

AGREEMENT FOR SALE

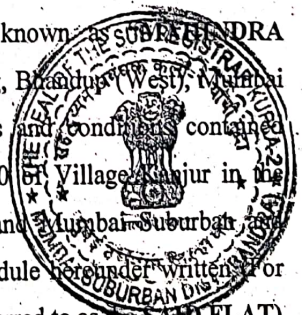
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Handwritten signatures on the left margin: Leena, Joseph, and another name.

THIS AGREEMENT FOR SALE made and entered at Mumbai, this 24th Day of JANUARY 2018 BETWEEN 1) MS. LEENA JOSEPH aged about 38 years, 2) MR. JOSEPH CHACKO aged about 66 years, AND 3) MRS. LEELAMMA JOSEPH aged about 67 years all adults, having address at Flat No. 2003, 20th Floor, Ivy, Building No. "E", Mahindra Splendour Chs. Ltd., Opp. Metro Mall, L.B.S. Marg, Bhandup (West), Mumbai - 400 078., hereinafter referred to as the "SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the FIRST PART : AND 1) MR. LENDYL LANCY RODRIGUES aged about 28 years, 2) MR. LANCY CHARLES RODRIGUES aged about 57 years, both adults, residing at Flat No. A-403, 4th Floor, A Wing, Shiv Sagar Complex, Above Syndicate Bank, Sanman Singh Marg, Bhandup (West), Mumbai - 400 078, hereinafter referred to as the "PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART:

Stamp box containing handwritten text: 2003, 24, 18, and 8th August, 2012

WHEREAS BY virtue of Agreement for Sale dated 8th August, 2012 executed between MAHINDRA LIFESPACE DEVELOPERS LIMITED, (Formerly known as Mahindra Gesco Developers Limited), a company incorporated and registered under the companies Act, 1956, "the Owner" therein of the ONE PART have sold AND the SELLERS herein of the first part ("the PURCHASERS therein of the Other Part) have purchased, acquired, possessed the residential premises bearing Flat No. 2003 admeasuring about 92.74 Sq. Mtrs. equivalent to 998.36 Sq. Ft. (Carpet) (which is inclusive area of balcony) (saleable area of 136.10 Sq. Mtrs. equivalent to 1465 Sq. Ft.) on 20th Floor in Building No. "E" along with Lower Podium Car Parking No. 96C & 476 of the Building Known as "IVY" of the Complex known as SUBREGISTRAR MAHINDRA SPLENDOUR", situated at Opp. Metro Mall, L.B.S. Marg, Bhandup (West), Mumbai - 400 078., with the agreed consideration and the terms and conditions contained therein, lying and being at C.T.S. No. 617 (Part), 617/30 of Village Kurla in the Registration District and Sub District of Mumbai City and Mumbai Suburban Taluka Kurla and more particularly described in the Schedule hereunder written for brevity's sake the said residential premises is hereinafter referred to as the SAID FLAT)



AND WHEREAS said Agreement for Sale dated 8th August, 2012 was lodged and registered on 8th August, 2012 under Serial No. BDR-14/6631/2012 at the Office of Sub Registrar, Kurla - IV, Taluka Kurla, Mulund and Stamp Duty has been paid on said instrument a sum of Rs.6,22,300/- (Rupees Six Lakhs Twenty Two Thousand Three

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the PURCHASERS equally and the Stamp Duty and Registration charges and fees to this agreement shall be borne and paid by the PURCHASERS alone.

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२०१८		

- 23. The said Society has granted their 'No Objection' for Sale, Transfer of the said Flat and/or rights to the shares in respect of the said Flat together with the benefit of the said Previous Agreement in favour of the PURCHASERS herein.
- 24. The PURCHASERS shall pay the applicable TAX DEDUCTION AT SOURCE (T.D.S) as per the Provision of Income tax Act, 1961, the said amount paid shall be treated as amount paid to the SELLERS out of the consideration amount as agreed above. The PURCHASERS shall before the completion of this sale transaction pay the above T.D.S. and provide the Tax Paid Challan to the SELLERS.
- 25. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to two arbitrators one each to be appointed by both the parties, here to the said disputes and differences shall be resolved in accordance with the provisions of Arbitration and Conciliation Act, 1996.



