

9833407144

02/03/23

AGREEMENT FOR

SALE

13342

SCANNED

FLAT NO. 2906/7G

MIST – “A” WING

MISS. JUHI JAYANT

SEQUEIRA

&

MRS. HELEN J.

SEQUEIRA

Receipt (pavti)

335/3352

Thursday, March 02, 2023
6:01 PM

पावती

Original/Duplicate

सीरणी क्र.: 39M
Regn: 39M

सावधे माघ - धाडकुप
दस्तावेजाचा अनुक्रमांक: दस्त5-3352-2023
दस्तावेजाचा प्रकार: कारखान्या
साधन कारखान्याचे माघ - जुही जयंत मिहिरा - -

पावती क्र.: 3045 दिनांक: 02/03/2023

सीरणी फी	₹. 30000.00
दस्त इत्यादींची फी	₹. 3200.00
पुस्तकी मर्या: 180	
एकूण	₹. 33200.00

आपणाम नुक दस्त, पंचनेल डिस्ट्रिक्ट, मुंबी-२ अंदाजे
6:17 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मूल्य: ₹. 5240632.936 /-
मोबदला ₹. 6739000/-
अन्वयेने पुढील मूल्य: ₹. 471800/-

सह दुय्यम निबंधक, ठाणे क्र.५

- 1) देवभावा प्रकार: DHC रकम: ₹. 1200/-
सीरी/अनादेश/नि ऑर्डर क्रमांक: 0203202312814 दिनांक: 02/03/2023
बँकेचे नाव व पत्ता:
- 2) देवभावा प्रकार: DHC रकम: ₹. 2000/-
सीरी/अनादेश/नि ऑर्डर क्रमांक: 0203202312752 दिनांक: 02/03/2023
बँकेचे नाव व पत्ता:
- 3) देवभावा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
सीरी/अनादेश/नि ऑर्डर क्रमांक: MH015988006202223R दिनांक: 02/03/2023
बँकेचे नाव व पत्ता: IDBI

Julia Sequencia

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface
1	MS SIDDHI KRISH DEVELOPERS	eSBTR/Simple Receipt	69103332023022752167	MH015988006202223R	471800.00	SD	0008068812232223	
2		DHC		0203202312814	1200	RF	0203202312814D	
3		DHC		0203202312752	2000	RF	0203202312752D	
4	MS SIDDHI KRISH DEVELOPERS	eSBTR/SimpleReceipt		MH015988006202223R	30000	RF	0008068812232223	

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



CHALLAN
MTR Form Number-6



GRN	MH018988006202223R	BARCODE	[Barcode]		Date	27/02/2023-16:30:02	Form ID	825
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AACAS3885G			
Office Name	THNS_THANE NO 5 JOINT SUB REGISTRA			Full Name	MS SIDDHI KRISH DEVELOPERS			
Location	THANE							
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 2906,BLDG NO 7G,A WING MIST			
Account Head Details	Amount In Rs.		Premises/Building					
0030048401 Stamp Duty(Bank Portal)	471800.00		Road/Street		SAKET ROAD,BALKUM PADA NO 3			
0030063301 Registration Fee	30000.00		Area/Locality		THANE WEST,HIGHLAND HAVEN			
			Town/City/District					
			PIN		4 0 0 6 0 8			
Remarks (If Any)								
Prop mvbity=immovable-Prop Amt=6739000.00-Prop area=41.81-Prop area UOM=Sq.Meter-oth Prop ID=PAN-FOIPS2064M-oth Prop Name=MJSS JUHI JAYANT SEQUEIRA								
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>ट न न - 4</p> <p>दस्ता नं 0342 / 2023</p> <p>21980</p> </div>								
Total	5,01,800.00		Amount In	Five Lakh One Thousand Eight Hundred Rupees Only				
			Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103330230022752167 723388097		
Cheque/DD No.				Bank Date	RBI Date	27/02/2023-16:30:01 Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चालन केवल दुर्यम निबंधक कार्यालयत नोदणी करदात्याच्या दस्तासाठी लागू आहे. नोदणी न करान्याच्या दस्तासाठी सादर चालन लागू नाही.

