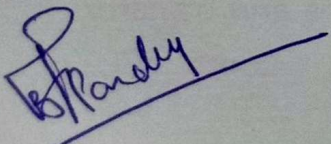


AGREEMENT FOR SALE

This Indenture i.e. this AGREEMENT FOR SALE in hereby made and entered into Mumbai on this ___ day of _____ 2023 between **1) MR. VIPUL KANTILAL UPADHYAY**, age 51 years, (PAN NO. AABPU4190N), **2)MR. KANTILAL PURSHOTTAMDAS UPADHYAY**, age 83 years, (PAN NO. AAWPU3744R), both adults, Indian Inhabitant of Mumbai, having address at Flat No. 1107, 11th Floor, D Wing, Dheeraj Dreams Bldg. No. 1 D Co. Op. Hsg. Society Ltd., Dreams Complex, L.B.S. Marg, Bhandup (West), Mumbai – 400078, hereinafter referred to as the '**OWNERS**' (which expression shall mean and includes their heirs executors, administrators and assigns) of the **FIRST PART.**

AND

1) PRATIBHA BRAJESH PANDEY, age 50 years, (PAN NO. AOYPP1525R), **2) BRAJESH MURLIDHAR PANDEY**, age 52 years, (PAN NO. ADYPP2457P), presently residing at Flat No. 1106, 11th Floor, D Wing, Dheeraj Dreams Bldg. No. 1 D Co. Op. Hsg. Society Ltd., Dreams Complex, L.B.S. Marg, Bhandup (West), Mumbai – 400078, hereinafter referred to as the '**PURCHASERS**' (which expression shall mean and include their heirs, executors, administrators and assigns) of the party of the **SECOND PART.**



Contd..2/-...

Whereas the First part is owners of Flat No. 1107, on 11th Floor, having an area 40.32 sq. mtrs. carpet area situated at D Wing, Dheeraj Dreams Bldg. No. 1 D Co. Op. Hsg. Society Ltd., Dreams Complex, L.B.S. Marg, Bhandup (West), Mumbai - 400078, on land bearing under C.T.S. No. 642/1 to 8 and 654/A to C Village Kanjur and C.T.S. No. 426/A to F of Village Bhandup, hereafter referred the said Flat and more particularly described in the Schedule here under written.

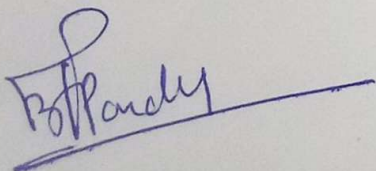
AND WHEREAS incidental to the holding of the said flat the Owners was enjoying membership right of the said Dheeraj Dreams Bldg. No. 1 D Co. Op. Hsg. Society Ltd. the Society formed and registered under Co. Op. Hsg. Societies Act, 1960, under Registration No. MUM/WS/HSG/TC/9829/2008-09/2008, dated 08.12.2008 for the sake of brevity referred to as "the said Society and holding five fully paid up shares of Rs. 50/- each of the said Society bearing distinctive Nos. 02711 to 02715 (both inclusive) incorporated in the Share Certificate No. 00551.

AND WHEREAS by Agreement for Sale dated 05.10.2005 registered in the office of the Sub-Registrar of Assurances at Kurla, under Sr. No. BDR-7- 06543/2005, dated 29.10.2005, HOUSING DEVELOPMENT AND IMROVEMENT INDIA LTD. have sold and transferred the said flat to MR. NAVAN M. AYARE AND MRS. NEELAM N. AYARE.

AND WHEREAS by Agreement for Sale dated 28.11.2011 registered in the office of the Sub-Registrar of Assurances at Kurla, under Sr. No. BDR-14- 08562/2011, dated 28.11.2011, MR. NAVAN M. AYARE AND MRS. NEELAM N. AYARE have sold and transferred the said flat to MR. VIPUL KANTILAL UPADHYAY and MR. KANTILAL PURSHOTTAMDAS UPADHYAY.

AND WHEREAS the PURCHASERS had approached the OWNERS to purchase and asked them to sell, assign, grant, release and transfer

Contd..3/-...



the said flat premises and the OWNERS have agreed to sell the said flat premises admeasuring about to the purchasers on ownership basis.