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT residential premises bearing Flat No. 2003 admeasuring about 92.74 Sq. Mtrs. equivalent to 998.36 Sq. Ft. (Carpet) (which is inclusive area of balcony) (saleable area of 136.10 Sq. Mtrs. equivalent to 1465 Sq. Ft.) on 20th Floor in Building No. "E" along with Lower Podium Car Parking No. 96C & 476 of the Building Known as "IVY" of the Complex known as "MAHINDRA SPLENDOUR", now the registered society known as "MAHINDRA SPLENDOURCO-OP. HSG. SOCIETY LIMITED", situated at Opp. Metro Mall, L.B.S. Marg, Bhandup (West), Mumbai - 400 078, lying and being at C.T.S. No. 617 (Part), 617/30 now numbered as C.T.S. No. 617B/1, 617B/2, 617B/3, 617B/4(A) of Village Kanjur in the Registration District and Sub District of Mumbai City and Mumbai Suburban and Taluka Kurla and more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai and said Building was constructed in the year of 2013 comprising of lower Ground Floor + 1st Level Podium + 2nd Level Podium + 1st to 30th upper Floors (there is no floor numbered 13th and therefore after 12th Floor the next floor numbered is 14th Floor and the subsequent floors are numbered consecutively).

[Handwritten signatures]
 J. Joseph
 [Signature]
 [Signature]
 [Signature]



24/01/2018

सूची क्र. 2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 960/2018

नोदणी :

Regn:63m

गावाचे नाव : 1) कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) सोबदला	24500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22223921.52
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 2003, माळा नं: 20 वा मजला बिल्डींग नं ई, आयव्ही, इमारतीचे नाव: महिंद्रा स्लॅंडर को ऑप हो सो लिमिटेड, ब्लॉक नं: मेट्रो मॉलच्या समोर, रोड नं: एल बी एस मार्ग भांडुप पश्चिम मुंबई 400078, इतर माहिती: सोबत लोअर पोडीयम कार पार्किंग नं 96सी व 476((C.T.S. Number : C.T.S. No. 617 (Part), 617/30 now numbered as C.T.S. No. 617B/1, 617B/2, 617B/3, 617B/4(A) ;))
(5) क्षेत्रफळ	1) 136.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले त्वा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-लीना जोसेफ तर्फे कु मु म्हणुन जोसेफ चाको वय:-66; पत्ता:-प्लॉट नं: 2003, माळा नं: 20 वा मजला बिल्डींग नं ई, आयव्ही, इमारतीचे नाव: महिंद्रा स्लॅंडर को ऑप हो सो लिमिटेड, ब्लॉक नं: मेट्रो मॉलच्या समोर, रोड नं: एल बी एस मार्ग भांडुप पश्चिम मुंबई 400078, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ALHPJ3485G 2): नाव:-जोसेफ - चाको वय:-66; पत्ता:-2003, 20 वा मजला बिल्डींग नं ई, आयव्ही, महिंद्रा स्लॅंडर को ऑप हो सो लिमिटेड, मेट्रो मॉलच्या समोर, एल बी एस मार्ग भांडुप पश्चिम मुंबई 400078, भांडुप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-AGZPC2813N 3): नाव:-लीलाम्मा - जोसेफ वय:-67; पत्ता:-प्लॉट नं: 2003, माळा नं: 20 वा मजला बिल्डींग नं ई, आयव्ही, इमारतीचे नाव: महिंद्रा स्लॅंडर को ऑप हो सो लिमिटेड, ब्लॉक नं: मेट्रो मॉलच्या समोर, रोड नं: एल बी एस मार्ग भांडुप पश्चिम मुंबई 400078, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AHEPJ6357N
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-लेन्देल लेन्सी रॉड्रीग्स वय:-28; पत्ता:-ए 403, 4 था मजला ए विंग, शिवसागर कॉम्प्लेक्स, सिन्डीकेट बँकच्या वर, सन्मान सिंह मार्ग भांडुप पश्चिम मुंबई, भांडुप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-AWYPR3926J 2): नाव:-लेन्सी चार्ल्स रॉड्रीग्स वय:-57; पत्ता:-प्लॉट नं: ए 403, माळा नं: 4 था मजला ए विंग, इमारतीचे नाव: शिवसागर कॉम्प्लेक्स, ब्लॉक नं: सिन्डीकेट बँकच्या वर, रोड नं: सन्मान सिंह मार्ग भांडुप पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AERPR2358K
9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2018
10) दस्त नोदणी केल्याचा दिनांक	24/01/2018
11) अनुक्रमांक, खंड व पृष्ठ	960/2018
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1225000

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 1042 / BPES / AS

20 JUN 2013

To,
M/s. Creative Tech Consultants,
B-106, Nataraj Building,
SNV Sree Complex,
Mulund Goregaon Link Road,
Mulund (W), Mumbai 400 090.

