exclusive use, in the said Project building being BUILDING - C known as "VENUS SKKY CITY - VIVANTA" and as shown in the floor plan thereof hereto annexed along with NIL parking space.

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*[Handwritten Signature]*

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**कल्याण डोंबिवली महानगरपालिका, कल्याण**  
नगररचना विभाग



S.M.C. T.P. & P. 27 Village, 2023-24/10/349  
Dt 08/02/2024.

आ.क्र.कडोंमपा/नरवि/बाण/२७गावे/२०२३-२४/१०, दि. ०२/०९/२०२३  
रोजीची बांधकाम परवानगी.  
२) वास्तुशिल्पकार यांचा दि. १९/१२/२०२३ रोजीचा प्रस्ताव.

महापंच प्रवेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.मा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार गीजे भोपर, स.नं. ४८, डि.नं. १, २, ३, ४अ, ४ब (५), ४क(५), ८, स.नं. ४९, डि.नं. १, २(५), स.नं. ५०(५), स.नं. ५१, डि.नं. ४(५), ५, ६, स.नं. २३३, डि.नं. १अ (५), १क, १ई (Phase - III) मध्ये ७/१२ उताऱ्यानुसार ५७९३०.०० चौ.मी. क्षेत्रातील कुळमुखत्यार पत्रानुसार ५२४२०.०० चौ.मी. क्षेत्र प्राप्त होत असून त्यापैकी Phase-III क्षेत्राच्या भूखंडावर समावेशक आरक्षणध्या घर्तीवर कधीता विचारत घेतलेल्या ३८६४८.०० चौ.मी. क्षेत्राच्या भूखंडावर समावेशक आरक्षणध्या घर्तीवर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच UDCPR मधील नियम क्र. ११.२ नुसार आरक्षण क्र. G-30 'उद्यान' या आरक्षणध्या क्षेत्र ७०:३० या प्रमाणात विचारत घेऊन तसेच ३०.०० मी. रुंद रस्त्याखालील बाधीत क्षेत्र विकास हक्क स्वरुपात विचारत घेऊन एकूण ४५४३६.८१ चौ.मी. बांधकाम क्षेत्रास संदर्भ क्र १ अन्वये बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती.

सद्यस्थितीत इमारतीच्या संरचनेत बदल करून तसेच अनुसूच्य होणाऱ्या उर्वरित Ancillary FSI चा विचार करून १६४१०.०९ चौ.मी. बाधीत बांधकाम क्षेत्रास एकूण ६१८४६.९० चौ.मी. बांधकाम क्षेत्राचा विकास करण्यास सुधारित बांधकाम परवानगी मिळणेकामी केलेल्या दि. १९/१२/२०२३ रोजीच्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून सुधारित बांधकाम परवानगी देण्यात येत आहे.

**बांधकामाचा तपशील :-**

| इमारत   | मजले   | क्षेत्र (चौ.मी.) |
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| इमारत A | लोनर ग्राऊंड + स्विच + पहिला मजला (पोडीयम) + दुसरा मजला व तिसरा मजला (म्हाडाकरीता)               | १३३.७३           |
| इमारत B | लोनर ग्राऊंड + स्विच + पहिला मजला (पोडीयम) + दुसरा मजला (रहिवास)                                 | १२८३.९२          |
| इमारत C | लोनर ग्राऊंड + स्विच (५), तळ (५) + पहिला मजला (पोडीयम) + दुसरा मजला + तिसरा मजला (म्हाडाकरीता) + | २०३००.२५         |

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| इमारत D  | चौथा मजला ते तिस मजले रहिवास + वाणिज्य)<br>लोनर ग्राऊंड + स्विच (५), तळ (५) + पहिला मजला (पोडीयम) + दुसरा मजला (म्हाडाकरीता) (रहिवास + वाणिज्य) | ५८६.३६   |
| इमारत E  | लोनर ग्राऊंड + स्विच (५), तळ (५) + पहिला मजला (पोडीयम) + दुसरा मजला व तिसरा मजला (म्हाडाकरीता) (रहिवास + वाणिज्य)                               | ५४८.८७   |
| इमारत F  | लोनर ग्राऊंड + स्विच (५), तळ (५) + पहिला मजला (पोडीयम) + दुसरा मजला (म्हाडाकरीता) तिसरा मजला ते चौथे मजले रहिवास + वाणिज्य)                     | २१७७६.२६ |
| इमारत G  | लोनर ग्राऊंड + स्विच (५), तळ (५) + पहिला मजला (पोडीयम) + दुसरा मजला (म्हाडाकरीता) तिसरा मजला ते चौथे मजले रहिवास + वाणिज्य)                     | १४५३८.८० |
| क्लब हाऊस  | तळमजला + दोन मजले + तिसरा मजला (५)  | १३११.९०  |
| Amenity Space कम्युनिटी हॉल                                  | तळमजला + तीन मजले   | १३६६.८१  |
| एकूण बांधकाम क्षेत्र (म्हाडाचे ५७७०.१३ चौ.मी. क्षेत्र वगळून) |   | ६१८४६.९० |

