

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (" Said Agreement") is made and entered into at Mumbai, this _____ day of _____ in the Christian Year Two Thousand and _____ (2019), executed by and between;

M/S POONAM HOUSECON PRIVATE LIMITED, a company incorporated under the companies Act 1956, having address at Flat No : 502, Floor No: 5th, Building Name: Shah Trade Center, Block Sector: Malad East, Road: Rani Sati Marg, Malad East, Mumbai, Maharashtra, 400097, hereinafter referred to as the "**DEVELOPERS/ PROMOTER**", (*which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, assigners, representatives etc*) **OF THE FIRST PART;**

AND

Mr./Mrs./M/s _____ and _____, adult Indian Inhabitants of Mumbai, having address at _____, hereinafter referred to as The "**PURCHASER/ALLOTTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their/his/her heirs, executors, administrators, successors and permitted assigns) **OF THE SECOND PART;**

("The DEVELOPERS/ PROMOTER and the "PURCHASER/ALLOTTEE/S" shall hereinafter collectively be referred to as the "**Parties**" and individually as the "**Party**")

WHEREAS:

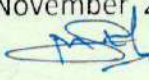
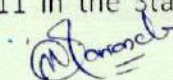
- a) That property, bearing CTS No. 581A/3B/1 (Part), 581A/3B/1/ 1 to 9 of Village Malad, Taluka- Borivali, MSD at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai- 400097 were occupied by several slum dwellers, who do not have basic amenities provided to the slum dwellers, either by the Owners or by MCGM or by MHADA or by Competent Authority of Government.

- b) That property, bearing old CTS No. 518 of Village Malad, Taluka-Borivali, MSD at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai- 400097 has been declared / notified as Slum under the provision of the Maharashtra Slum Area (Improvement, Clearance and Rehabilitation) Act, 1971 by Deputy Collector (Enc/Rem) & C.A., wide notification dated 18th March, 1978 Published on 6th April, 1978 in the Maharashtra Government Gazette.
- c) That the land bearing old CTS No. 518 of Village- Malad, Taluka – Borivali, Mumbai Suburban District is amalgamated/merged in the CTS No. 581/A/3B and the property cards of the Old CTS No. 518 were cancelled and new property Registered cards for the CTS No. 581/A/3B is opened. The effect whereof of recorded in the column No.2 of the Property Registered Cards for CTS No. 581//A/3B in the remarks dated 12/11/1982.
- d) That the various occupants of the said property/land came together and decided to Develop/Re-Develop the said land under the provisions of the Maharashtra Slum Area (Improvement Clearance & Rehabilitation) Act, 1971 and in its meeting held on 15th August 2006 resolved to Develop/Re-develop the said property/land by implementing the Slum Rehabilitation Scheme and further resolved to form themselves into a proposed society.
- e) That there are near about ____occupants of CTS No. 581A/3B/1 (Part), 581A/3B/1/ 1 to 9 of Village Malad, Taluka- Borivali, MSD at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai-400097 (hereinafter referred to as said slum property for the sake of brevity). That slum dwellers residing on the said slum property formed the Co-Operative Housing Society in the name of **EKTA SRA CO-OPERATIVE HOUSING SOCIETY (Proposed) (Hereinafter referred as the Said Society).**
- f) That the society decided to initiate the process for acquiring the said land under provisions of the Maharashtra slum Areas (Improvement , Clearance & Rehabilitation)Act, 1971 and/or under any other act/statute and get the same developed through a Developer who shall take all steps for the development of the said property/land in the office of the S.R.A./Municipal Corporation of Greater Mumbai or



any other Competent Authority at their own costs, charges and expenses.

- g) That the said society considered various Developers and ultimately in its General Body meeting held on 15th August 2006 resolved to appoint M/s. Poonam Housecon Pvt. Limited as required to be appointed under the S.R.A. Scheme and to enter into the Agreement with the said Developer and authorized the Chief Promoter, the Hon. Secretary and the Treasurer to execute the Agreement with the Developers/promoter.
- h) That in pursuance of the application made by the Society, the Additional Collector and Competent Authority under the Maharashtra Slum Area (Improvement, Clearance & Rehabilitation) Act, 1971 ("the Act") and/or Government of Maharashtra initiated proceeding for acquisition of the said slum property /land under the provisions of the Act and accordingly the Government of Maharashtra vide its Notification dated 22nd November 2011 published on 22nd November 2011 in the State Government Gazette declared that the land admeasuring 3773.75Sq. Mtrs. or thereabout comprising of 581A/3B/1(Part), of Village Malad, Taluka Borivali, situate at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai 400097 Mumbai Suburban District, vested in the State Government under the provisions of the Act;
- i) That in the said Government Gazette inadvertently the land admeasuring 3807.8 Sq. Mtrs. or thereabout comprising of 581A/3B/1(Part), 581A/3B/1/ 1to9 of Village Malad, Taluka Borivali, situate at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai 400097 Mumbai Suburban District, which the society intend to develop and for which the society had taken steps for acquisition was, inadvertently recorded as the land admeasuring 3773.75 Sq. Mtrs. or thereabout comprising of 581A/3B/1(Part), of Village Malad, Taluka Borivali, situate at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai 400097 Mumbai Suburban District;
- j) That the society requested the Developers/Promoter to take proper steps for rectifying the defect in notification dated 22nd November, 2011 published on 22nd November, 2011 in the State Government

Gazette issued by government of Maharashtra and take out the corrigendum correcting the said discrepancy;

- k) That as per the scheme of the development / re-development formulated under the Regulation 33(10) of the Development Control Regulation, 1991 for Greater Mumbai each of the eligible occupants/slum dwellers is to be provided with alternative accommodation of 300 Sq. ft. of Carpet area free of cost in case Residential Premises and 225 Sq.ft. of Carpet area or at actual whichever is less in case Commercial Premises free of cost and on ownership basis subject to the amended to thereto from time to time.
- l) That in the furtherance of acquisition of the said land, the society in its meeting held on 26th May 2012 resolved to reconfirm the appoint of **M/S POONAM HOUSECON PRIVATE LIMITED** as the Developers/Promoter to develop the said slum property/ land admeasuring 3807.8 Sq . Mtrs. more particularly described in the Schedule of the property annexed hereto with a condition that the Developers/Promoter shall provide one tenement each to each of the eligible occupants of the said slum property/ land which shall admeasure 300 Sq. ft. of Carpet area free of cost in case Residential Premises and 225 Sq.ft. of Carpet area or at actual whichever is less in case Commercial Premises and on ownership basis and comply with all the other requirement of the SRA.
- m) That the managing committee of **EKTA SRA CO-OPERATIVE HOUSING SOCIETY LTD.** passed a resolution to entered into an Development Agreement with **M/S POONAM HOUSECON PRIVATE LIMITED**, i.e. Developers/Promoter herein wide Development Agreement dated 24th September, 2012 and confirm entrusted the development rights in their favour in respect of Plot admeasuring area about 3807.8 Sq. Mtrs. or thereabout comprising of CTS No. 581A/3B/1 (Part), 581A/3B/1/ 1 to 9 of Village Malad, Taluka-Borivali, MSD at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai- 400097.
- n) That further wide Irrevocable Power of Attorney dated 24th September, 2012 the members of managing Committee of said

