

AGREEMENT FOR SALE

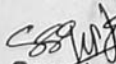
This **AGREEMENT FOR SALE** is made on this _____ day
of _____, in the Christian Year of Two Thousand and Twenty-
Three (2023),

BETWEEN

**SHANTPRABHA CO-OPERATIVE HOUSING SOCIETY
LIMITED**, a society registered under the provisions of Maharashtra
Co-operative Societies Act, 1960 and bearing registration no.
BOM/HSG/1921/1968 dated 30th November, 1968, having its
registered office at C.T.S. No. 286, Survey No. 92, Hissa No. 4
(part), Village Pahadi Goregaon (East), Taluka Goregaon, District
Mumbai Suburban, admeasuring about 1794 sq. meters, situated

SHANTPRABHA CHS LTD.


Treasurer


Secretary


Chairman



at Pahadi School Road No. 2, Aarey Road, Goregaon (East), Mumbai- 400 063, represented through its duly authorized office bearers namely (1) Atul Chandrakant Kale (Chairman) and (2) Sujit Shashikant Gupte (Secretary) & (3) Dnyanesh Satish Patil (Treasurer), 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 members and its members or the member for the time being of the said Society, the survivor or survivors of them and the heirs, executors, administrators of last such survivors or survivors and its successors and assigns) of THE ONE PART;

AND

_____, an adult/S/Co./Firm/_____ of Mumbai Indian Inhabitant or having address / registered address at _____ through _____, hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of individuals or individual, such individual and or individuals his/her/their respective heirs, executors and administrators, in the case of a firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in the case of the company, its successors and permitted assigns) of THE OTHER PART.

hereinafter the Promoter and the Allottee/s are collectively referred to as "THE PARTIES".

WHEREAS: -

- A. By an Indenture dated 26/04/1969, registered with the Sub-Registrar of Assurances at Bombay under serial no.

SHANTPRABHA CHS LTD.

D. Patil
Treasurer *S. Gupte* *A. Kale*
Secretary Chairman



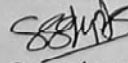
BOM/R/6056/1969, executed between Ashwin Kumar Shantilal (therein referred to as Ashwinkumar) of the First Part, (1) Ramanlal Dalsukhbhai, (2) Babubhai Chhaganlal, (3) Champaklal Dalsukhbhai, (4) Mulchand Jambubhai and (5) Ashwin Kumar Shantilal all Partners of M/s. Chhaganlal Kasturchand (therein referred to as the Firm) of the Second Part, (1) Ramakant Gajanan Patil & (2) Narasinh Pundalik Prabhu, Promoters of Shantprabha CHSL (therein referred to as the Confirming Parties) of the Third Part and the Shantprabha Co-operative Housing Society Limited, duly registered with the Registrar of Co-operative Housing Societies, bearing Registration Copy of Society Registration Certificate registered under registration no. BOM/HSG/1921/1968 dated 30th November, 1968 in the name of Shantprabha Co-operative Housing Society Limited. (hereinafter referred to as "THE SAID SOCIETY") (therein referred to as the Purchaser) of the Fourth Part., the said Ashwinkumar and the firm with the consent

B. and confirmation of the confirming party did thereby sell, grant, convey, transfer, assign and assure unto the Purchaser therein all that piece and parcel of land bearing CTS No. 286, Survey No. 92, Hissa No. 4(pt), admeasuring 2003 sq. yards i.e. 1674 sq. mtrs or thereabouts and 1794 sq. meters or thereabouts as per Property Registered Card, Village: Pahadi Goregaon (East), Taluka: Goregaon in the Registration District and Sub-District of Mumbai Suburban situate, lying and being at Pahadi School Road No. 2, Aarey Road, Goregaon (E), Mumbai – 400063 (hereinafter referred to as the "THE SAID LAND") for the consideration and on terms and conditions as stated therein.

C. Upon acquiring the right, title and/or interest in the said land, the members of the society unanimously consent

SHANTPRABHA CHS LTD.


Treasurer


Secretary


Chairman



D. ed to develop the said land, by constructing two residential buildings both having ground plus three upper floors c

E. Consisting of total 24 flats known as "Shantprabha Co-operative Housing Society Limited" (hereinafter referred to as **"THE SAID BUILDING"**) in accordance with the plans and approval sanctioned by Bombay (now Mumbai) Municipal Corporation, hereinafter the said land and the said building is collectively referred to as **THE SAID PROPERTY**) and the same is more particularly described in the First Schedule hereunder written, shown surrounded by ____ colour boundary line on the plan annexed hereto and marked as **ANNEXURE " ____ "**.

F. The said building was very old and beyond repair, the Society vide a resolution dt. 16/09/2014, passed by majority in its Special General Meeting held on 16/09/2014, resolved to self-redevelop the said property.

G. The promoters had approached Mumbai District Central Co-operative Bank Limited, a society duly registered under the Maharashtra Co-operative Societies Act, 1960 under No. BOM/BNK/40 of 1974 on 6th August, 1974, for raising funds for the self-redevelopment, whereby Mumbai District Central Co-operative Bank Limited has issued a sanction letter dt. 20/09/2022; vide reference no. Ja.Kr.Mumbai Bank/Self-redevelopment department/Fa-Shantprabha CHSL/2022-2023/10149 and agreed to grant to the Mortgagor a rupee loan of Rs. 25,00,00,000/- (Rupees Twenty-five Crores only) on Terms & Conditions as mentioned therein for financing of the Self Development Project on the terms and conditions contained hereinafter.

H. By and under a Mortgage Agreement dated 29/12/2022, duly registered with the sub-assurances at Borivali, bearing no.

SHANTPRABHA CHS LTD.

Platil
Treasurer

ggut
Secretary

Ashish
Chairman