AND WHEREAS the party hereto have agreed to execute proper Agreement For Sale and other relevant documents for the transfer of the said flat premises on certain terms and conditions hereinafter appearing :

NOW THIS INDENTURE WITNESSETH AS UNDER : -

1. The party of the First part/ OWNERS has agreed to sell the above said flat premises bearing Flat No. 1107, 11th Floor, D Wing, Dheeraj Dreams Bldg. No. 1 D Co. Op. Hsg. Society Ltd., Dreams Complex, L.B.S. Marg, Bhandup (West), Mumbai - 400078, admeasuring about 40.32 sq. mtrs. carpet area with B. M. wall as roof having all the easement rights, title and interest in the said flat premises, for the total consideration of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh Only) and which the OWNERS have agreed to sell and the purchasers to purchase.

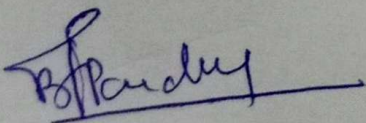
The purchasers have paid token amount of Rs. 10,00,000/- (Rupees Ten Lakh Only) by cheque bearing No. 000046 dated 24.04.2023 drawn on Bank of Baroda, Mumbai - 400098 Branch to the OWNERS.

The purchasers shall pay a sum of Rs. 53,85,000/- (Rupees Fifty Three Lakh Eighty Five Thousand Only) as part payment on or before 10.05.2023 i.e. before the registration to the owners.

The TDS 1% i.e. Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only) has been deducted by the purchasers.

The purchasers shall pay the balance amount of Rs. 50,00,000/- [Rupees Fifty Lakh Only] as full and final payment by way of loan

Contd..4/-...

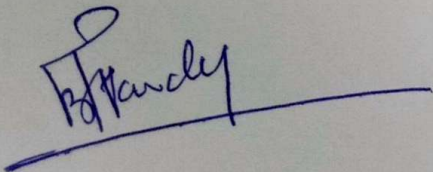


19. The Owners hereby gives their consent to the M.S.E.D. Co. Ltd., for transfer of electricity meter and other documents in the name of the Purchasers.
20. All cost, charges, and expenses including all out of pocket expenses by way of stamp duty, registration, documentation, etc. of and incidental shall be borne and paid by the purchasers and the transfer charges to society shall be equally borne and paid by the purchasers and the owners respectively.

THE SCHEDULE ABOVE REFERRED TO

THE RESIDENTIAL PREMISES bearing Flat No. 1107, 11th Floor, admeasuring 40.32 sq. mtrs. carpet area, of the building known as D Wing, Dheeraj Dreams Bldg. No. 1 D Co. Op. Hsg. Society Ltd., Dreams Complex, L.B.S. Marg, Bhandup (West), Mumbai - 400078, bearing distinctive Nos. 02711 to 02715 (both inclusive) incorporated in the Share Certificate No. 00551, standing on Plot of land bearing C.T.S. No. 642/1 to 8 and 654/A to C Village Kanjur and C.T.S. No. 426/A to F of Village Bhandup, District Mumbai Suburban, within the limits "S" Ward of Municipal Corporation of Greater Mumbai. The building is constructed on the year 2005 and it is consisting of 0, P1, P2 + 20th upper floors, with lift facility.

Contd..8/-...



IN WITNESSES WHERE OF the parties hereto have set and
subscribed their respective hands the day and the year first
hereinabove written :

SIGNED AND DELIVERED BY the)
WITHIN NAMED OWNERS)
VIPUL KANTILAL UPADHYAY)

KANTILAL PURSHOTTAMDAS UPADHYAY)
in the presence of.....)

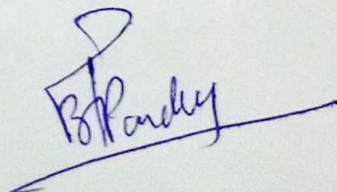
SIGNED AND DELIVERED BY the)
WITHIN NAMED PURCHASERS)
PRATIBHA BRAJESH PANDEY)

BRAJESH MURLIDHAR PANDEY)
In the presence of)

Witnesses :-

1.