Sub :- Full Occupation for the residential building A to E i.e. full occupation certificate for Wing D & E on sub plot 'B' on land bearing CTS No. 617 B/1, 617 B/2, 617 B/3, 617 B/4(A) of village Kanjur, situated at LBS Marg, Bhandup (W), Mumbai.

Sr.

The full Development work of residential building A to E i.e. full occupation certificate for Wing D comprising of lower ground floor + 1st level podium + 2nd level podium + 1st to 31st (Fl.) upper floors & Wing E comprising of lower ground floor + 1st level podium + 2nd level podium + 1st to 30th upper floor for residential bldg. on sub plot 'B' on land bearing CTS No. 617 B/1, 617 B/2, 617 B/3, 617 B/4(A) of village Kanjur, situated at LBS Marg, Bhandup (W), Mumbai is completed under the supervision of licensed L.S. Shri. Shashikant L. Jadhav having License No. J/167 / and License Structural Engineer Shri. H.R. Mahimtura of M/s. Mahimtura Consultants Pvt. Ltd. having License No. STR/M/63 may be occupied on the following conditions.

- 1) That the certificate under section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.

A set of certified completions plans is hereby returned in the token of Municipal approval.

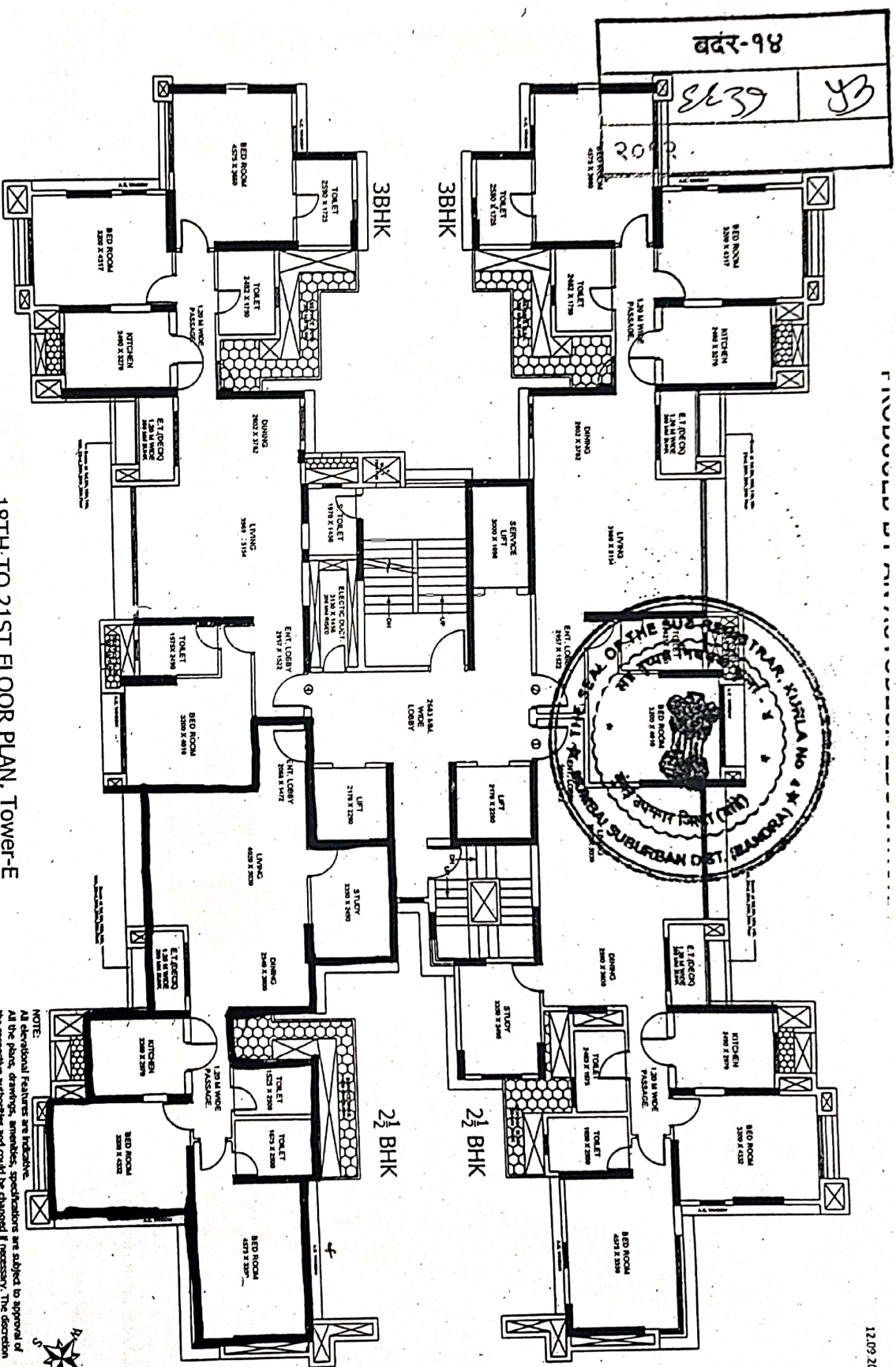
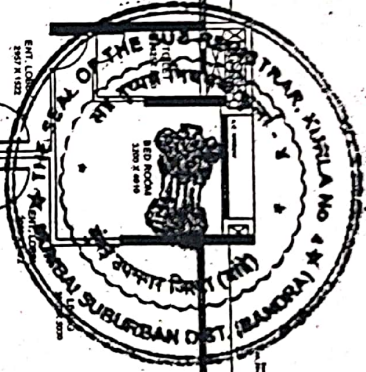
Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

