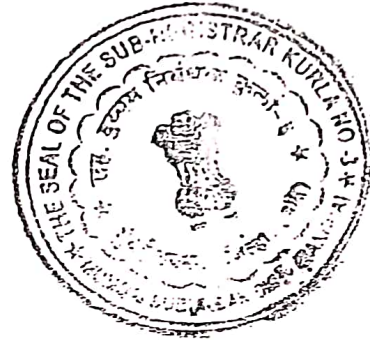


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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this 23rd day of Dec. 2020 Thousand and Twenty;

BETWEEN

ATMOSPHERE REALTY PRIVATE LIMITED, a company incorporated and registered under the Companies Act 1956 and having its registered office at 808, Krushal Commercial Complex, above Shopper's Stop, G. M. Road, Chembur (West), Mumbai 400089, hereinafter referred to as "Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, nominees and permitted assigns) of the **ONE PART;**

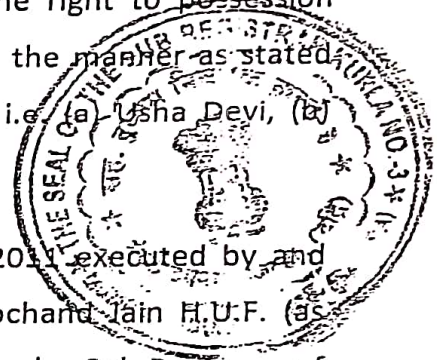
AND

Mr. Rajgopal Arun Tendulkar and Mrs. Minal Arun Tendulkar, Individual/s having their address / residing at A/302, Marigold, Siddheshwar Gardens, Dhokali, Thane(W)-400607, hereinafter referred to as "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators and permitted assigns/ in case of sole proprietary concern, the proprietor for the time being of the said proprietary concern, his or her heirs, executors, administrators and permitted assigns/

Sahakarl Society Limited (earlier known as Wadibunde Sahakarl Society Limited) ("the said Society"), for the consideration and in the manner as stated therein.

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B. Carnachunder Kamgar		
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(ii) By and under Indenture of Conveyance dated 29th September 2011 executed by and between (a) Jadavibai Jain (wife of Ghewarchand Jain), (b) Kishore Kumar Ghewarchand Jain; (b) Madanlal Ghewarchand Jain (all through their constituted Attorney Mr. Amrutlal Jain) and (c) Amrutlal Ghewarchand Jain (collectively, "the Ghewarchand Jain Family") and the Developer and registered with the Sub-Registrar of Assurances at Mulund under Serial No. BDR/13-7865/2011, the Ghewarchand Jain Family sold, transferred, and conveyed their right, title and interest to the extent of 3 annas share in the First Land in favour of the Developer, on "as is where is basis" and subject to the right to possession claimed by the said Society for the consideration and in the manner as stated therein. The wife and daughters of Gherwarchand Jain i.e. (a) Usha Devi, (b) Kanchan Devi, (c) Smt. Trishala Devi, confirmed the same.



(iii) By and under Indenture of Conveyance dated 2nd July 2011 executed by and between Madanlal Gulabchand Jain and Madanlal Gulabchand Jain H.U.F. (as confirming party) and the Developer and registered with the Sub-Registrar of Assurances at Mulund under Serial Nos. BDR/13-5501/2011, Madanlal Gulabchand Jain sold, transferred and conveyed right, title and interest to the extent of 1/3rd share in the 5 annas in the First Land unto and in favour of the Developer, and subject the right to possession claimed by the said Society, for the consideration and in the manner as stated therein.

(iv) By and under Indenture of Conveyance dated 2nd July 2011 and registered with the Sub-Registrar of Assurances at Mulund under Serial No. BDR/13-5494/2011, Ranjeetmal Gulabchand Jain and Ranjeetmal Gulabchand Jain HUF (as confirming party), have sold, transferred and conveyed their right, title and interest to the extent of 1/3rd share in the 5 annas in the First Land in favour of the Developer, and subject to the right to possession claimed by the said Society, for the consideration and in the manner as set out therein.

(v) By and Indenture of Conveyance dated 14th June 2012 (a) Badami Jain, (b) Abhay Jain, (c) Bharat Jain, and (d) Jeetendra Jain and the Developer and registered with Sub-Registrar of Assurances at Nahur under Serial No. BDR/13-5527/2012



**BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034
[CHE/ES/1321/T/337(NEW)/OCC/1/New of 27 September 2023]**

To,
ATMOSPHERE REALTY Pvt. Ltd.
8th floor, Krushal Commercial complex, G.M. Road, Above shoppers stop, Chembur (W), Mumbai-400089.

Dear Applicant,

The Part 1 development work of Resi+comm building comprising of Part Occupation Certificate for Building No. 2 i.e. Full Occupation to Wings D & E having 02 level basements + part stilt & part ground floor + 1st to 47th upper residential floors with Podium parking building having two level basements (pt.) + stilt (pt.) + 1st podium (pt.) on plot bearing CTS No. 784/1, 785,786,787,788,790,791, 792/A, 793, 848 of village NAHUR - T at _____ is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. Achuyt NARAYAN Watve , Structural Engineer, Lic. No. STR/W/10 and Shri. Nandakumar M. Karanjawala , Site supervisor, Lic.No. K/198/SS-I and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1321/T/337(NEW)-CFO/1/New. dated 31 July 2023 .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

- 1.That all balance conditions as per IOD dated 07.01.2015 and amended approved plans dated 10.02.2020, 05.03.2020,18.08.2021, 19.11.2020 and 19.08.2021,30.12.2021, 12.04.2023 shall be complied with before asking for Full OCC.
- 2.That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ Architect during progress of the balance work.
- 3.That the building for which part occupation permission as marked on accompanied plans is requested shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
- 4.That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.

- Copy To :
1. Asstt. Commissioner, T Ward
 2. A.A. & C. , T Ward
 3. EE (V), Eastern Suburb
 4. M.I. , T Ward
 5. A.E.W.W. , T Ward
 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please