Data of Bank Receipt for GRN MH015988006202223R

Bank - IDBI BANK

Bank/Branch :
 Print Txn Id : 723388097 **Simple Receipt**
 Print DtTime : 27/02/2023 16:30:01 **Print DtTime**
 ChallanIdNo : 69103332023022752167 **GRAS GRN** : MH015988006202223R
 District : 1201 / THANE **GRN Date** : 27/02/2023 16:30:02
 Office Name : IGR117 / THN5_THANE NO 5 JOINT SUB REGISTRA

Stamp Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 Stamp Duty Amt : Rs 4,71,800.00/- (Rs Four Lakh Seventy One Thousand Eight Hundred Rupees Only)

Registration Fee Schm : 0030063301-70 / Registration Fee
 Registration Fee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Property : E25
 Property Mvblty : Immovable **Consideration** : 67,39,000.00/-
 Property Descr : FLAT NO 2906,BLDG-NO 7G,A WING MIST , SAKET ROAD,BALKUM PADA NO 3
 THANE WEST,HIGHLAND HAVEN
 400806
 Payer : PAN-AACAS3895G MS SIDDHI KRISH DEVELOPERS
 Other Party : PAN-FOIPS2064M MISS JUHI JAYANT SEQUEIRA



Stamp No : 100
 Stamp Dt : 28/02/2023
 Stamp Amt : 28/02/2023
 Stamp Amt : 18928108747

Additional Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	S-335-3352	0008068612202223	02/03/2023-18:01:27	IGR117	30000.00
2	S-335-3352	0008068612202223	02/03/2023-18:01:27	IGR117	471830.00
Total Defacement Amount					5,01,830.00

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 ३ / १६०





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0203202312752 Receipt Date 02/03/2023

Received from juhi sequira, Mobile number 9987418933, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 3352 dated 02/03/2023 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name IBKL	Payment Date 02/03/2023
Bank CIN 10004152023030211806	REF No. 2819764910
Deface No 0203202312752D	Deface Date 02/03/2023

This is computer generated receipt, hence no signature is required.

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8/980



This is computer generated receipt, hence no signature is required.

Deface Date 02/03/2023	Deface No 0203202312814D
REF No. 2819765644	Bank CIN 10004152023030211860
Payment Date 02/03/2023	Bank Name IBKL

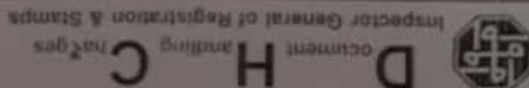
Payment Details

DEFACED
₹ 1200
DEFACED

Received from juhi, Mobile number 9987418933, an amount of Rs. 1200/-, towards Document Handling Charges for the Document to be registered on Document No. 3352 dated 02/03/2023 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.

PRN 0203202312814 Receipt Date 02/03/2023

Receipt of Document Handling Charges



Inspector General of Registration & Stamps

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दस्ता क्र. 3342 / 2023
५ / १६०



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 03rd day of March in the Christian Year **Two Thousand Twenty Three**.

BETWEEN

M/S SIDDHI KRISH DEVELOPERS (PAN AACAS3895G), having its address at: 4th floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607, a Joint Venture, with its Constituents:

- A) **M/s Siddhi Developers**,
A Partnership Firm, having its Office at: 4th floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607
- B) **M/s. Shree Sadguru Enterprises**,
A Partnership Firm, having its Office at: 4th floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607.

hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include the constituents for the time being constituting the said Firm **M/S. SIDDHI KRISH DEVELOPERS**, and the respective partners of the constituents and the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner and its further nominees and assignees) of **ONE PART**.

AND

- (1) **MISS. JUHI JAYANT SEQUEIRA** Adult, PAN No. FOIPS2064M (2) **MRS. HELEN J. SEQUEIRA** Adult, PAN No. BCJPS5609D, Indian Inhabitants, having address at : 79-A/31, OM RADHA KRISHNA CHS., VRINDAVAN SOCIETY, THANE (WEST) - 400601, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

[Signature]