2.



DHEERAJ DREAMS BLDG NO 1 CHS LTD

STATION ROAD, LBS MARG, BHANDUP (W) MUMBAI Tel No.:- 022-21661836
Registration No. : MUM/WS/HSG(TC) 9829/2008-2009 DT. 08-12-2008

Name & Address of Party/recipient
SHRI VIPUL KANTILAL UPADHYAY
SHRI KANTILAL PURSHOTTAMDAS UPADHYAY

Bill No. : 551/23-24 **Date** : 1-Apr-2023
Area(Sq. Feet): 620 **Due Date** : 15-Apr-2023
Billing Period : FOR APRIL 2023

FLATS No. : D WING D1107

Mob No. : 9920465199

Sr. No.	Service	Amount (INR)
1	SINKING FUND	126.00
2	REPAIRS & MAINTENANCE FUND	378.00
3	INSURANCE	21.00
4	COMMON EXPENSES	2,215.00
5	CLUB HOUSE MAINTENANCE	250.00
6	DREAMS CHS ASSOCIATION	265.00
7	COMMON AREA REPAIR FUND- FED	200.00
8	TOWARDS COLLECTION OF WASTE DISPOSAL	45.00
Sub-Total		3,500.00
Total		3,500.00
Grand Total		RS. 3,500.00

Amount in Words : INR Three Thousand Five Hundred only.

Note :

Terms & Conditions :

1. Payment beyond due date will attract simple interest @ 21% p.a. Payment should be made through Cheque / Pay Order, drawn in favour of DHEERAJ DREAMS BLDG NO.1 CO-OP HSG SOC LTD. Please do not write Bank a/c no on your maintenance cheque.
2. Please write Name, Wing, Flat no & Contact Tel./ Mobile no behind the cheque
3. If you have sublet your flat please intimate the CHS and obtain NOC strictly as per bye law no.43,44,45
4. Please drop your cheque in the drop box available at the security counter of your wing
5. PLEASE VISIT OUR WEBSITE "http://ddbn1.000webhostapp.com/" FOR FORMATS AND PROCEDURES AND FOR VOLUNTEERING FOR ACTIVITIES.
6. NEFT PAYMENT DETAILS:-

NAME : DHEERAJ DREAMS BLDG NO. 1 CHS LTD.
BANK NAME : SARASWAT CO-OPERATIVE BANK LTD, BHANDUP BRANCH.
SAVING A/c No : 335200160000301
IFSC CODE : SRCB0000335.

MEMBERS WHO ARE GOING TO PAY THEIR MAINT. THROUGH NEFT SHOULD INFORM EVERY TIME ABOUT THE PAYMENT TO :
NEWLOOKGROUP@YAHOO.COM CC: ddbn1.society@gmail.com

7. As per the Managing committee discussion the maintenance due date has been extended to 15th of every month for cheque payment and for NEFT payment 18th of every month has been approved.

E. & O.E

Receipt No. : 6623

RECEIPT

Received with thanks From SHRI VIPUL KANTILAL UPADHYAY Unit No. :D WING D1107 Sum Of Rs.3,500.00 (Three Thousand Five Hundred only.)By Cheque No. 224393 Dated 10-Mar-2023 Drawn on State Bank of India (India) Branch BHANDUP .
Remarks : BEING RECD FROM D1107 VIDE CHQ NO 224393 TOWARDS MAINT

Rs 3,500.00

For DHEERAJ DREAMS BLDG NO 1 CHS LTD

Subject to realization of Cheque / NEFT / RTGS.



Receipt Date : 13-3-2023

Authorised Signatory

To,
Waryam Singh
C.A. to Owner
Dhraj Arma, 9th floor,
Anani Kanekar Marg,
Bandra (E), Mumbai.