Sd/
Executive Engineer
(Building Proposals)(E.S. II)

Copy forwarded for information to the owner
M/s. Mahindra Lifespace Developers Ltd.

[Signature]
28/06/13
Executive Engineer
(Building Proposals)(E.S. II)



18TH TO 21ST FLOOR PLAN, Tower-E MAHINDRA SPLENDOUR - Bhandup

FLAT NO.

Approved & Sign off:

[Signature]
Mr. Rajesh Desai
Architect

[Signature]
Mr. Rajesh Desai
Architect

[Signature]
Mr. Rajesh Desai
Architect

[Signature]
Mr. David Noronha
Architect

[Signature]
Mr. Anand Prasad
Architect

NOTE:
All devotional features are indicated.
All the plans, drawings, schedules, specifications are subject to approval of the respective authorities and could be changed if necessary. The deviation remains with the developer.
All dimensions are indicated between wall to wall.
All dimensions are in metric, will have variation when converted to British.



Please Tick

Saving A/C No : _____ Branch FILE No.:

CIF NO. (19116059254) Tie up no. (if applicable)

LOS Reference No. (2) 78501059955 PAL/Take Over/NEW/Resale/Top up

Applicant Name : Lendyl Lancy Rodrigues.

Co-Applicant Name : Lancy Charles Rodrigues

Contract (Resi.) : _____ Mobile : _____

Loan Amount : RS. 2.05 Cr. Tenure : 240 months

Interest Rate : _____ EMI : _____

Loan Type : Housing Loan SBI LIFE : _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location :

Property Cost :

Name of Developer / Vendor :

~~PRO - ZONE - Branch : (Code No)~~

Contact Person : _____ Mobile No: _____

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



HL TO BE PARKED AT _____ BRANCH

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Existing Customer Yes No

CIF No/ Account No.



[Signature]
Please sign here

First Name Middle Name Last Name
LENDYK LANCY RODRIGUES

Mr Ms Dr Other Gender M F Transgender

Single Married Other Date of Birth 27/11/1989

First Name Middle Name Last Name

Relationship with Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name Middle Name Last Name
LANCY CHARLES RODRIGUES

Aadhaar / UID No. PAN No. AWYPR3221J

Driving License No.

Motor ID No. MGNREGA Job Card No.

Residential Status Resident NRI / CIO Citizenship INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Residential Address

Present Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

Address 1 Flat 200B, B Wing, Ivy, Marindra Splendora,

Address 2 LBS Road, Bhandup W.

Address 3

Pincode 400078 Village Bhandup City Mumbai

District State Country

Mobile No. 8137878263 Email ID

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD First Name Middle Name Last Name