Juhi Sequeira

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WHEREAS:-

- A) (i) Smt. Suranjeet R. Shah, Shri Paresh L. Shah, Mr. Rohit B. Shah and Smt. Minaxshi Y. Desai were the absolute joint owners and fully seized and possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of the land admeasuring 7710 Sq. Mtrs. equivalent to 9226 Sq. Yds. or thereabouts bearing Old Survey No. 82 and corresponding New Survey No. 159 of Village Balkum, Thane, Taluka & District Thane Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation, the same is hereinafter referred to as the **SAID FIRST PROPERTY**.
- (ii) By an Agreement dated 10th May 2007 duly registered with the Office of Sub-Registrar of Assurances, Thane at Sr. No. 3590/2007 read with Agreement dated 5th December, 1985 and read with further Agreement dated 6th April 1992 and subsequently by Conveyance Deed dated 9th May 2008 duly registered with the Office of Sub-Registrar of Assurances, Thane at Sr. No. TNN1/2820/2008 on 9.05.2008, said Smt. Suranjeet R. Shah and others through their Constituted Attorneys, have sold, transferred and conveyed the said first property unto and in favour of the Promoter herein, upon the terms and conditions more particularly set out therein.
- (iii) The Promoter has also been put into peaceful and physical possession of the Said First Property by said Smt. Suranjeet R. Shah and others;
- (iv) The said First property has been duly mutated and transferred in the name of the Promoter in record of rights in respect of the said First property.
- B) (i) One Shri. Vikas Kamlakar Hajirnis was the owner and otherwise well and sufficiently entitled to the land admeasuring 580 Sq. Mtrs. bearing Old Survey No. 73/17 (P) and corresponding New Survey No. 150/17A of Revenue Village Balkum, Thane, Taluka and District Thane (herein after referred to as **SAID SECOND PROPERTY**);

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(ii) By and under an Agreement dated 29th June, 2005 duly Regd. with the Office of the Sub-Register of Assurances, Thane at Srl. No. TNN5/5076/2005 executed between Shri. Vikas Kamlakar Hajirnis of the one part, one M/s. Sadhana Construction of the other part, said Shri Vikas Kamlakar Hajirnis had agreed to grant development rights in the said second property to and in favour of said M/s. Sadhana Constructions for the consideration and on the terms and conditions contained therein;

(iii) Vide an Agreement for Sale with Possession dated 12th May 2006, duly Regd. with the office of the Sub-Register of Assurances, Thane at Sr. No. TNN2/3785/2006 executed between Shri. Vikas Kamlakar Hajirnis of the First Part, therein referred as Vendor, M/s. Sadhana Construction of the Second Part, therein referred as the Confirming Party and the Promoter herein of the Third Part therein referred as the Purchasers, the said Shri. Vikas Kamlakar Hajirnis at the instance and as per directions from the said M/s. Sadhana Constructions had agreed to sale, convey, transfer and assign the said second property to the Promoter for the consideration and on the terms and conditions contained therein;

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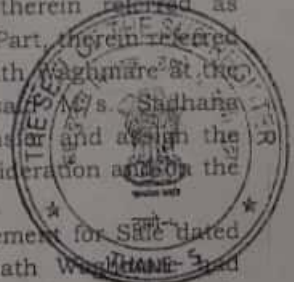
Juni Sequeira

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- (iv) Simultaneously with the execution of the Agreement for Sale dated 12th May 2006, the said Shri. Vikas Kamlakar Hajirnis had executed a Power of Attorney dated 12th May, 2006 duly Authenticated before the Sub-Registrar of Assurances, Thane at Sri. No. 465/2006, in favour of nominees of the Promoter to do various acts, deeds, matters and things on his behalf including execution of a Conveyance of the said second property;
- (v) The Promoter has also been put into peaceful and physical possession of the Said Second Property on 12th May, 2006 by said Shri. Vikas Kamlakar Hajirnis and M/s Sadhana Construction;
- (vi) By Deed of Conveyance dated 09.05.2008 duly registered with Sub-Registrar of Assurances under Sr.No.TNN1-02814-2008, said Shri. Vikas Kamlakar Hajirnis, through his Constituted Attorney therein referred to as the Vendor of One Part and the Promoter, therein referred to as Purchasers of the other part, the said Shri. Vikas Kamlakar Hajirnis has sold, transferred, assigned and conveyed the said second property to the Promoter on the terms and conditions contained therein;
- (vii) The said second property has been duly mutated and transferred in the name of the Promoter in record of rights in respect of the said second property.