Sub:- Full occupation to Residential Building No.1 comprising of common 2 level Podium + Still + 'A' to 'H' Wings having 1st to 20th upper floors, 'I' to 'L' Wings having 1st to 17th upper floors, 'M' Wing having 1st to 5th upper floors + 6th (Pt) and 7th (Pt) upper floors and 'N', 'O', 'P' Wings having 1st to 17th upper floors + 18th (Pt) to 20th (Pt) upper floors on plot bearing New CTS No. 642/1 to 8, 654/A to C of village Kanjur & CTS No.426/A to F of village Bhandup at L.B.S. Road, 'S' Ward.

Sir,
The full development work of Residential Building No.1 comprising of common 2 level Podium + Still + 'A' to 'H' Wings having 1st to 20th upper floors, 'I' to 'L' wings having 1st to 17th upper floors, 'M' Wing having 1st to 5th upper floors + 6th (Pt) and 7th (Pt) upper floors and 'N', 'O', 'P' Wings having 1st to 17th upper floors + 18th (Pt) to 20th (Pt) upper floors situated at New CTS No. 642/1 to 8, 654/A to C of village Kanjur & CTS No.426/A to F of village Bhandup at L.B.S. Road, 'S' Ward is completed under the supervision of Architect Shri Kinner Nayak having License No. CA/90/13298 and Structural Engineer Shri H.M. Raje having License No. BMC/STR/R125 and Site Supervisor Shri Atul Suchak having License No. SM20/SS-1 may be occupied on the following conditions.

- 1) That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months on B.C.C. whichever is earlier.
- 2) That the balance I.O.D. / Amended Plan conditions / D.P. release letter conditions / T&C of layout shall be complied with before asking for Occupation to any other building in the layout.
- 3) A set of certified completion plans is returned herewith in 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,

[Signature]
Executive Engineer
(Building Proposals) (E.S.)

Copy forwarded for information to the Architect:
Shri Kinner Nayak. 5 SEP 2009

Dr. Ch. E. Violance E.S.

Submitted for information please.

5 SEP 2009
By ACCESS
Copy for information please.

21 OCT 2010

2010 CERTIFIED TRUE COPY

[Signature]


[Signature]

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

Received - DDBN 1 CHS. LTD.

Signature :- 

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात येणारे मालमत्ता कराचे देयक. 1/22

लेखा क्रमांक SX0607060120000	मालमत्ता करवर्ष 2020-2021	देयक क्रमांक 202010BIL12879297 202020BIL12879298	देयक दिनांक 01/01/2021
पक्षकाराचे नाव व पत्ता : H D I L DREAMS BLDG.NO-1 A,B,C,D CHSL,L.B.S.MARG, BHANDUP (W),,MUMBAI - 400078.		प्रेषक - Asstt. Assessor & Collector, S Ward, Municipal Office Building, Near Mangatram Petrol Pump, L. B. S. Marg, Bhandup (West), Mumbai - 400 078. ईमेल - aacs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2594 7519	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एसक्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. S-3442(1),73(1),L.B.S.MARG 642(1TO8),426(A TO F),654(A TO C) DREAM BLDG NO1 WING A,B,C ,D M/S AUTOMOBILE PRODUCTS INDIA LTD.			
प्रथम करनिर्धारण दिनांक: 01/10/2008	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 2202476620	
एकूण भांडवली मूल्य: ₹ Two Hundred Twenty Crore Twenty Four Lakh Seventy Six Thousand Six Hundred Twenty Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकवाकी ₹ 2750263		
कर कालावधी: 01/04/2020	ते 31/03/2021		

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
सर्वभाधारण कर			773859			773859
जल कर			0			0
जल लाभ कर			759769			759769
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			473477			473477
म.न.पा. शिक्षण उपकर			440403			440403
राज्य शिक्षण उपकर			385368			385368
रोजगार हमी उपकर			0			0
वृक्ष उपकर			21996			21996
पथ कर			550511			550511
एकूण देयक रकम			3405383			3405383
कलम 152 अ नुसार दंडाची रकम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
गावाची निव्वळ रकम			3405383			3405383
अतिदानाची निव्वळ रकम			0			0
अक्षरी रुपये	₹ Thirty Four Lakh Five Thousand Three Hundred Eighty Three Only			₹ Thirty Four Lakh Five Thousand Three Hundred Eighty Three Only		
अंतिम देय दिनांक	31/03/2021			31/03/2021		