**अटी व शर्ती :-**

- एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्येक जागेवर बांधकाम सुरू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बांधकाम करणेबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बांधकाम करणेबाबतचे प्रमाणपत्र घ्यावे.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- UDCPR मधील Appendix-F नुसार वाढेपिंत व जोत्याचे बांधकाम हाल्यांतरत वास्तुशिल्पकारांचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.



अधिनियम १९६६ चे कलम ४४ तसेच म.मा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार गीजे भोपर, स.नं. ४८, डि.नं. १, २, ३, ४अ, ४ब (५), ४क(५), ८, स.नं. ४९, डि.नं. १, २(५), स.नं. ५०(५), स.नं. ५१, डि.नं. ४(५), ५, ६, स.नं. २३३, डि.नं. १अ (५), १क, १ई (Phase - III) मध्ये ७/१२ उताऱ्यानुसार ५७९३०.०० चौ.मी. क्षेत्रातील कुळमुखत्यार पत्रानुसार ५२४२०.०० चौ.मी. क्षेत्र प्राप्त होत असून त्यापैकी Phase-III क्षेत्राच्या भूखंडावर समावेशक आरक्षणध्या घर्तीवर कधीता विचारत घेतलेल्या ३८६४८.०० चौ.मी. क्षेत्राच्या भूखंडावर समावेशक आरक्षणध्या घर्तीवर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच UDCPR मधील नियम क्र. ११.२ नुसार आरक्षण क्र. G-30 'उद्यान' या आरक्षणध्या क्षेत्र ७०:३० या प्रमाणात विचारत घेऊन तसेच ३०.०० मी. रुंद रस्त्याखालील बाधीत क्षेत्र विकास हक्क स्वरुपात विचारत घेऊन एकूण ४५४३६.८१ चौ.मी. बांधकाम क्षेत्रास संदर्भ क्र १ अन्वये बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती.

सद्यस्थितीत इमारतीच्या संरचनेत बदल करून तसेच अनुसूच्य होणाऱ्या उर्वरित Ancillary FSI चा विचार करून १६४१०.०९ चौ.मी. बाधीत बांधकाम क्षेत्रास एकूण ६१८४६.९० चौ.मी. बांधकाम क्षेत्राचा विकास करण्यास सुधारित बांधकाम परवानगी मिळणेकामी केलेल्या दि. १९/१२/२०२३ रोजीच्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून सुधारित बांधकाम परवानगी देण्यात येत आहे.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number PS1700055371

Project VENUS SKRY CITY VIVANTA BLDG C . Plot Bearing / CTS / Survey / Final Plot No S.No.48, H.No. 1, 2, 3, 4A, 4B(pt), 4C(pt), 8, S.No. 49, H.No. 1, 2(pt), S.No. 50(pt), S.No. 51, H.No. 4(pt), 5, 6, S.No. 133, 1B(pt), 1C, 1E of Bhoper, Kalyan, Thane, 421204.

1. Venus Nirvana LLP having its registered office / principal place of business at Tahsil: Kuria, District: Mumbai Suburban, Pin: 400091.

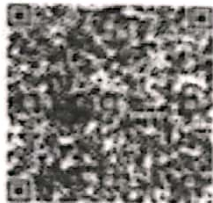
2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Right of Interest and Disclosure on Website) Rules, 2017;
- The promoter shall deposit security amount of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (c) of clause (b) of sub-section (2) of section 4 read with Rule 5.
 

OR

That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottee 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 for a period commencing from 22/03/2024 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
- 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.

3. 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.



|               |      |
|---------------|------|
| Kalyan - 3    |      |
| Reg. No. 9003 | 2024 |
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Signature valid  
Digitally Signed by  
Dr. Vignesh Ramaraj Prabh  
(Secretary, MahaRERA)  
Date 23-03-2024 09:26:41

Date: 22/03/2024  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