- C) (i) One Dr. Kalyani Ragunath Waghmare was the owner and otherwise well and sufficiently entitled to the land adm 350 Sq. Mtr., bearing Old Survey No. 73/17 (P) and corresponding New Survey No. 150/17 B of Revenue Village Balkum, Thane, Taluka and District Thane (herein after referred to as **SAID THIRD PROPERTY**);
- (ii) By and under Development Agreement dated 29th June, 2005 duly Regd. with the office of the Sub- Register of Assurances, Thane at Sri No. TNN5/5075/2005 executed between said Dr. Kalyani Ragunath Waghmare of the one part, M/s. Sadhana Construction of the other part, said Dr. Kalyani Ragunath Waghmare had agreed to grant development rights in the said third property to and in favour of M/s. Sadhana Constructions for the consideration and on the terms and conditions contained therein;
- (iii) By an Agreement for Sale with Possession dated 12th May 2006, duly Regd. with the office of the Sub- Register of Assurances, Thane at Sri No. TNN2/3784/2006 executed between Dr. Kalyani Ragunath Waghmare of the First Part, therein referred as the Vendor, M/s. Sadhana Construction of the Second Part, therein referred as Confirming Party and the Promoter of the Third Part, therein referred as the Purchasers, the said Dr. Kalyani Ragunath Waghmare at the instance and as per directions from the said M/s. Sadhana Constructions had agreed to sale, convey, transfer and assign the said third property to the Promoter for the consideration and on the terms and conditions contained therein;
- (iv) Simultaneously with the execution of the Agreement for Sale dated 12th May 2006, the said Dr. Kalyani Ragunath Waghmare had executed a Power of Attorney dated 12th May, 2006 duly Authenticated before the Sub-Registrar of Assurances, Thane at Sr. No. 464/2006, in favour of nominees of the Promoter to do various

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12/5/2006



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his/hers/their free and willing consent for development of the said properties in the manner proposed by the Promoter and as stated in the in this agreement.

4. AGREEMENT FOR SALE OF PREMISES:

- a) The parties do hereby agree, record and confirm that the Recital Clauses written hereinabove are integral part of this Agreement and wherever the context so requires, the same shall constitute, be construed and be deemed to be the part and parcel of the terms and conditions of these presents.
- b) Subject to the rights and privileges of the Promoter and subject to the disclosure made by the Promoter as stated hereinabove and elsewhere in this agreement and subject to the terms and conditions to be observed and complied by the Purchaser, the promoter hereby agrees to sell and the Purchaser by irrevocably and unconditionally accepting the rights and privileges of the Promoter and disclosure made by the Promoter as stated hereinabove and elsewhere in this Agreement, agrees to purchase and acquire from the Promoter and the Promoter do hereby agree to sell and allot to the Purchaser the said Premises being Residential Flat adm. 41.81 sq. mtr (i.e. 450 sq. ft) Carpet area Bearing Flat No. 2906, on 29th Floor in Building No. "7G" of the approved plan also known as the Wing "A" of Building Named "MIST" of the complex to be known as "HIGHLAND HAVEN" and presently under construction on the said properties and the Floor plan thereof annexed hereto and marked as ANNEXURE "E", and which is more particularly described in the SECOND SCHEDULE hereunder written on ownership basis at or for the price consideration of Rs. 67,39,000/- (Rupees Sixty Seven Lakhs Thirty Nine Thousand Only) including Rs. NIL being the proportionate price of the common areas and facilities appurtenant to the premises and the nature, extent and description of common areas and facilities are more particularly described in the THIRD SCHEDULE hereunder written.
- c) The Purchaser has paid on or before execution of this agreement a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 64,39,000/- (Rupees Sixty Four Lakhs Thirty Nine Thousand Only) in the following manner

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Stage	Amount
10% Of Total Consideration On Booking	6,73,900.00
20.00% Of total consideration after Agreement	13,47,800.00
15.00% Of total consideration on completion of Plinth	10,10,850.00
1.50% Of total consideration on completion of 2nd Slab	1,01,085.00
1.50% Of total consideration on completion of 4th Slab	1,01,085.00
1.50% Of total consideration on completion of 6th Slab	1,01,085.00
1.50% Of total consideration on completion of 8th Slab	1,01,085.00
1.50% Of total consideration on completion of 10th Slab	1,01,085.00
1.50% Of total consideration on completion of 12th Slab	1,01,085.00
1.50% Of total consideration on completion of 14th Slab	1,01,085.00
1.50% Of total consideration on completion of 16th Slab	1,01,085.00