"To make payment through NEFT:

IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTXS0607060120000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

माझे कुटुंब माझी जबाबदारी

- अ) मास्क बांधणे
- ब) बांधार हात धुवा
- क) सुरक्षित अंतर राखा

श. रा. हसनोळे

डॉ. संगिता हसनोळे
करनिर्धारक व संकलक



एक कदम स्वच्छता की ओर



BILL NO.(GGN): 000001955822291

ग्राहक क्रमांक : 000074139779 मोबाईल/ईमेल : 99xxxxxx99

MR. VIPUL KANTILAL UPADHYAY
DHEERAJ DREAMS APL MILLBLDG NO.1/D FLAT NO.1107 BHANDUP 400078

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 07-04-2023
देयक रक्कम रु : 2230.00

देय दिनांक : 27-04-2023
या तारखे नंतर : 2260.00

भरल्यास
Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत
13/04/23
f t y o

बिलिंग युनिट : 4733/BHANDUP (E) S/DN./BHANDUP URBAN
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 1/01/2322/0187/4733322
मिटर क्रमांक : 09800469765
रिडींग ग्रुप : A1

पुरवठा दिनांक : 10-11-2008
मंजूर भार : 3.00 KW
सुरक्षा ठेव जमा (रु) : 4240.00
चालु रिडींग दिनांक : 01-04-2023
मागील रिडींग दिनांक : 01-03-2023

चालु रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
30335	30093	1.00	242	0	242

0 100 200 300



वीज वापर
एप्रिल - 2022 284
एप्रिल - 2023 242

Meter Status: Normal
Bill Period: 1.03/Interest on Sec.Deposit(SD) Rs: 177.00

महत्वाचे

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक विलामागे 10 स्यायांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला ख्या कोपन्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे विज बिल भरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा. (टॅक्स व झ्युटिज वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकीचा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

पुढील महिन्याचे रिडींग साधारणतः 01-05-2023 ह्या तारखेला होईल

विशेष संदेश

* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९९XXXXXX९९ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ००००७४९३९७७९.
* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.
* गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा
App मध्ये सर्व भरा आणि आकर्षक बक्षीस जिंक



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www.axismyindia.org

स्थळप्रत	बिलिंग युनिट	ग्राहक क्रमांक	पी.सी.	दर	या तारखे पर्यंत भरल्यास	17-04-2023	Rs. 2210.00
अंतिम तारीख	27-04-2023	000074139779	A1	90	या तारखे नंतर भरल्यास	27-04-2023	Rs. 2260.00

बँकेची स्थळप्रत:

बिलिंग युनिट : 4733
ग्राहक क्रमांक : 000074139779
47331000074139779270420230000022300030001704230020

डिटिरी क्र. : 4733322
पी.सी. A1 दर: 90

अंतिम तारीख	27-04-2023	Rs. 2230.00
या तारखे पर्यंत भरल्यास	17-04-2023	Rs. 2210.00
या तारखे नंतर भरल्यास	27-04-2023	Rs. 2260.00



5

This Electricity Bill neither reflects a title nor is to be used as a proof of ownership of any Property or Premises

For Advt. : sales@axismyindia.org

axis MY INDIA

Share Certificate No.: 00551 Member's Register No.: 2 No of Shares: 5



SHARE CERTIFICATE

Dheeraj Dreams Building No.1 Co-op. Housing Society Ltd.

STATION ROAD, L.B.S. MARG, BHANDUP (W), MUMBAI - 400 078.
(Registered under Maharashtra Co-operative Societies Act, 1960)

Registration No.: MUM/WS/HSG/TC/9829/2008-2009/Year 2008 Date : 08/12/2008

This is to certify that Shri/~~Smt.~~/M/s. NAYAN. M. AYARE &
SMT. NEELAM. N. AYARE is the Registered Holder of FIVE fully paid
up shares of Rs. FIFTY each numbered from 02711 to 02715 both inclusive, in
DHEERAJ DREAMS BUILDING NO.1 CO-OPERATIVE HOUSING SOCIETY LIMITED, Bhandup, Mumbai
subject to the Bye-laws of the said society.

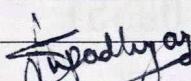
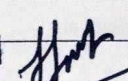
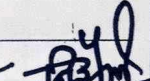
Given under the Common Seal of the said Society at Bhandup, Mumbai, on this
14TH day of AUGUST 2011

[Signature]
Authorised
M. C. Member

[Signature]
Secretary

[Signature]
Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARE

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
10-12-11	4	551	<p>MR. VIPUL KANTILAL UPADHYAY SHRI KANTILAL PURSHOTTAMDAS UPADHYAY</p> <p style="text-align: right;">  Authorised M. C. Member </p> <p style="text-align: right;">  Chairman </p> <p style="text-align: right;">  Secretary </p>	626
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	
			<p>_____</p> <p style="text-align: right;"> Authorised M. C. Member </p> <p style="text-align: right;"> Chairman </p> <p style="text-align: right;"> Secretary </p>	

बदर-१४	
८४२	४
२०११	

AGREEMENT FOR SALE

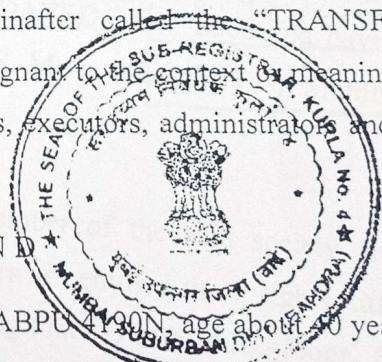
ARTICLES OF AGREEMENT made and entered into at Mumbai on this 24th day of November in the Christian year Two Thousand and Eleven;

BETWEEN

Mr Nayan M Ayare, PAN No AAFPA 4786L age about 48 years and 2) Mrs Neelam Nayan Ayare, PAN No ASXPA2011Q, age about 40 years both adults, residing at Flat No B-604, Ambaji Darshan, Near National School, Bhattipada, Bhandup (W), Mumbai 400078,, hereinafter called the "TRANSFERORS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART:

AND

Mr Vipul Kantilal Upadhyay PAN No AABPU 4190N, age about 40 years, and 2) Shri Kantilal Purshottamdas Upadhyay PAN No AAWPU 3744R, age about 71 years, both adult, Indian Inhabitant, residing at 23/1, Keshrani Bhuvan, LBS Marg, Ghatkopar (W), Mumbai 400086, hereinafter called the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include theirs heirs, executors, administrators and assigns) of the OTHER PART.



Vk Upadhyay

Shri Kantilal Purshottamdas Upadhyay

Nayan

Neelam

Vk Upadhyay

Shri Kantilal Purshottamdas Upadhyay

Nayan

Neelam

17. Upon receipt of full and final payment the Transferors hereby authorize the Transferees to represent themselves and to sign, execute and deliver any letter, writings or documents or forms of the society which may required to sign in respect of the said flat premises and the said share certificate on behalf of the Transferors.
18. The Transfer charges or fees required to be paid to the society in connection with the Transfer of the said Flat in the said society shall be borne and paid by the Transferors and Transferees equally. The Transferees will pay necessary Stamp Duty payable and Registration charges payable on this agreement.
19. The Transferors agree and undertake that he shall hand over and furnish to the Transferees original agreement, share certificate and all the other deeds, documents or writings, evidencing of the title of the Transferors of the said Flat Premises.
20. This Agreement shall always be subject to the provision contained in the Maharashtra ownership flats acts 1963 and the Maharashtra ownership Flats Rules, 1964 or any amendment or reenactment thereof for the time being in force or any other provisions of law applicable thereto.