Julia Segueira *[Signature]* *[Signature]*

1.50% Of total consideration on completion of 18th Slab	1,01,085.00
1.50% Of total consideration on completion of 20th Slab	1,01,085.00
1.50% Of total consideration on completion of 22nd Slab	1,01,085.00
1.50% Of total consideration on completion of 24th Slab	1,01,085.00
2.00% Of total consideration on completion of 26th Slab	1,34,780.00
2.00% Of total consideration on completion of 28th Slab	1,34,780.00
2.00% Of total consideration on completion of 30th Slab	1,34,780.00
1.00% Of total consideration on completion of Terrace Slab	67,390.00
2.00% Of total Consideration on completion of Tiling	1,34,780.00
3.00% Of total consideration on completion of Internal Walls, Internal Plaster & Internal Gypsum finish	2,02,170.00
2.00% Of total consideration on completion of Staircase	1,34,780.00
2.00% Of total consideration on completion of Lobbies upto Floor level	1,34,780.00
1.00.% Of total consideration on completion of Lift Well	67,390.00
2.00% Of total consideration on completion of External Plumbing & External Plaster	1,34,780.00
2.00% Of Total Consideration Of Elevation	1,34,780.00
1.00% Of total consideration on completion of terrace with water proofing	67,390.00
2.00% Of total consideration on UG tank	1,34,780.00
2.00% Of total consideration on completion of Lifts	1,34,780.00
2.00% Of total consideration on completion of Entrance Lobby	1,34,780.00
1.00% Of total consideration on completion of Electrical Works	67,390.00
1.50% Of total consideration on completion of STP & DG Requirements	1,01,085.00
1.50% Of total consideration on completion of Paving	1,01,085.00
5% Of Total Consideration Before handing over Possession or upon receipt of OC whichever earlier.	3,36,950.00
TOTAL	67,39,000.00

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The amount due to be paid by the Purchaser to the Promoter as on today as per the progress of work is **Rs. 44,17,300/-**. The total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Goods Service Tax (GST), Value Added Tax (VAT), Service Tax, cess or any other taxes of the Central Government, State Government or any other local body/authority) in connection with or arising out of the present transaction of sell of said premises by the Promoter to the Purchaser and/or consideration paid/to be paid by the Purchaser to the Promoter. The Purchaser undertakes to bear and pay or reimburse to the Promoter, as the case may be, the amount of Goods Service Tax (GST), Value Added Tax (VAT), Service Tax, cess or any other taxes paid or to be paid by the Promoter to the Central Government, State Government and/or any other local body/authority, immediately on demand being made by the Promoter in this regard or on the date on which they become due and payable, whichever is earlier.

e. It is made clear that till 30th June 2017 service tax is payable as per applicable laws and rules shall be payable by the Purchaser

[Handwritten signature]

[Handwritten signature: Juli Bequeira]

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संख्या: 1/2023
 दिनांक: 23/03/2023
 मूल्य: ₹ 10,00,000/-
 मूल्य: ₹ 10,00,000/-
 मूल्य: ₹ 10,00,000/-

दिनांक: 23/03/2023

माली दिनांक: 23/03/2023

माली 2023
 माली 2023
 माली 2023
 माली 2023

₹ 100.00
 ₹ 100.00

₹ 3000.00

John Sequera

John Sequera

John Sequera

माली 2023
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दिनांक: 23/03/2023 05:56 17 PM बी.के. (माली 2023)
 दिनांक: 23/03/2023 05:57 34 PM बी.के. (बी)

-प्रतिज्ञा पत्र-

महद दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत
 तत्सुपीनुसार नोंदणीत दस्तऐवज केसा आहे. दस्तऐवज संतुर्ण
 मालगुर्ण निष्पादक व्यक्ती, साक्षीवार व सोबत नोंदलेले कायदपत्रे
 दरदाधी सत्यता कायदेशीर बाधी साठी कायदपत्रे निष्पादक व्यक्ती
 संतुर्णपणे जबाबदार आहेत. तसेच महद दस्तऐवज दस्तऐवज
 राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक
 यांचे उल्लंघन होत नाही.

John Sequera
 निष्पादक व्यक्ती

John Sequera
 निष्पादक व्यक्ती

John Sequera