बदर-१४	
५४	१०
२०११	

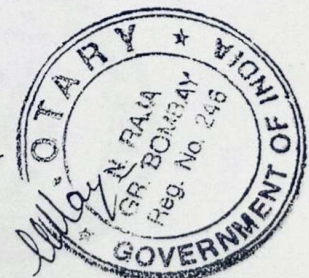
SCHEDULE OF PROPERTY REFERRED TO:-

Flat No 1107, 11th Floor, D Wing, Dheeraj Dreams Building No 1 Coop Hsg Soc Ltd, Dreams Complex, L.B.S. Marg, Bhandup (W), Mumbai 400078 admeasuring about 40.32 Sq mts Carpet, lying and situated Land bearing City Survey No 642, 642/1 to 642/29, and CTS 654, of Village Kanjur, and CTS No 426 of Village Bhandup, Taluka Kurla, M.S.D situated in the "S" Ward within the limits of M.C.G.M The Flat is situated at the 11th floor in the building which was constructed in the year 2005 and which consists of stilt, P1, P2 plus 20 Floors with lift.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Vijay...
SITINGA N. P. K. L.

Amay



BRIHANMUMBAI MAHANAGARPALIKA

No. CE/951/BPES/AS

5 SEP 2009

To,
Waryam Sing
C.A. to Owner
Dhiraj Arma, 9th floor,
Anant Kanekar Marg,
Bandra (E), Mumbai.

Sub:- Full occupation to Residential Building No.1 comprising of common 2 level Podium + Stilt + 'A' to 'H' Wings having 1st to 20th upper floors, 'I' to 'L' Wings having 1st to 17th upper floors, 'M' Wing having 1st to 5th upper floors + 6th (Pt) and 7th (Pt) upper floors and 'N', 'O', 'P' Wings having 1st to 17th upper floors + 18th (Pt) to 20th (Pt) upper floors on plot bearing New CTS No. 642/A to 8, 654/A to C of village Kanjur & CTS No.426/A to F of village Bhandup at L.B.S. Road, 'S' Ward.

Sir,

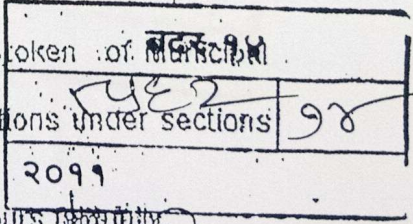
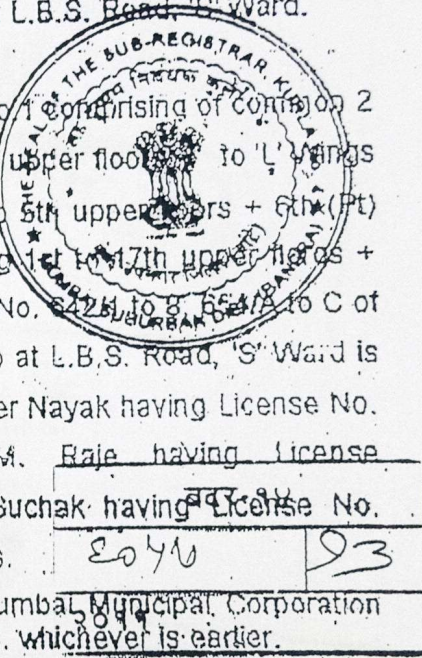
The full development work of Residential Building No.1 comprising of common 2 level Podium + Stilt + 'A' to 'H' Wings having 1st to 20th upper floors, 'I' to 'L' Wings having 1st to 17th upper floors, 'M' Wing having 1st to 5th upper floors + 6th (Pt) and 7th (Pt) upper floors and 'N', 'O', 'P' Wings having 1st to 17th upper floors + 18th (Pt) to 20th (Pt) upper floors situated at New CTS No. 642/A to 8, 654/A to C of village Kanjur & CTS No.426/A to F of village Bhandup at L.B.S. Road, 'S' Ward is completed under the supervision of Architect Shri Kinner Nayak having License No. CA/90/13298 and Structural Engineer Shri H.M. Raju having License No. BMC/STRUR125 and Site Supervisor Shri Atul Suchak having License No. S/120/88-1 may be occupied on the following conditions.

- 1) That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months on B.C.C. whichever is earlier.
- 2) That the balance I.O.D. / Amended Plan conditions / D.P. release letter conditions / T&C of layout shall be complied with before asking for Occupation to any other building in the layout.
- 3)

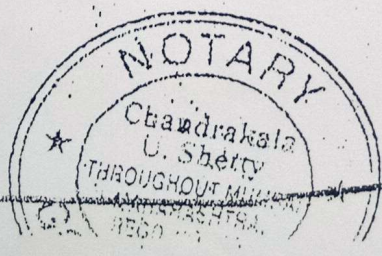
A set of certified completion plans as required herewith in token of Municipal approval.

Note :-

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



Yours faithfully,
[Signature]
Executive Engineer (E.S.)
(Building Proposals)





दस्तक्रमांक व वर्ष: 8562/2011

Monday, November 28, 2011

11:53:34 AM

दुय्यम निबंधक: सह दु.नि.का.कुर्ला 4

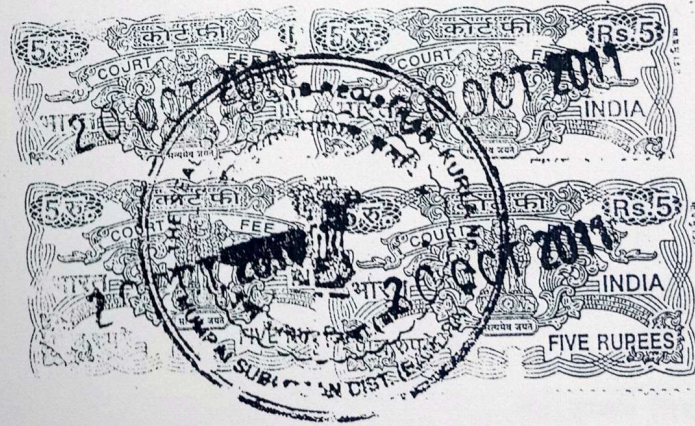
नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कांजुर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,100,000.00
बा.भा. रु. 4,097,786.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 642/ व इतर वर्णन: फ्लॉट नं. 1107, 11 वा मजला, डी विंग, धीरज ड्रिम्स बिल्डींग नं. 1 को ऑ हौ सोसा लि, एलबीएस मार्ग ड्रिम्स कॉम्प्लेक्स, भांडुप प.मुं.78, सिटीएस नं.642,642/1 ते 29, 654, झोन क्र. 120/548 ए
(1)48.38 चौ मी. बांधीव
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नयन एम. आयरे - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: बी 604, अंबाजी दर्शन, नॅशनल शाळेजवळ, भट्टीपाडा, भांडुप प.मुं. 78; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: 4AFPA1786L.
(2) नीलम नयन आयरे - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ASXPA2011Q.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विपुल कांतीलाल उपाध्याय - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: 23/1, केशरानी भुवन, एल बी एस मार्ग, घाटकोपर प. मुं. 86; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPU4190N.
(2) कांतीलाल पुरषोत्तमदास उपाध्याय - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAWPU3744R.
- (7) दिनांक करून दिल्याचा 24/11/2011
- (8) नोंदणीचा 28/11/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 8562 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 187600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



खरी प्रत

Kejari
दुय्यम निबंधक कुर्ला-४
सह उक्तराज जिबहा.

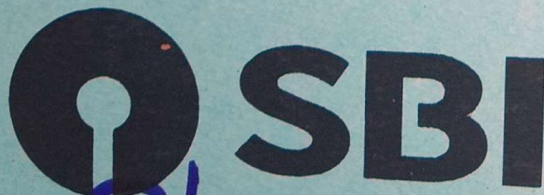


① 80699410798.

② 80699545942

Please Tick

Saving A/C No. :		Branch FILE No.:	
CIF NO. :		Tie up no. <small>(if applicable)</small>	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : Pradibha B. Pandey.			
Co-Applicant Name : Brajesh M. Pandey.			
Contract (Resi.) : 9752038225		Mobile :	
Loan Amount : 50 Lacs.		Tenure : 20 years.	
Interest Rate :		EMI :	
Loan Type :		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location :			
Property Cost :			
Name of Developer / Vendor :			
RBO -		ZONE -	Branch : (Code No)
Contact Person :		Mobile No:	
Name of RACPC Co-ordinator along with Mob No:			
	DATE		DATE
SEARCH - 1	VS legal	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	Vastukala.	SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			



HL TO BE PARKED AT Bhandup BRANCH

(00562)

